Clark County
Air Pollution Control
Hearing Board

Clark County Building Services

Presentation Room

February 4, 2026 at 1:30 p.m.

Annotated Agenda
Clark County Air Pollution Control Hearing Board
Clark County Building Department
Presentation Room
4701 West Russell Road
Las Vegas, NV 89118

February 4, 2026 – 1:30 PM

Note:

- Items on the agenda may be taken out of order.
- The Air Pollution Control Hearing Board may combine two (2) or more agenda items for consideration.
- The Air Pollution Control Hearing Board may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate people with physical disabilities, may be made available by calling (702) 455-0354, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD
- Supporting material provided to the Board members for this meeting may be requested from Sherrie Rogge, Administrative Secretary, aqenforcement@clarkcountynv.gov or (702) 455-0354.
- Supporting material is also available at the Clark County Department of Environment & Sustainability, 4701 West Russell Road, 2nd Floor, Las Vegas NV 89118.
- Supporting material is/will be available on the Department's website at: https://www.clarkcountynv.gov/government/departments/environment_and_sustainability/compliance/enforcement-notices

Hearing Board Members	Daniel Sanders, Chair Ryan L. Dennett, Esq., Vice-Chair (Absent) Daniel Bartlett Donald Bordelove (Joined via MS Teams) Troy Hildreth Amy Lahav (Absent)
Hearing Board Counsel	Nichole Kazimirovicz
Air Quality Staff	Marci Henson, Director Shibi Paul, Deputy Director Anna Sutowska, Compliance Manager
Department Counsel	Timothy J. Allen
Administrative Secretary	Sheenaleigh Lucas, Phone: 702-455-5942; Email: aqenforcement@clarkcountynv.gov Business Address: Clark County Department of Environment & Sustainability, 4701 W. Russell Road, 2nd Floor, Las Vegas NV 89118

1. CALL TO ORDER 1:30 p.m.

2. PUBLIC COMMENT
NONE

3. APPROVAL OF MINUTES
Approval of December 3, 2025 meeting minutes.
(For possible action)

ACTION:	**APPROVED MINUTES OF DECEMBER 3, 2025, MEETING AS RECOMMENDED**
BY:	**Board Member Hildreth**
SECOND:	**Board Member Bartlett**
VOTE:	**4-0**
VOTING AYE:	**Daniel Sanders, Daniel Bartlett, Donald Bordelove, Troy Hildreth**
VOTING NOE:	**None**
ABSENT:	**Ryan Dennett, Amy Lahav**

4. ACCEPT HEARING BOARD ORDERS
Review competing hearing board orders from hearing conducted on December 3, 2025, in the matter of Notice of Violation #10161 issued to Tonopah & Tidewater Railroad Co., Environmental Transportation of Nevada, LLC d/b/a ETON, and Mitchell Truman (Assessor's Parcel Numbers 161-07-103-014, 161-07-103-015, and 161-07-103-016), and decide which proposed orders, or parts thereof, to accept.
(For possible action)

ATTORNEY RUSSELL GUBLER, REPRESENTATIVE FOR APPELLANTS, WAS NOT IN ATTENDANCE, BUT HAD SUBMITTED A COMPETING HEARING BOARD ORDER FOR CONSIDERATION BY THE BOARD.

ACTION:	**APPROVED THE HEARING BOARD ORDER IN ITS ORIGINAL FORM, AS SUBMITTED BY AIR QUALITY, FROM THE DECEMBER 3, 2025 MEETING IN THE MATTER OF NOTICE OF VIOLATION #10161 ISSUED TO TONOPAH & TIDEWATER RAILROAD CO., ENVIRONMENTAL TRANSPORTATION OF NEVADA, LLC d/b/a ETON, AND MITCHELL TRUMAN.**
BY:	**Board Member Sanders**
SECOND:	**Board Member Bartlett**
VOTE:	**4-0**
VOTING AYE:	**Daniel Sanders, Daniel Bartlett, Donald Bordelove, Troy Hildreth**
VOTING NOE:	**None**
ABSENT:	**Ryan Dennett, Amy Lahav**

5. APPEAL OF HEARING OFFICER DECISION

A. PALM PROPERTIES, LLC AND ROBERT LAUER (APNs: 161-08-810-082 and 161-08-810-083)
NOV #10150 – On July 17, 2025, the Hearing Officer found Palm Properties, LLC and Robert Lauer, individually, in violation of Section 92.3.1 for operating an unpaved parking lot/storage yard on the property from January 9, 2025, through February 7, 2025, as identified by Air

Quality Specialist Allan Gutierrez while performing a routine inspection on September 18, 2024, and follow-up inspections on November 19, 2024, December 5, 2024, and January 9, February 24, and March 18, 2025, at the unpaved parcels of land (Assessor's Parcel Numbers 161-08-810-082 and 161-08-810-083) located at 3125 South Nellis Boulevard, in Clark County, Nevada. The Hearing Officer assessed a penalty amount of $7,500.00. Respondents appealed.

Continued from 12/3/2025

Conduct Hearing and Render Decision
(For possible action)

B. PALM PROPERTIES, LLC AND ROBERT LAUER (APNs: 161-08-810-082 and 161-08-810-083)

NOV #10163 – On July 17, 2025, the Hearing Officer found Palm Properties, LLC and Robert Lauer, individually, in violation of Section 92.3.1 for operating an unpaved parking lot/storage yard on the property from February 8, 2025, through March 9, 2025, as identified by Air Quality Specialist Allan Gutierrez while performing follow-up inspections on January 9, February 24, March 18, April 2, May 6, and May 27, 2025, and a complaint investigation on April 15, 2025, at the unpaved parcels of land (Assessor's Parcel Numbers 161-08-810-082 and 161-08-810-083) located at 3125 South Nellis Boulevard, in Clark County, Nevada. The Hearing Officer assessed a penalty amount of $7,500.00. Respondents appealed.

Continued from 12/3/2025

Conduct Hearing and Render Decision
(For possible action)

Attorney Amy Sugden, representative for appellants, requested that the Board consolidate the two appeals as they relate to the same property and same violation on different days. The Board agreed.

Air Quality submitted Exhibit AA - NOFA Request APNs email from Jennifer Ammerman dated May 21, 2025, as additional evidence.

ACTION:	**DENIED THE APPEALS. AFFIRMED THE HEARING OFFICER ORDERS IN THE MATTER OF NOVS #10150 AND #10163 AS THEY RELATE TO THE FINDINGS OF VIOLATION.**
BY:	**Board Member Sanders**
SECOND:	**Board Member Bartlett**
VOTE:	**4-0**
VOTING AYE:	**Daniel Sanders, Daniel Bartlett, Donald Bordelove, Troy Hildreth**
VOTING NOE:	**None**
ABSENT:	**Ryan Dennett, Amy Lahav**

ACTION: **MODIFIED THE HEARING OFFICER ORDERS AS TO THE PENALTY ASSESSED. AN ADMINISTRATIVE PENALTY OF FIFTEEN THOUSAND AND NO/100 DOLLARS ($15,000.00) WAS ASSESSED IN THE MATTER OF NOV #10150. AN**

ADMINISTRATIVE PENALTY OF FIFTEEN THOUSAND AND NO/100 DOLLARS ($15,000.00) WAS ASSESSED IN THE MATTER OF NOV #10163 WITH THE FULL AMOUNT OF $15,000.00 TO BE HELD IN ABEYANCE FOR 180 DAYS. IF APPELLANTS SUFFICIENTLY PAVE THE PROPERTY OR DISCONTINUE USE OF THE PROPERTY AS AN UNPAVED PARKING LOT OR STORAGE YARD BY AUGUST 3, 2026, THE PENALTY THAT IS HELD IN ABEYANCE SHALL BE WAIVED. IF APPELLANTS CONTINUE TO USE THE PROPERTY AS AN UNPAVED PARKING LOT OR STORAGE YARD AFTER AUGUST 3, 2026, THE PENALTY THAT IS HELD IN ABEYANCE WILL BE DUE.

BY:	**Board Member Sanders**
SECOND:	**Board Member Hildreth**
VOTE:	**4-0**
VOTING AYE:	**Daniel Sanders, Daniel Bartlett, Donald Bordelove, Troy Hildreth**
VOTING NOE:	**None**
ABSENT:	**Ryan Dennett, Amy Lahav**

6. REPORT BY DEPARTMENT OF ENVIRONMENT & SUSTAINABILITY STAFF

General update.

REPORT RECEIVED

7. IDENTIFY EMERGING ISSUES TO BE DISCUSSED BY THE BOARD AT A FUTURE MEETING

NONE

8. PUBLIC COMMENT

NONE

9. ADJOURNMENT **3:58 p.m.**

The Presentation Room is accessible to individuals with disabilities. Within forty-eight (48) hour advanced request, a sign language interpreter may be made available by contacting (702) 455-0354 or TDD (702) 385-7486 or Nevada Relay toll-free (800) 326-6868, TT/TDD. Assistive listening devices are available upon request.

This meeting has been properly noticed and posted online at: https://www.clarkcountynv.gov/government/departments/environment_and_sustainability/compliance/hearings-notices and Nevada Public Notice at https://notice.nv.gov/ and in the following location:

Clark County Operations Center, West, 4701 W. Russell Road, Las Vegas, Nevada (Principal Office)

Additional material entered into the record at the

2/4/2026 Hearing Board Meeting:

Item 5A&B – Appeal of Hearing Officer Decision
Notice of Violations #10150 & 10163 –
Palm Properties LLC and Robert Lauer

Exhibit AA -
Submitted by Air Quality

NOFA Request APNs 162-304-03-010 Dated 5/21/2025
From: Jennifer Ammerman, Deputy Director
Clark County Department of Comprehensive Planning

From: Jennifer Ammerman
To: Satyra George
Cc: Allan Gutierrez; David Dean
Subject: RE: NOFA Request APNs [redacted]
Date: Wednesday, May 21, 2025 6:48:08 PM
Attachments: image001.png

Hi!! I finished!! The last 2 are in purple.

Jennifer Ammerman
Deputy Director
Clark County Department of Comprehensive Planning
(702) 455-6217
Business Hours: Mon. – Thurs. 7:30 a.m. – 5:30 p.m.

From: Satyra George <Satyra.George@ClarkCountyNV.gov>
Sent: Tuesday, May 20, 2025 10:53 AM
To: Jennifer Ammerman <jad@ClarkCountyNV.gov>
Cc: Allan Gutierrez <Gutierre@ClarkCountyNV.gov>; David Dean <Dean@ClarkCountyNV.gov>
Subject: RE: NOFA Request APNs [redacted]

Thank you Jennifer,

We appreciate your help. I'll follow-up if I haven't seen a response in a week.

Satyra George
Sr. Air Quality Specialist
Clark County Department of Environment and Sustainability,
Division of Air Quality
4701 W. Russell Rd., Suite 200
Las Vegas, NV 89118

Office: 702-455-1609

For any dust permit information or forms, please go to the link posted below.
Dust Control Permitting Portal, Forms & Requirements

From: Jennifer Ammerman <jad@ClarkCountyNV.gov>
Sent: Tuesday, May 20, 2025 9:19 AM
To: Satyra George <Satyra.George@ClarkCountyNV.gov>
Cc: Allan Gutierrez <Gutierre@ClarkCountyNV.gov>; David Dean <Dean@ClarkCountyNV.gov>
Subject: RE: NOFA Request APNs [redacted]

Hi Satyra, the responses in green are new. The last 2 are taking a little longer. I'll get back to

you soon.

Jennifer Ammerman
Deputy Director
Clark County Department of Comprehensive Planning
(702) 455-6217
Business Hours: Mon. – Thurs. 7:30 a.m. – 5:30 p.m.

From: Satyra George <Satyra.George@ClarkCountyNV.gov>
Sent: Monday, May 12, 2025 7:23 AM
To: Jennifer Ammerman <jad@ClarkCountyNV.gov>
Cc: Allan Gutierrez <Gutierre@ClarkCountyNV.gov>; David Dean <Dean@ClarkCountyNV.gov>
Subject: RE: NOFA Request APNs [redacted]

Good morning Jennifer,

I am following-up on the rest of the sites here. Have a great morning.

Satyra George
Sr. Air Quality Specialist
Clark County Department of Environment and Sustainability,
Division of Air Quality
4701 W. Russell Rd., Suite 200
Las Vegas, NV 89118

Office: 702-455-1609

For any dust permit information or forms, please go to the link posted below.
Dust Control Permitting Portal, Forms & Requirements

From: Satyra George
Sent: Monday, April 28, 2025 7:14 AM
To: Jennifer Ammerman <jad@ClarkCountyNV.gov>
Cc: Allan Gutierrez <Gutierre@ClarkCountyNV.gov>; David Dean <Dean@ClarkCountyNV.gov>
Subject: RE: NOFA Request APNs [redacted]

Good morning Jennifer,

Thank you very much. We look forward to your response for the last few. In the meantime I will have Allan start following up on the ones you've reviewed. Have a great day!

Sincerely,

Satyra George
Sr. Air Quality Specialist
Clark County Department of Environment and Sustainability,
Division of Air Quality
4701 W. Russell Rd., Suite 200
Las Vegas, NV 89118

Office: 702-455-1609

For any dust permit information or forms, please go to the link posted below.
Dust Control Permitting Portal, Forms & Requirements

From: Jennifer Ammerman <jad@ClarkCountyNV.gov>
Sent: Wednesday, April 23, 2025 3:40 PM
To: Satyra George <Satyra.George@ClarkCountyNV.gov>
Cc: Allan Gutierrez <Gutierre@ClarkCountyNV.gov>; David Dean <Dean@ClarkCountyNV.gov>
Subject: RE: NOFA Request APNs [redacted]

HI Satyra, this is what I have so far. Please see my responses below.

Jennifer Ammerman
Deputy Director
Clark County Department of Comprehensive Planning
(702) 455-6217
Business Hours: Mon. – Thurs. 7:30 a.m. – 5:30 p.m.

From: Satyra George <Satyra.George@ClarkCountyNV.gov>
Sent: Thursday, April 17, 2025 1:38 PM
To: Jennifer Ammerman <jad@ClarkCountyNV.gov>
Cc: Allan Gutierrez <Gutierre@ClarkCountyNV.gov>; David Dean <Dean@ClarkCountyNV.gov>
Subject: RE: NOFA Request APNs [redacted]

Good afternoon Jennifer,

I am following up as we discussed regarding these parcel numbers. Have a great weekend.

Sincerely,

Satyra George
Sr. Air Quality Specialist
Clark County Department of Environment and Sustainability,
Division of Air Quality
4701 W. Russell Rd., Suite 200
Las Vegas, NV 89118

Office: 702-455-1609

For any dust permit information or forms, please go to the link posted below.
Dust Control Permitting Portal, Forms & Requirements

From: Satyra George
Sent: Tuesday, April 15, 2025 8:40 AM
To: Jennifer Ammerman <jad@ClarkCountyNV.gov>
Cc: Allan Gutierrez <Gutierre@ClarkCountyNV.gov>; David Dean <Dean@ClarkCountyNV.gov>
Subject: RE: NOFA Request APNs [redacted]

[redacted]

[redacted]

[redacted]

[redacted]

Satyra George
Sr. Air Quality Specialist
Clark County Department of Environment and Sustainability,
Division of Air Quality
4701 W. Russell Rd., Suite 200
Las Vegas, NV 89118

Office: 702-455-1609

For any dust permit information or forms, please go to the link posted below.
Dust Control Permitting Portal, Forms & Requirements

From: Satyra George
Sent: Monday, April 14, 2025 9:00 AM
To: Jennifer Ammerman <jad@ClarkCountyNV.gov>
Cc: Allan Gutierrez <Gutierre@ClarkCountyNV.gov>; David Dean <Dean@ClarkCountyNV.gov>
Subject: NOFA Request APNs [redacted]

Good morning Jennifer,

We have a complainant that sent in complaints about several unpaved parking/storage lots. I

appolagize for the long list all at once, but please let me know if any of the following have a NOFA or other land-use/entitlement allowing unpaved parking/storage prior to 2003, and the status of their current NOFA/land-use. I look forward to speaking with you later today.

[redacted]

[redacted]



[redacted]

[redacted]

Parcel: 16230403010 : An unpaved parking/storage lot over 5,000 square feet was observed on this lot, with parking prior to 2003.
Owner Name(s): DECATUR RUSSELL N E C L L C
Site Address: 4880 W RUSSELL RD
This site was approved for outside storage in 1991, with a variance to waive paving for the "heavy equipment storage yard." The approved plan did not specify where the heavy equipment was stored. It appears from the aerials that the site has remained a storage yard, so the variance is still active. It would seem that all the areas for parking and drive aisles shall be paved and only the heavy equipment areas are approved to not be paved. I leave that to AQ to determine where those areas are. They can submit a site plan depicting the heavy equipment areas.

[redacted]

Have a great day."

Satyra George
Sr. Air Quality Specialist
Clark County Department of Environment and Sustainability,
Division of Air Quality
4701 W. Russell Rd., Suite 200
Las Vegas, NV 89118

Office: 702-455-1609

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Dust Control Permitting Portal, Forms & Requirements

CERTIFICATE OF POSTING

I, the undersigned, do hereby certify that on this date, 1/28/26, at 07:30am (time), I posted in the Clark County Building Services Building, located at 4701 W. Russell Rd., Las Vegas, NV, the agenda for the Open Meeting of:

PUBLIC BODY NAME: **AIR POLLUTION CONTROL HEARING BOARD** **PUBLIC BODY LOCATION:** **Presentation Room, 4701 W. Russell Rd., Las Vegas NV 89118**	**MEETING DATE:** **December 3, 2025** **MEETING TIME:** **10:00 a.m.**

NAME: Sandy Miller

TITLE: Executive Assistant

SIGNATURE: Sandy K Miller Digitally signed by Sandy K Miller Date: 2026.01.28 07:27:59 -08'00'

Please post the attached agenda in a public area of your building. NRS 241.020 (4), as amended by Assembly Bill 253 of the 2021 Legislative Session, mandates a written notice of all public meetings be posted no later than 9 a.m. three (3) working days before the meeting in the principal office of the public body. NRS 241.020 (5) mandates that a certificate of posting be completed by each individual posting a copy of the public notice. The certificate of posting must include: (1) date and time of posting, (2) address of the location of posting, and (3) name, title, and signature of person who posts the public notice.

Please return this signed Certificate of Posting to: **Sherrie Rogge, Department of Environmental and Sustainability, Division of Air Quality, Fax: (702) 383-9994 or Email: Sherrie.Rogge@ClarkCountyNV.gov.**

Attendance Form

Clark County Air Pollution Control Hearing Board

2026

MEMBER ATTENDANCE SHEET

P = Present E = Excused
A = Absent X = Resigned Member
NM = No Meeting

	NAME	JAN	FEB 4	MAR	APR 1	MAY	JUN 3	JUL	AUG 5	SEP	OCT 7	NOV	DEC 2
1.	**Danny Sanders**		P										
2.	**Ryan Dennett**		A										
3.	**Daniel Bartlett**		P										
4.	**Donald Bordelove**		P										
5.	**Troy Hildreth**		P										
6.	**Amy Lahav**		A										
7.													
8.													
9.													
10.													
11.													

QUORUM - Yes or No

4 = quorum

2/5/2026

Clark County Air Pollution Control Hearing Board

Clark County Building Department
Presentation Room
4701 West Russell Road
Las Vegas, NV 89118

February 4, 2026 – 1:30 PM

Agenda

Note:

- Items on the agenda may be taken out of order.
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Hearing Board Members	Daniel Sanders, Chair Ryan L. Dennett, Esq., Vice-Chair Daniel Bartlett Donald Bordelove Troy Hildreth Amy Lahav
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Air Quality Staff	Marci Henson, Director Shibi Paul, Deputy Director Anna Sutowska, Compliance Manager
Department Counsel	Timothy J. Allen
Administrative Secretary	Sherrie Rogge, Phone: 702-455-0354; Email aqenforcement@clarkcountynv.gov Business Address: Clark County Department of Environment & Sustainability, 4701 W. Russell Road, 2nd Floor, Las Vegas NV 89118

1. CALL TO ORDER

2. PUBLIC COMMENT

This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or votes may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote.

3. APPROVAL OF MINUTES

Approval of December 3, 2025 meeting minutes.
(For possible action)

4. ACCEPT HEARING BOARD ORDERS

Review competing hearing board orders from hearing conducted on December 3, 2025, in the matter of Notice of Violation #10161 issued to Tonopah & Tidewater Railroad Co., Environmental Transportation of Nevada, LLC d/b/a ETON, and Mitchell Truman (Assessor's Parcel Numbers 161-07-103-014, 161-07-103-015, and 161-07-103-016), and decide which proposed orders, or parts thereof, to accept.
(For possible action)

5. APPEAL OF HEARING OFFICER DECISION

A. PALM PROPERTIES, LLC AND ROBERT LAUER (APNs: 161-08-810-082 and 161-08-810-083)

NOV #10150 – On July 17, 2025, the Hearing Officer found Palm Properties, LLC and Robert Lauer, individually, in violation of Section 92.3.1 for operating an unpaved parking lot/storage yard on the property from January 9, 2025, through February 7, 2025, as identified by Air Quality Specialist Allan Gutierrez while performing a routine inspection on September 18, 2024, and follow-up inspections on November 19, 2024, December 5, 2024, and January 9, February 24, and March 18, 2025, at the unpaved parcels of land (Assessor's Parcel Numbers 161-08-810-082 and 161-08-810-083) located at 3125 South Nellis Boulevard, in Clark County, Nevada. The Hearing Officer assessed a penalty amount of $7,500.00. Respondents appealed.

Continued from 12/3/2025

Conduct Hearing and Render Decision
(For possible action)

B. PALM PROPERTIES, LLC AND ROBERT LAUER (APNs: 161-08-810-082 and 161-08-810-083)

NOV #10163 – On July 17, 2025, the Hearing Officer found Palm Properties, LLC and Robert Lauer, individually, in violation of Section 92.3.1 for operating an unpaved parking lot/storage yard on the property from February 8, 2025, through March 9, 2025, as identified by Air Quality Specialist Allan Gutierrez while performing follow-up inspections on January 9,

February 24, March 18, April 2, and May 6, and May 27, 2025, and a complaint investigation on April 15, 2025, at the unpaved parcels of land (Assessor's Parcel Numbers 161-08-810-082 and 161-08-810-083) located at 3125 South Nellis Boulevard, in Clark County, Nevada. The Hearing Officer assessed a penalty amount of $7,500.00. Respondents appealed.

Continued from 12/3/2025

Conduct Hearing and Render Decision
(For possible action)

6. REPORT BY DEPARTMENT OF ENVIRONMENT & SUSTAINABILITY STAFF
General update.

7. IDENTIFY EMERGING ISSUES TO BE DISCUSSED BY THE BOARD AT A FUTURE MEETING

8. PUBLIC COMMENT
A period devoted to comments by the general public about matters relevant to the Board's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell y**our last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chairperson or the Board by majority vote.

9. ADJOURNMENT

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Clark County Operations Center, West, 4701 W. Russell Road, Las Vegas, Nevada (Principal Office)

Minutes

Regular Meeting of the Clark County Air Pollution Control Hearing Board

December 3, 2025

Clark County Building Services
Presentation Room
4701 West Russell Road
Las Vegas, NV

DRAFT

1. CALL TO ORDER

Chair Sanders called the meeting of the Air Pollution Control Hearing Board to order at the hour of 10:00 a.m. A quorum was present, and Affidavits of Posting of the agenda were provided as required by the Nevada Open Meeting Law. The Affidavits will be incorporated into the official record.

PRESENT:	Daniel Sanders, Chair Ryan L. Dennett, Vice-Chair* Daniel Bartlett (arrived at 10:12 a.m.) Donald Bordelove Troy Hildreth Amy Lahav
ABSENT:	*Ryan L. Dennett, Vice Chair, left the meeting at 10:05 a.m.
HEARING BOARD COUNSEL:	Nichole Kazimirovicz, Deputy District Attorney
DAQ STAFF:	Marci Henson, Director Shibi Paul, Deputy Director Anna Sutowska, Air Quality Supervisor Sherrie Rogge, Administrative Secretary
DEPARTMENT COUNSEL:	Timothy J. Allen, Deputy District Attorney

2. PUBLIC COMMENT

Chair Sanders asked if there were any persons present in the audience wishing to be heard. There being no one, Chair Sanders closed the public comments.

3. APPROVAL OF MINUTES OF THE AUGUST 6, 2025, MEETING (For possible action)

Chair Sanders called for comments, changes, or corrections to the August 6, 2025 minutes. Being none, he called for a motion.

FINAL ACTION: It was moved by Board Member Dennett, seconded by Board Member Lahav, that the subject minutes be approved.

Motion carried by the following vote:

Voting Aye:	Daniel Sanders, Ryan Dennett, Donald Bordelove, Troy Hildreth, Amy Lahav
Voting Nay:	None
Abstaining:	None
Absent:	Daniel Bartlett

4. APPEAL OF HEARING OFFICER DECISION

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Conduct Hearing and Render Decision
(For possible action)

B. PALM PROPERTIES, LLC AND ROBERT LAUER (APNs: 161-08-810-082 and 161-08-810-083)

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DRAFT

Conduct Hearing and Render Decision
(For possible action)

Palm Properties, LLC and Robert Lauer submitted a request to the APC Hearing Board for continuance of NOVs #10150 and #10163. Representatives were not in attendance.

FINAL ACTION: It was moved by Board Member Sanders, seconded by Board Member Hildreth to continue NOVs #10150 and #10163 to the February 4, 2026, Hearing Board meeting.

Voting Aye:	Daniel Sanders, Ryan Dennett, Donald Bordelove, Troy Hildreth, Amy Lahav
Voting Noe:	None
Abstaining:	None
Absent:	Daniel Bartlett

C. TONOPAH & TIDEWATER RAILROAD CO., ENVIRONMENTAL TRANSPORTATION OF NEVADA, LLC D/B/A ETON, AND MITCHELL TRUMAN (Assessor's Parcel Numbers 161-07-103-014, 161-07-103-015, and 161-07-103-016)
NOV #10161 – On September 18, 2025, the Hearing Officer found Tonopah & Tidewater Railroad Co., Environmental Transportation of Nevada, LLC d/b/a ETON, and Mitchell Truman, individually, in violation of Section 92.3.1 for constructing and operating an unpaved parking lot/storage yard on the property from January 4, 2025, through and including February 2, 2025, as identified by Senior Air Quality Specialist Andrew Kirk during an inspection on December 5, 2024, and follow-up inspections on January 9, 16, 23, and 30, February 11, 19, and 26, March 6, and 13, and May 28, 2025 of unpaved parcels of land (Assessor's Parcel Numbers 161-07-103-014, 161-07-103-015, and 161-07-103-016) located at 2596 Stratford Avenue, in Clark County, Nevada. The Hearing Officer assessed a penalty amount of $15,000.00. Respondents appealed.

Conduct Hearing and Render Decision
(For possible action)

Vice-Chair Dennett recused himself due to a potential conflict of interest and left the meeting at 10:05 a.m.

Russell G. Gubler, State Bar No. 10889, 8831 West Sahara Avenue, Las Vegas NV 89117, Attorney for the Respondents, Tonopah & Tidewater Railroad Co., Environmental Transportation of Nevada, LLC d/b/a ETON, and Mitchell Truman.

Timothy Allen, Deputy District Attorney, State Bar No. 14818, 500 South Grand Central Parkway, Las Vegas NV 89155, Attorney for Clark County Department of Environment and Sustainability, Division of Air Quality (Air Quality).

Chair Sanders swore the following person in for questioning:

Mitchell Wade Truman, ETON Transportation Corp., 2596 Stratford Ave., Las Vegas

Mr. Gubler requested that Exhibits 30 through 32 which were the transcriptions of hearings on prior NOVs #9994 and #10078 and Exhibit 38 – Transcription of the September 18, 2025 Air Pollution Control Hearing Officer meeting be used in lieu of testimony already provided. Mr. Gubler later clarified that he was requesting all submitted exhibits be admitted into the record.

DRAFT

Mr. Allen stated that he didn't have an objection to having the transcription from prior hearings submitted; but he would still like the right to call witnesses and present evidence to the Hearing Board, so they have the opportunity to ask any questions and judge the credibility of witnesses.

The Board accepted the exhibits for the record.

Board Member Daniel Bartlett arrived at the meeting at 10:12 a.m.

Mr. Gubler presented his client's case.

Mr. Gubler requested Exhibit 44 - Binder of Properties Achieving Long Term Stabilization Without 3/4" Clean Gravel be entered as an exhibit.

Mr. Allen presented Air Quality's case for NOV #10161.

Chair Sanders swore the following people in for questioning by Mr. Allen and Mr. Gubler:

Andrew Kirk, Senior Air Quality Specialist, Dust Section
David Dean, Air Quality Supervisor, Dust Section
Anna Sutowska, Air Quality Supervisor, Enforcement Section

Mr. Allen and Mr. Gubler questioned all three witnesses.

General discussion ensued amongst the Board.

FINAL ACTION: It was moved by Board Member Lahav, seconded by Board Member Bartlett, to deny the appeal and affirm the Hearing Officer Order in the matter of NOV #10161 as it relates to the findings of violation.

Motion carried by the following vote:

Voting Aye:	Daniel Sanders, Donald Bordelove, Troy Hildreth, Daniel Bartlett, Amy Lahav
Voting Noe:	None
Abstaining:	None
Absent:	Ryan Dennett

FINAL ACTION: It was moved by Board Member Lahav, seconded by Board Member Bartlett, to affirm the Hearing Officer Order in the matter of NOV #10161 for the assessment of an administrative penalty in the amount of $15,000.00.

Motion carried by the following vote:

Voting Aye:	Daniel Sanders, Donald Bordelove, Troy Hildreth, Daniel Bartlett, Amy Lahav
Voting Noe:	None
Abstaining:	None
Absent:	Ryan Dennett

DRAFT

5. IDENTIFY EMERGING ISSUES TO BE DISCUSSED BY THE BOARD AT FUTURE MEETINGS

Chair Sanders requested staff to provide more details on how exemptions for paving, as they relate to AQR 92.3.3 – Paving Exemptions for New Parking Lot(s) or Storage Area(s), and approvals for alternate control measures can be requested by customers and the process Air Quality uses to approve them.

6. PUBLIC COMMENT

Chair Sanders asked if there were any persons present in the audience wishing to be heard. There being no one, Chair Sanders closed the public comments.

7. ADJOURNMENT

Being no further business, Chair Sanders adjourned the meeting at 11:19 a.m.

Approved:

_____
Daniel Sanders, Chair

_____
Date

DRAFT

Tonopah & Tidewater Railroad Co., Environmental Transportation of Nevada, LLC d/b/a ETON, and Mitchell Truman, Individually

(APNs: 161-07-103-014, 161-07-103-015, 161-07-103-016)

Appeal of NOV #10161

Table of Contents

Hearing Board Order as originally prepared by Clark County Department of Environment and Sustainability, Division of Air Quality, with tracked changes as submitted by Attorney Russell Gubler on behalf of Tonopah & Tidewater Railroad Co., Environmental Transportation of Nevada, LLC d/b/a ETON, and Mitchell Truman 001

Request from Attorney Russell Gubler, representing Tonopah & Tidewater Railroad Co., Environmental Transportation of Nevada, LLC d/b/a ETON, and Mitchell Truman, to submit competing Hearing Board Order for the February 4, 2026, Hearing Board Meeting 006

Competing Hearing Board Order prepared by Attorney Russell Gubler on behalf of Tonopah & Tidewater Railroad Co., Environmental Transportation of Nevada, LLC d/b/a ETON, and Mitchell Truman:

- NOV #10161, issued to Tonopah & Tidewater Railroad Co., Environmental Transportation of Nevada, LLC d/b/a ETON, and Mitchell Truman 009

Hearing Board Order prepared by Clark County Department of Environment and Sustainability, Division of Air Quality:

- NOV #10161, issued to Tonopah & Tidewater Railroad Co., Environmental Transportation of Nevada LLC d/b/a ETON, and Mitchell Truman 014

Hearing Board Order Denying Appeal NOV #10161 as Originally Prepared
by Clark County Department of Environmental and Sustainability,
Division of Air Quality, with Tracked Changes as Submitted by
Attorney Russell Gubler on Behalf of
Tonopah & Tidewater Railroad Co., Environmental Transportation of Nevada, LLC
d/b/a ETON, and Mitchell Truman

BEFORE THE AIR POLLUTION CONTROL HEARING BOARD

CLARK COUNTY, NEVADA

In the Matter of Notice of Violation #10161 Issued to TONOPAH & TIDEWATER RAILROAD CO., ENVIRONMENTAL TRANSPORTATION OF NEVADA, LLC D/B/A ETON, and MITCHELL TRUMAN *Appellants*.	**ORDER DENYING APPEAL OF HEARING OFFICER'S SEPTEMBER 24, 2025, ORDER CONCERNING NOTICE OF VIOLATION #10161**

The appeal of the Hearing Officer Order dated September 24, 2025, submitted by TONOPAH & TIDEWATER RAILROAD CO. (**TONOPAH & TIDEWATER**), ENVIRONMENTAL TRANSPORTATION OF NEVADA, LLC d/b/a ETON (**ETON**), and Mitchell Truman (**TRUMAN**), individually (collectively, "Appellants"),~~,~~ was heard de novo by the Air Pollution Control Hearing Board (**BOARD**) on December 3, 2025. Clark County Department of Environment and Sustainability, Division of Air Quality (**AIR QUALITY**) represented by Timothy Allen, Deputy District Attorney, and TONOPAH & TIDEWATER, ETON, and TRUMAN, represented by Russell G. Gubler (**GUBLER**), appeared before the BOARD. Based on the September 18, 2025, Air Pollution Control Hearing Officer meeting transcript, record, the exhibits and testimony presented on September 24, 2025, and the parties' written and oral argument and upon motion duly made, seconded and carried by unanimous vote of the members present, this BOARD finds and orders as follows:

A. Notice of Violation (**NOV**) #10161 was issued by AIR QUALITY to Appellants TONOPAH & TIDEWATER, ETON, and TRUMAN on June 18, 2025, for alleged violation(s) of the Clark County Air Quality Regulations (**AQRs**) at the unpaved parcels of land (Assessor's Parcel Numbers 161-07-103-014, 161-07-103-015, and 161-07-103-016), located at 2596 Stratford Avenue, in Clark County, Nevada. In the NOV, AIR QUALITY alleged violation of AQR Section 92.3.1 for constructing and operating an unpaved parking lot/storage yard on the property.

B. TONOPAH & TIDEWATER, ETON, and TRUMAN contested the NOV and requested a hearing before a Hearing Officer. At the hearing on September 18, 2025, the Hearing Officer found TONOPAH & TIDEWATER, ETON, and TRUMAN in violation of AQR Section 92.3.1 from January 4, 2025, through February 2, 2025, as alleged in NOV #10161. The Hearing

Officer assessed a Fifteen Thousand and no/100 Dollars ($15,000.00) penalty.

C. In accordance with AQR Section 7.5, TONOPAH & TIDEWATER, ETON, and TRUMAN submitted a timely appeal of the Hearing Officer Order and requested a de novo hearing before the BOARD.

D. Although the issues were raised, the BOARD declined to consider the following arguments by Appellants in rendering a decision: An exemption to paving exists for the Property under AQR Section 92.3.3; Issue and/or Claim Preclusion; TONOPAH & TIDEWATER is a railroad, and appellants/respondents participate in interstate commerce; the AQR is preempted by Federal Law; Mitchell Truman is not the owner of the Property; Trespass; Fruit of the poisonous tree; AQR is not a statewide implemented program under the Clean Air Act; Courts, not the BOARD, have authority to interpret statutes; The EPA was not authorized to bypass the State of Nevada when it approved the AQR; The AQR unreasonably burdens railroad activity and/or interferes with other interstate commerce; AIR QUALITY is unable to interpret statutory ambiguities; the BOARD is not the proper jurisdiction to hear Appellant(s)/Respondents' arguments; Water and/or pavement are not the best available control measures; Best practical methods vs. best available control methods; Roto milling is within the AQR guidelines; Appellants are entitled to an exception/exemption from asphalt; Discrimination; Illegal search and seizures; Violation of Due Process; DES failed to give proper notice under AQR Section 9.1.a; Appellants should not be fined, as the roto mill was already approved.

~~D.~~E. The BOARD finds that from January 4, 2025, through February 2, 2025, at the subject property, TONOPAH & TIDEWATER, ETON, and TRUMAN constructed and operated an unpaved parking lot/storage yard as demonstrated through documentation and inspections by AIR QUALITY staff in violation of AQR Section 92.3.1.

~~E.~~F. The BOARD finds that ETON and TRUMAN told AIR QUALITY that they were going to pave the property with asphalt, but failed to pave the property as they said they would and never sought or met any of the paving exemptions under AQR Section 92.3.4, which requires prior written approval from AIR QUALITY staff, which was not communicated to Appellants, but were listed on a website.

G. During the time for open comment, BOARD CHAIR, DANIEL SANDERS, requested

that the AIR QUALITY provide greater clarity on paving exemptions in the future.

~~F.~~H. The BOARD finds that the Hearing Officer properly determined that a violation of the AQRs had occurred and levied an appropriate penalty, neither the Hearing Officer nor this Hearing Board have jurisdiction to decide issues outside of this limited scope as specified in AQR 7.6(h)(3)(B).

~~G.~~I. The BOARD finds that an administrative penalty of Fifteen Thousand and no/100 Dollars ($15,000.00) against TONOPAH & TIDEWATER, ETON, and TRUMAN for its violation of the AQRs is reasonable and appropriate due to the ongoing nature of the violation and the maximum penalties that could have been applied per AQR Section 9.

~~H.~~J. In accordance with the foregoing, the BOARD affirms the Hearing Officer Order in the matter of NOV #10161 including the assessment of an administrative penalty against TONOPAH & TIDEWATER, ETON, and TRUMAN of Fifteen Thousand and no/100 Dollars ($15,000.00).

THEREFORE, IT IS HEREBY ORDERED that:

A. TONOPAH & TIDEWATER, ETON, and TRUMAN's appeal is denied.

B. The Hearing Officer Order dated September 24, 2025, is affirmed.

C. An administrative penalty of Fifteen Thousand and no/100 Dollars ($15,000.00) is assessed against TONOPAH & TIDEWATER, ETON, and TRUMAN for violation of AQR Section 92.3.1.

IT IS SO ORDERED.

DATED this ____ day of January, 2026~~December, 2025~~.

AIR POLLUTION CONTROL HEARING BOARD

_____

DANIEL SANDERS, CHAIR

Reviewed as to form and content~~Submitted~~ by:

STEVEN B. WOLFSON,
DISTRICT ATTORNEY

/s/ Refused to Sign~~Timothy Allen~~
By: TIMOTHY ALLEN
Deputy District Attorney
Nevada Bar No. 14818
500 South Grand Central Pkwy., Suite 5075
Las Vegas, Nevada 89155-2215
Attorneys for Clark County

Submitted by:~~Reviewed as to form and content by:~~

JOHNSON & GUBLER, P.C.

/s/ Russell G. Gubler
Russell G. Gubler (Nevada Bar No. 10889)
Lakes Business Park
8831 West Sahara Avenue
Las Vegas, NV 89117
Phone: (702) 471-0065
rgubler@mjohnsonlaw.com

Attorneys for Appellant Tonopah & Tidewater Railroad Co., Environmental Transportation of Nevada, LLC d/b/a ETON, and Mitchell Truman

Request from Attorney Russell Gubler, Representing
Tonopah & Tidewater Railroad Co., Environmental
Transportation of Nevada, LLC d/b/a ETON, and
Mitchell Truman, to submit Competing Hearing Board Order
For the February 4, 2026, Hearing Board Meeting

Received via email on 1/20/2026 @ 2:17PM
From: Atty. Russell Gubler
S. Rogge, Admin. Secretary

From:	Russell Gubler
To:	AQ Enforcement
Cc:	Mrs Moe; moe@eton.me; Timothy Allen
Subject:	RE: Appeal of NOV #10161 - Tonopah & Tidewater Railroad Co., Environmental Transportation of Nevada, LLC d/b/a ETON, and Mitchell Truman - Submittal of Competing Hearing Board Orders
Date:	Tuesday, January 20, 2026 2:17:08 PM
Attachments:	order.10161.Appellants version.docx

Thank you. Appellants are submitting the attached competing Hearing Board Order regarding the above-referenced matter

We believe the information is important as it relates to Appellants' notice and due process claims.

Russell G. Gubler
Johnson & Gubler, P.C.
Lakes Business Park
8831 W. Sahara Avenue
Las Vegas, Nevada 89117
(702) 471-0065
(702) 471-0075 facsimile
www.johnsongubler.com

Johnson & Gubler, PLLC
162 N 400 E, Ste. A-204
St. George, UT 84770
(435) 574-4909
* Licensed in Nevada, Utah, & Arizona
This communication may contain information that is privileged under the attorney-client privilege, or the work product doctrine, and should be read only by the person to whom it is addressed. If you have received this communication in error, please delete it immediately.
Johnson & Gubler, P.C.

From: AQ Enforcement <AQEnforcement@ClarkCountyNV.gov>
Sent: Friday, January 9, 2026 10:42 AM
To: Russell Gubler <RGubler@mjohnsonlaw.com>
Cc: Mrs Moe <kathy@eton.me>; moe@eton.me; Timothy Allen <timothy.allen@clarkcountydanv.gov>
Subject: Appeal of NOV #10161 - Tonopah & Tidewater Railroad Co., Environmental Transportation of Nevada, LLC d/b/a ETON, and Mitchell Truman - Submittal of Competing Hearing Board Orders
Importance: High

Dear Mr. Gubler,

The attached letter confirms the date of the February 4, 2026, Hearing Board meeting that will be held at 1:30 p.m., in the Clark County Building Department – Presentation Room, located at 4701 West Russell Road, Las Vegas, Nevada.

Any Competing Hearing Board Orders you intend to present to the board regarding this matter must be submitted to me by **4:00 p.m., Tuesday, January 20, 2026 via email at aqenforcement@clarkcountynv.gov**.

If you have any questions, please contact me at (702) 455-0354.

PLEASE CONFIRM RECEIPT OF THIS EMAIL

Thank you,

Sherrie D. Rogge

Sherrie D. Rogge, Administrative Secretary
Clark County Department of Environment and Sustainability
Division of Air Quality – Compliance & Enforcement Section
4701 W. Russell Road #200
Las Vegas NV 89118
Office: 702-455-0354/ Fax: 702-383-9994
Email: aqenforcement@clarkcountynv.gov
My office hours: Tu-F, 6:30AM – 5:00PM
Customer business hours: Mon-Thurs, 7:30 a.m. to noon/12:30 to 5:30 p.m. | **Closed Fridays**

Competing Hearing Board Order prepared by Attorney Russell Gubler
On Behalf of Tonopah & Tidewater Railroad Co., Environmental
Transportation of Nevada, LLC d/b/a ETON, and Mitchell Truman:

NOV #10161, issued to Tonopah & Tidewater Railroad Co., Environmental
Transportation of Nevada, LLC d/b/a ETON, and Mitchell Truman

Received via email on 1/20/2026 @ 2:17PM
From: Atty. Russell Gubler
S. Rogge, Admin. Secretary

BEFORE THE AIR POLLUTION CONTROL HEARING BOARD

CLARK COUNTY, NEVADA

In the Matter of Notice of Violation #10161 Issued to TONOPAH & TIDEWATER RAILROAD CO., ENVIRONMENTAL TRANSPORTATION OF NEVADA, LLC D/B/A ETON, and MITCHELL TRUMAN *Appellants*.	**ORDER DENYING APPEAL OF HEARING OFFICER'S SEPTEMBER 24, 2025, ORDER CONCERNING NOTICE OF VIOLATION #10161**

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A. Notice of Violation (**NOV**) #10161 was issued by AIR QUALITY to Appellants TONOPAH & TIDEWATER, ETON, and TRUMAN on June 18, 2025, for alleged violation(s) of the Clark County Air Quality Regulations (**AQRs**) at the unpaved parcels of land (Assessor's Parcel Numbers 161-07-103-014, 161-07-103-015, and 161-07-103-016), located at 2596 Stratford Avenue, in Clark County, Nevada. In the NOV, AIR QUALITY alleged violation of AQR Section 92.3.1 for constructing and operating an unpaved parking lot/storage yard on the property.

B. TONOPAH & TIDEWATER, ETON, and TRUMAN contested the NOV and requested a hearing before a Hearing Officer. At the hearing on September 18, 2025, the Hearing Officer found TONOPAH & TIDEWATER, ETON, and TRUMAN in violation of AQR Section 92.3.1 from January 4, 2025, through February 2, 2025, as alleged in NOV #10161. The Hearing

Officer assessed a Fifteen Thousand and no/100 Dollars ($15,000.00) penalty.

C. In accordance with AQR Section 7.5, TONOPAH & TIDEWATER, ETON, and TRUMAN submitted a timely appeal of the Hearing Officer Order and requested a de novo hearing before the BOARD.

D. Although the issues were raised, the BOARD declined to consider the following arguments by Appellants in rendering a decision: An exemption to paving exists for the Property under AQR Section 92.3.3; Issue and/or Claim Preclusion; TONOPAH & TIDEWATER is a railroad, and appellants/respondents participate in interstate commerce; the AQR is preempted by Federal Law; Mitchell Truman is not the owner of the Property; Trespass; Fruit of the poisonous tree; AQR is not a statewide implemented program under the Clean Air Act; Courts, not the BOARD, have authority to interpret statutes; The EPA was not authorized to bypass the State of Nevada when it approved the AQR; The AQR unreasonably burdens railroad activity and/or interferes with other interstate commerce; AIR QUALITY is unable to interpret statutory ambiguities; the BOARD is not the proper jurisdiction to hear Appellant(s)/Respondents' arguments; Water and/or pavement are not the best available control measures; Best practical methods vs. best available control methods; Roto milling is within the AQR guidelines; Appellants are entitled to an exception/exemption from asphalt; Discrimination; Illegal search and seizures; Violation of Due Process; DES failed to give proper notice under AQR Section 9.1.a; Appellants should not be fined, as the roto mill was already approved.

E. The BOARD finds that from January 4, 2025, through February 2, 2025, at the subject property, TONOPAH & TIDEWATER, ETON, and TRUMAN constructed and operated an unpaved parking lot/storage yard as demonstrated through documentation and inspections by AIR QUALITY staff in violation of AQR Section 92.3.1.

F. The BOARD finds that ETON and TRUMAN told AIR QUALITY that they were going to pave the property with asphalt, but failed to pave the property as they said they would and never sought or met any of the paving exemptions under AQR Section 92.3.4, which requires prior written approval from AIR QUALITY staff, which was not communicated to Appellants, but were listed on a website.

G. During the time for open comment, BOARD CHAIR, DANIEL SANDERS, requested

that the AIR QUALITY provide greater clarity on paving exemptions in the future.

H. The BOARD finds that the Hearing Officer properly determined that a violation of the AQRs had occurred and levied an appropriate penalty, neither the Hearing Officer nor this Hearing Board have jurisdiction to decide issues outside of this limited scope as specified in AQR 7.6(h)(3)(B).

I. The BOARD finds that an administrative penalty of Fifteen Thousand and no/100 Dollars ($15,000.00) against TONOPAH & TIDEWATER, ETON, and TRUMAN for its violation of the AQRs is reasonable and appropriate due to the ongoing nature of the violation and the maximum penalties that could have been applied per AQR Section 9.

J. In accordance with the foregoing, the BOARD affirms the Hearing Officer Order in the matter of NOV #10161 including the assessment of an administrative penalty against TONOPAH & TIDEWATER, ETON, and TRUMAN of Fifteen Thousand and no/100 Dollars ($15,000.00).

THEREFORE, IT IS HEREBY ORDERED that:

A. TONOPAH & TIDEWATER, ETON, and TRUMAN's appeal is denied.

B. The Hearing Officer Order dated September 24, 2025, is affirmed.

C. An administrative penalty of Fifteen Thousand and no/100 Dollars ($15,000.00) is assessed against TONOPAH & TIDEWATER, ETON, and TRUMAN for violation of AQR Section 92.3.1.

IT IS SO ORDERED.

DATED this ____ day of January, 2026.

AIR POLLUTION CONTROL HEARING BOARD

_____

DANIEL SANDERS, CHAIR

Reviewed as to form and content by:

STEVEN B. WOLFSON,
DISTRICT ATTORNEY

/s/ Refused to Sign
By: TIMOTHY ALLEN
Deputy District Attorney
Nevada Bar No. 14818
500 South Grand Central Pkwy., Suite 5075
Las Vegas, Nevada 89155-2215
Attorneys for Clark County

Submitted by:

JOHNSON & GUBLER, P.C.

/s/ Russell G. Gubler
Russell G. Gubler (Nevada Bar No. 10889)
Lakes Business Park
8831 West Sahara Avenue
Las Vegas, NV 89117
Phone: (702) 471-0065
rgubler@mjohnsonlaw.com

Attorneys for Appellant Tonopah & Tidewater Railroad Co., Environmental Transportation of Nevada, LLC d/b/a ETON, and Mitchell Truman

Hearing Board Order prepared by Clark County Department of Environment and Sustainability, Division of Air Quality,

NOV #10161, issued to Tonopah & Tidewater Railroad Co., Environmental Transportation of Nevada, LLC d/b/a ETON, and Mitchell Truman

BEFORE THE AIR POLLUTION CONTROL HEARING BOARD

CLARK COUNTY, NEVADA

In the Matter of Notice of Violation #10161 Issued to TONOPAH & TIDEWATER RAILROAD CO., ENVIRONMENTAL TRANSPORTATION OF NEVADA, LLC D/B/A ETON, and MITCHELL TRUMAN *Appellants*.	**ORDER DENYING APPEAL OF HEARING OFFICER'S SEPTEMBER 24, 2025, ORDER CONCERNING NOTICE OF VIOLATION #10161**

The appeal of the Hearing Officer Order dated September 24, 2025, submitted by TONOPAH & TIDEWATER RAILROAD CO. (**TONOPAH & TIDEWATER**), ENVIRONMENTAL TRANSPORTATION OF NEVADA, LLC d/b/a ETON (**ETON**), and Mitchell Truman (**TRUMAN**), individually, was heard de novo by the Air Pollution Control Hearing Board (**BOARD**) on December 3, 2025. Clark County Department of Environment and Sustainability, Division of Air Quality (**AIR QUALITY**) represented by Timothy Allen, Deputy District Attorney, and TONOPAH & TIDEWATER, ETON, and TRUMAN, represented by Russell G. Gubler (**GUBLER**), appeared before the BOARD. Based on the September 18, 2025, Air Pollution Control Hearing Officer meeting transcript, record, the exhibits and testimony presented on September 24, 2025, and the parties' written and oral argument and upon motion duly made, seconded and carried by unanimous vote of the members present, this BOARD finds and orders as follows:

A. Notice of Violation (**NOV**) #10161 was issued by AIR QUALITY to Appellants TONOPAH & TIDEWATER, ETON, and TRUMAN on June 18, 2025, for alleged violation(s) of the Clark County Air Quality Regulations (**AQRs**) at the unpaved parcels of land (Assessor's Parcel Numbers 161-07-103-014, 161-07-103-015, and 161-07-103-016), located at 2596 Stratford Avenue, in Clark County, Nevada. In the NOV, AIR QUALITY alleged violation of AQR Section 92.3.1 for constructing and operating an unpaved parking lot/storage yard on the property.

B. TONOPAH & TIDEWATER, ETON, and TRUMAN contested the NOV and requested a hearing before a Hearing Officer. At the hearing on September 18, 2025, the Hearing Officer found TONOPAH & TIDEWATER, ETON, and TRUMAN in violation of AQR Section 92.3.1 from January 4, 2025, through February 2, 2025, as alleged in NOV #10161. The Hearing

Officer assessed a Fifteen Thousand and no/100 Dollars ($15,000.00) penalty.

C. In accordance with AQR Section 7.5, TONOPAH & TIDEWATER, ETON, and TRUMAN submitted a timely appeal of the Hearing Officer Order and requested a de novo hearing before the BOARD.

D. The BOARD finds that from January 4, 2025, through February 2, 2025, at the subject property, TONOPAH & TIDEWATER, ETON, and TRUMAN constructed and operated an unpaved parking lot/storage yard as demonstrated through documentation and inspections by AIR QUALITY staff in violation of AQR Section 92.3.1.

E. The BOARD finds that ETON and TRUMAN told AIR QUALITY that they were going to pave the property with asphalt, but failed to pave the property as they said they would and never sought or met any of the paving exemptions under AQR Section 92.3.4, which requires prior written approval from AIR QUALITY staff.

F. The BOARD finds that the Hearing Officer properly determined that a violation of the AQRs had occurred and levied an appropriate penalty, neither the Hearing Officer nor this Hearing Board have jurisdiction to decide issues outside of this limited scope as specified in AQR 7.6(h)(3)(B).

G. The BOARD finds that an administrative penalty of Fifteen Thousand and no/100 Dollars ($15,000.00) against TONOPAH & TIDEWATER, ETON, and TRUMAN for its violation of the AQRs is reasonable and appropriate due to the ongoing nature of the violation and the maximum penalties that could have been applied per AQR Section 9.

H. In accordance with the foregoing, the BOARD affirms the Hearing Officer Order in the matter of NOV #10161 including the assessment of an administrative penalty against TONOPAH & TIDEWATER, ETON, and TRUMAN of Fifteen Thousand and no/100 Dollars ($15,000.00).

THEREFORE, IT IS HEREBY ORDERED that:

A. TONOPAH & TIDEWATER, ETON, and TRUMAN's appeal is denied.

B. The Hearing Officer Order dated September 24, 2025, is affirmed.

C. An administrative penalty of Fifteen Thousand and no/100 Dollars ($15,000.00) is assessed against TONOPAH & TIDEWATER, ETON, and TRUMAN for violation of AQR Section 92.3.1.

IT IS SO ORDERED.

DATED this ____ day of December, 2025.

AIR POLLUTION CONTROL HEARING BOARD

DANIEL SANDERS, CHAIR

Submitted by:

STEVEN B. WOLFSON,
DISTRICT ATTORNEY
/s/ Timothy Allen
By: TIMOTHY ALLEN
Deputy District Attorney
Nevada Bar No. 14818
500 South Grand Central Pkwy., Suite 5075
Las Vegas, Nevada 89155-2215
Attorneys for Clark County

Reviewed as to form and content by:

JOHNSON & GUBLER, P.C.

/s/
Russell G. Gubler (Nevada Bar No. 10889)
Lakes Business Park
8831 West Sahara Avenue
Las Vegas, NV 89117
Phone: (702) 471-0065
rgubler@mjohnsonlaw.com

Attorneys for Appellant Tonopah & Tidewater Railroad Co., Environmental Transportation of Nevada, LLC d/b/a ETON, and Mitchell Truman

Palm Properties, LLC and Robert Lauer, Individually (Assessor's Parcel Numbers 161-08-810-082 and 161-08-810-083)

Appeal of NOV #10150

Palm Properties, LLC and Robert Lauer, Individually (Assessor's Parcel Numbers 161-08-810-082 and 161-08-810-083)

Appeal of NOV #10163

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Additional Material submitted 1/20/2025 @ 4:06 PM
Received from: Atty. Amy Sugden
S. Rogge, Admin. Secretary

From: Amy Sugden
To: AQ Enforcement
Subject: 2/4/26 Hearing - additional materials
Date: Tuesday, January 20, 2026 4:06:02 PM
Attachments: image002.png
Russell truck yard zoning email.pdf

Good afternoon,

I wanted to provide the attached email as additional materials for the upcoming hearing for NOV appeals #10150 and #10163.

Also, I would like to be able to reference the audio recording of the 7/17/25 DAQ hearing that was previously provided as well.

Is that something I should be prepared to cue up on my end at the hearing?

Thanks,
Amy

SUGDEN
LAW

Amy L. Sugden, Esq.
375 E. Warm Springs Road, Suite 104
Las Vegas, Nevada 89119
(702) 625-3605 Tel
www.sugdenlaw.com

This e-mail communication is a confidential attorney-client communication intended only for the person named above. If you are not the person named above, or the employee or agent responsible for delivery of the following information, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately. Also, please e-mail the sender that you have received the communication in error. Thank you.

Additional Material Submitted 1/20/2025 @ 4:06 PM
Received from: Atty. Amy Sugden
S. Rogge, Admin. Secretary

RE: Truck parking

From zoning@clarkcountynv.gov <zoning@ClarkCountyNV.gov>

To roblauer<roblauer@pm.me>

CC CPAPMs<CPAPMs@ClarkCountyNV.gov>

Date Wednesday, August 13th, 2025 at 12:45 PM

Good afternoon,

It appears that the convenience store and gas station are permitted on the property you listed below. The outdoor storage of the trucks is a permitted use if you are able to meet the conditions listed in the section of Title 30 30.03.07 4. Outdoor Storage and Display. The conditions are:

1. You need to meet the setback requirements for the zoning district (IL Industrial Light) which is 20ft from the front and 20ft from the side street along Decatur

2. There needs to be an 8' high screened fence or wall. The current fence on the property does not appear to be permitted, but would require further research to determine that.

If you are able to meet these conditions, you would still be subject to Land Use because there is no outdoor storage established on this property. I do see the convenience store was approved and has a business license so that is fine, but everything else on the site needs to be brought up to current code. Please let me know if you have any further questions.

Thank you,

Dominique

Clark County Comprehensive Planning

500 S Grand Central Parkway - 1st Floor

Las Vegas, NV 89155

702.455.4314

zoning@clarkcountynv.gov

Monday - Thursday 7:30am to 5pm (Closed County holidays)



From: roblauer <roblauer@pm.me>
Sent: Wednesday, August 13, 2025 11:31 AM
To: Zoning <zoning@ClarkCountyNV.gov>
Subject: Truck parking

Ms. Dominique Williams,

Subject property:

16230403010
Owner Name(s): DECATUR RUSSELL N E C L L C
Site Address: 4880 W RUSSELL RD

Please confirm that this site does not have any land use approvals to park trucks and needs a new land use applicant to conform.
Please confirm there is no grandfathered land use in place on this site to allow truck parking.

Thank you

13.02 KB 2 embedded images

image001.png 4.70 KB image002.png 8.32 KB

RECEIVED CC DAQ
2025 AUG 4 PM1:20

togetherforbetter

REQUEST FOR HEARING BEFORE THE CLARK COUNTY AIR POLLUTION CONTROL HEARING BOARD

Appeal of Hearing Officer's Order

1. **Date of Appeal:** August 1, 2025
(Must be within 10 days of receipt of Hearing Officer Order)

Notice of Violation # 10150 Hearing Date: July 17, 2025

Hearing Officer: Holly Fic

2. **Name, address, telephone number of Appellant:**

Name: Palm Properties, LLC & Robert Lauer
(Please print)

Address: 3125 Nellis Blvd., Las Vegas, NV 89121

Telephone: 702.271.4436 Fax: _____

Email: roblauer@pm.me

3. **Other person or persons authorized to receive service of notice:**

Name: Amy Sugden, Esq.
(Please print)

Address: 375 E. Warm Springs, Ste. 104, Las Vegas, NV 89119

Telephone: 702.625.3605 Fax: _____

Email: amy@sugdenlaw.com

4. **Type of business or activity and location of activity involved in the request:**

Commercial Parking Lot

5. **Reason for appeal:** ☐ **Facts alleged** ☐ **Penalty assessed** ■ **Both**

Provide a detailed explanation of the reason for your appeal:

Appellants submit that the DAQ has acted arbitrarily and capriciously in enforcement of AQR 92.

As set forth in the attached Motion for Stay, there are several basis of fact for this argument.

The DAQ admits it has no written policies and/or procedures for how it enforces violations against property owners and/or tenants. It selectively choses how to proceed. This is clearly evidenced by the fact that 96 notice of noncompliances were issued from 1/1/2024 to 4/10/2025 but no notice of violations were issued - only to appellants. Please see attached motion for stay for further discussion.

6. **An application filing fee of $140.00 must accompany this application. This fee is non-refundable. Please make check payable to Division of Air Quality or DAQ and mail to 4701 W. Russell Road, Suite 200, Las Vegas, NV 89118.**

The appellant or a representative of the appellant must be present at the hearing board meeting to answer any questions by the Air Pollution Control Hearing Board Members. **Please include any supporting documentation with this form for distribution to the respective board members.**

I affirm that all statements made on this application are true and complete to the best of my knowledge.

Signature: Amy L Sugden Date: 8/1/25

Printed Name: Amy L. Sugden

Title: Counsel of Record

FOR OFFICE USE ONLY

Application Received on 8/4/2025 @ 1:20 PM - paid by Credit Card

Application Fee $140.00 - Check _____ Received Date: 8/4/2025

RECEIVED CC DAQ
2025 AUG 4 PM1:21

SUGDEN
LAW

July 3, 2025 *Via Email:* agenforcement@clarkcountynv.gov

Clark County Department of Environment & Sustainability
Division of Air Quality
4701 West Russell Road
Ste. 200
Las Vegas, NV 89118

RE: **Response to NOTICE OF VIOLATION ~~#10163~~ #10150**

Please consider this correspondence a response contesting the Department of Environment and Sustainability ("DES") Division of Air Quality's June 25, 2025, Notice of Violation #10163 on behalf of my clients, Palm Properties, LLC ("Property Owner") and Robert Lauer ("Mr. Lauer")(collectively "Clients").

As DES is aware, for well over a year, my Clients have been in the process of diligently attempting to secure the necessary land use approvals that would allow them to pave the Property.[1] My Clients spent over $100,000.00 in pursuing these approvals which should have been secured in December 2024. Unfortunately, the approvals were not obtained, requiring my Clients to initiate a Petition for Judicial Review in the Eighth Judicial District. As discussed herein, the purported rationale for withholding my Clients' land use approvals was not only arbitrary and capricious, but the denials also constitute an inverse condemnation, and therefore, are in contravention of Nevada law.

Previously, the DES provided a 180-day extension to my Clients in order to seek these land use approvals and the corresponding permit to pave the Property; therefore, we submit that as we continue to actively seek these approvals, an additional extension should be provided.

[1] Capitalized terms shall have the same meaning as those defined in the Notice of Violation ~~#10163~~ #10150.

375 E. Warm Springs, Ste. 104, Las Vegas, NV 89119 702.625.3605 / 314.283.9847 amy@sugdenlaw.com

Respectfully, my Clients have been working in good faith to make productive and beneficial use of the Property, which has been recently a homeless haven. *See* Opening Brief attached hereto as Exhibit "1"and Administrative Record attached hereto as Exhibit "2". Moreover, this Property has been utilized as a commercial lot *with a parking lot* for well over 20 years and, thus, we also submit that the Property falls under the exclusion provided in AQR Section 92.3.1 as it is not a new parking lot constructed after January 1, 2003.[2] *See* Exhibit "2" at ROP000007-13.

The Property is zoned Commercial General (CG), which allows for use as a commercial parking lot. *See* Exhibit "2" at ROP000232. The underlying zoning for the Property is Commercial Mixed Use which also allows for the parking lot use. *Id.* Thus, the initial Design Review Application submitted by my Clients to the County should have been reviewed administratively. Title 30.16.130. However, this did not occur because the County then informed my Clients that a waiver was needed to allow commercial access to Happy Valley Avenue, a residential street ("Waiver"). Title 30.16.100. Notably, Happy Valley Avenue has been utilized as an access point for 25 years from the Property. *Id.* at ROP000013-14. Moreover, the only reason that the Property no longer has access to Nellis Boulevard, a commercial thoroughfare, is because the Nevada Department of Transportation ("NDOT") closed its three (3) driveways in 2021. *Id.* Closing the three driveways to Nellis Boulevard left the Property with legal access to the site only off Happy Valley Avenue. *Id.* at ROP000014. **Thus, but for the NDOT closing the three prior commercial driveways, the Property would have access to Nellis Boulevard and not be required to seek the Waiver**. *Id.*

At the County hearing on the Design Review Application and Waiver, Commissioner Tick Segerblom clearly stated that he did not think the commercial parking lot use was "appropriate in his mind" but this statement lacks any evidentiary basis given the existing zoning allowing for the same and the historical use of the Property. *State ex rel. Johns v. Gragson*, 89 Nev. 478, 483, 515 P.2d 65, 68 (1973) (stating, "The only 'evidence' supporting revocation of the permit consisted of opinions voiced by the Commissioners. Even if such statements were construed as official positions of the Commission, they do not constitute valid grounds for denial under the ordinance, absent supporting proof.").

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[2] Previously, the Property had been approved by the Board of County Commissioners for the following uses: vehicle sales lot; shopping center; restaurant; communications facility; check cashing facility; watercraft/recreational vehicle sales; communication tower; and temporary construction storage for an off-site Las Vegas Valley Water District Project. *See* Exhibit "2" at ROP000007-000008. Prior to Leading Edge Ventures, LLC leasing the Property it was utilized as a shopping center with an in-line rectangular building adjacent to Nellis Boulevard. *Id.* at ROP000012. A vehicle sales lot was approved on the southern end of this parcel but expired after one year. *Id.*

Subsequently, the zoning reclassified the Property to C-2 zoning (now CG zoning) for a proposed 34,000 square foot shopping center (L-shaped building along the south and west property lines) with a portion of the existing shopping center building along Nellis Boulevard to the east to be expanded as a grocery store. *Id.* at ROP000013. The proposed 34,000 square foot shopping center under the zone change did not commence. *Id.* Additional land use applications were approved along with a waiver of conditions of a zone change (WC-0025-00) which re-applied conditions to landscaping, site circulation, parking access and screening. *Id.* Under DR-0727-99 (a design review for vehicle sales), the conditions of approval under WC-0025-99 were complied with. *Id.* The existing building and vehicle sales lot adjacent to Nellis Boulevard remained on site until 2012. Id.

Moreover, Commissioner Segerblom then stated on the record that "I think we need to work with staff to create some type of a new zone or some type of something where we can have these truck lots. But just to put them on a major street like Nellis in an area like this, I just personally don't feel it's appropriate." *See* Exhibit "2" at ROP000003. While he does not personally feel a parking lot is an appropriate use, the Property's applicable zoning provides for otherwise. Thus, the denial was not supported by substantial evidence. *Tighe v. Las Vegas Metro. Police Dep't*, 110 Nev. 632, 634, 877 P .2d 1032, 1034 (1994). "A decision lacking support in the form of substantial evidence is arbitrary or capricious, and thus an abuse of discretion that warrants reversal." *Id.* at 634.

As such, my Clients have a good faith basis to set aside the land use denials and obtain damages related to the same. **Likewise, without the requisite land use approvals, my Clients cannot obtain the necessary permit to pave, which compounds the damages as a result of the improper denials. NRS 278.0233.**

Respectfully, further research also indicates that my Clients are being unfairly treated and targeted. ***There has been not one other notice of violation issued from April 14, 2023 to March 31, 2025 to a property owner for violation of AQR Section 92.*** *See* April 24, 2025 Correspondence from John Hill, Operations Manager, DES, Division of Air Quality attached hereto as Exhibit "3". This absence of notice of violations is remarkable considering that from January 1, 2024 to April 10, 2025, approximately ninety-six (96) notices of noncompliance were issued, once of which was to Palm Properties, LLC, and yet the other ninety-five somehow otherwise resolved. *See* April 16, 2025 Correspondence from John Hill, Operations Manager, DES, Division of Air Quality attached hereto as Exhibit "4". My Clients are investigating these properties to assess further but from the offset it appears highly concerning that no other properties have been issued notice of violations from DES, Division of Air Quality, except to my Clients.

Additionally, Division of Air Quality ("DAQ") agent repeatedly frequented the Property without permission and/or consent to enter.[3] Mr. Lauer requested that he escort any DAQ agents onto the Property. Given the (a) location of the Property and (b) business operations thereon, for the safety of the DAQ agent and to avoid any potential liability, advance notice and coordination efforts were requested by my Clients but not provided. This is not a problem that is unique to my Clients, as recently a class action lawsuit has been threated against the County alleging systemic violations of the Fourth and Fourteenth Amendments of the U.S. Constitution and improper enforcement of the Federal Clean Air Act of 1975 and other State and Federal laws. class-action-lawsuit@clarkcounty.vegas. The class action alleges that this legal overreach has allegedly led to thousands of warrantless inspections, unlawful property access, failure to present appropriate credentials as required under County code, and penalties issued without proper legal process.

Moreover, the Property is utilized as a truck parking lot for independent truckers who own their own commercial trucks. These trucks are not allowed to park on the street and/or their residences or else they get ticketed. Thus, they have nowhere to go if they cannot find commercial parking lots. According to the Nevada Truckers Association there are 22,000 registered trucks in Nevada,

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[3] Even the police who recently responded to a call regarding gun shots (presenting an immediate health safety concern) called to obtain permission from Mr. Lauer prior to entry on the Property to investigate further.

with 5,000 being independently owned, and approximately 1,000 available parking spots. There has been a 99.4% occupancy rate at the Property due to this high demand. My Clients are attempting to service this important sector of our community with a safe and controlled facility to park but the County's concerted efforts have thwarted this opportunity.

My Clients appreciate and respect the purpose of the DES, therefore, took it upon themselves to investigate the air quality in the area of Property. The air quality numbers (reported by Clark County) at the stations near the Property do not report anywhere near the 50% of the EPA maximum PM10. *See* Recording Station Data attached hereto as Exhibit "5" and Monitoring Stations Map attached as Exhibit "6". Moreover, ALL the DAQ Inspection Reports provided in support of the NOV repot the condition of the soil as "stable". *See* Exhibits "C", "E", "H", "I", "L", "M", "N" to NOV; Thus, in terms of evaluating the strict application of AQR Section 92, we respectfully ask to consider that the air quality itself is not an issue of pressing health and safety concerns.

Given all the foregoing, my Clients contest the Notice of Violations #~~10163~~ 10150 and look forward to being able to further provide evidence with testimony and the exhibits referenced herein at the July 17, 2025 hearing. Furthermore, my Clients plan on recording the public hearing and are providing advance notice of the same to DES as well as lodging our written request for a transcript of the proceedings.

Sincerely,

Amy L. Sugden

Amy L. Sugden

Encls.

Clark County Nevada Department of Environment and Sustainability
4701 W Russell Road, Suite 200, Las Vegas, NV 89118
Phone (702) 455-5942 Fax (702) 383-9994
AirQuality@clarkcountynv.gov

RECEIPT

PALM PROPERTIES LLC AND ROBERT LAURER, INDIVIDUALLY
6050 S. FORT APACHE ROAD, SUITE 100
LAS VEGAS, NV 89148

Invoice #	Invoice Date	Invoice By	Invoice Type	Due Date
076993	8/4/2025	GREEN	VACANT LAND ENFORCEMENT	8/4/2025

Quantity	Description	Fee Code	Fee	Total
1.00	HEARING BOARD REQUEST	AGHB01	$140.00	$140.00
	08/04/2025 MASTERCARD CREDIT CARD (2217 / 14977E)	PAYMENT		($140.00)

Notes: NOV #10150, Vacant Land APNs: 161-08-810-082 and 161-08-810-083, Hearing Officer Appeal, Submitted 8/4/2025

Subtotal:	$140.00
Paid:	($140.00)
Adjustments:	$0.00
Balance Due:	$0.00

RECEIVED CC DAQ
2025 AUG 4 PM1:22

togetherforbetter

REQUEST FOR HEARING BEFORE THE CLARK COUNTY AIR POLLUTION CONTROL HEARING BOARD

Appeal of Hearing Officer's Order

1. **Date of Appeal:** August 1, 2025
(Must be within 10 days of receipt of Hearing Officer Order)

Notice of Violation # 10163 Hearing Date: July 17, 2025

Hearing Officer: Holly Fic

2. **Name, address, telephone number of Appellant:**

Name: Palm Properties, LLC & Robert Lauer
(Please print)

Address: 3125 Nellis Blvd., Las Vegas, NV 89121

Telephone: 702.271.4436 Fax: _____

Email: roblauer@pm.me

3. **Other person or persons authorized to receive service of notice:**

Name: Amy Sugden, Esq.
(Please print)

Address: 375 E. Warm Springs, Ste. 104, Las Vegas, NV 89119

Telephone: 702.625.3605 Fax: _____

Email: amy@sugdenlaw.com

4. **Type of business or activity and location of activity involved in the request:**

Commercial Parking Lot

5. **Reason for appeal:** ☐ **Facts alleged** ☐ **Penalty assessed** ■ **Both**

Provide a detailed explanation of the reason for your appeal:

Appellants submit that the DAQ has acted arbitrarily and capriciously in enforcement of AQR 92.

As set forth in the attached Motion for Stay, there are several basis of fact for this argument.

The DAQ admits it has no written policies and/or procedures for how it enforces violations against property owners and/or tenants. It selectively choses how to proceed. This is clearly evidenced by the fact that 96 notice of noncompliances were issued from 1/1/2024 to 4/10/2025 but no notice of violations were issued - only to appellants. Please see attached motion for stay for further discussion.

6. **An application filing fee of $140.00 must accompany this application. This fee is non-refundable. Please make check payable to Division of Air Quality or DAQ and mail to 4701 W. Russell Road, Suite 200, Las Vegas, NV 89118.**

The appellant or a representative of the appellant must be present at the hearing board meeting to answer any questions by the Air Pollution Control Hearing Board Members. **Please include any supporting documentation with this form for distribution to the respective board members.**

I affirm that all statements made on this application are true and complete to the best of my knowledge.

Signature: Amy L. Sugden Date: 8/1/25

Printed Name: Amy L. Sugden

Title: Counsel of Record

FOR OFFICE USE ONLY

Application Received on _____

Application Fee $140.00 - Check _____ Received Date: _____

RECEIVED CC DAQ
2025 AUG 4 PM1:22

SUGDEN
LAW

July 3, 2025 *Via Email:* ***aqenforcement@clarkcountynv.gov***

Clark County Department of Environment & Sustainability
Division of Air Quality
4701 West Russell Road
Ste. 200
Las Vegas, NV 89118

RE: **Response to NOTICE OF VIOLATION #10163**

Please consider this correspondence a response contesting the Department of Environment and Sustainability ("DES") Division of Air Quality's June 25, 2025, Notice of Violation #10163 on behalf of my clients, Palm Properties, LLC ("Property Owner") and Robert Lauer ("Mr. Lauer")(collectively "Clients").

As DES is aware, for well over a year, my Clients have been in the process of diligently attempting to secure the necessary land use approvals that would allow them to pave the Property.[1] My Clients spent over $100,000.00 in pursuing these approvals which should have been secured in December 2024. Unfortunately, the approvals were not obtained, requiring my Clients to initiate a Petition for Judicial Review in the Eighth Judicial District. As discussed herein, the purported rationale for withholding my Clients' land use approvals was not only arbitrary and capricious, but the denials also constitute an inverse condemnation, and therefore, are in contravention of Nevada law.

Previously, the DES provided a 180-day extension to my Clients in order to seek these land use approvals and the corresponding permit to pave the Property; therefore, we submit that as we continue to actively seek these approvals, an additional extension should be provided.

[1] Capitalized terms shall have the same meaning as those defined in the Notice of Violation #10163.

375 E. Warm Springs, Ste. 104, Las Vegas, NV 89119 702.625.3605 / 314.283.9847 amy@sugdenlaw.com

Respectfully, my Clients have been working in good faith to make productive and beneficial use of the Property, which has been recently a homeless haven. *See* Opening Brief attached hereto as Exhibit "1"and Administrative Record attached hereto as Exhibit "2". Moreover, this Property has been utilized as a commercial lot *with a parking lot* for well over 20 years and, thus, we also submit that the Property falls under the exclusion provided in AQR Section 92.3.1 as it is not a new parking lot constructed after January 1, 2003.[2] *See* Exhibit "2" at ROP000007-13.

The Property is zoned Commercial General (CG), which allows for use as a commercial parking lot. *See* Exhibit "2" at ROP000232. The underlying zoning for the Property is Commercial Mixed Use which also allows for the parking lot use. *Id.* Thus, the initial Design Review Application submitted by my Clients to the County should have been reviewed administratively. Title 30.16.130. However, this did not occur because the County then informed my Clients that a waiver was needed to allow commercial access to Happy Valley Avenue, a residential street ("Waiver"). Title 30.16.100. Notably, Happy Valley Avenue has been utilized as an access point for 25 years from the Property. *Id.* at ROP000013-14. Moreover, the only reason that the Property no longer has access to Nellis Boulevard, a commercial thoroughfare, is because the Nevada Department of Transportation ("NDOT") closed its three (3) driveways in 2021. *Id.* Closing the three driveways to Nellis Boulevard left the Property with legal access to the site only off Happy Valley Avenue. *Id.* at ROP000014. **Thus, but for the NDOT closing the three prior commercial driveways, the Property would have access to Nellis Boulevard and not be required to seek the Waiver**. *Id.*

At the County hearing on the Design Review Application and Waiver, Commissioner Tick Segerblom clearly stated that he did not think the commercial parking lot use was "appropriate in his mind" but this statement lacks any evidentiary basis given the existing zoning allowing for the same and the historical use of the Property. *State ex rel. Johns v. Gragson*, 89 Nev. 478, 483, 515 P.2d 65, 68 (1973) (stating, "The only 'evidence' supporting revocation of the permit consisted of opinions voiced by the Commissioners. Even if such statements were construed as official positions of the Commission, they do not constitute valid grounds for denial under the ordinance, absent supporting proof.").

---

[2] Previously, the Property had been approved by the Board of County Commissioners for the following uses: vehicle sales lot; shopping center; restaurant; communications facility; check cashing facility; watercraft/recreational vehicle sales; communication tower; and temporary construction storage for an off-site Las Vegas Valley Water District Project. *See* Exhibit "2" at ROP000007-000008. Prior to Leading Edge Ventures, LLC leasing the Property it was utilized as a shopping center with an in-line rectangular building adjacent to Nellis Boulevard. *Id.* at ROP000012. A vehicle sales lot was approved on the southern end of this parcel but expired after one year. *Id.*

Subsequently, the zoning reclassified the Property to C-2 zoning (now CG zoning) for a proposed 34,000 square foot shopping center (L-shaped building along the south and west property lines) with a portion of the existing shopping center building along Nellis Boulevard to the east to be expanded as a grocery store. *Id.* at ROP000013. The proposed 34,000 square foot shopping center under the zone change did not commence. *Id.* Additional land use applications were approved along with a waiver of conditions of a zone change (WC-0025-00) which re-applied conditions to landscaping, site circulation, parking access and screening. *Id.* Under DR-0727-99 (a design review for vehicle sales), the conditions of approval under WC-0025-99 were complied with. *Id.* The existing building and vehicle sales lot adjacent to Nellis Boulevard remained on site until 2012. Id.

Moreover, Commissioner Segerblom then stated on the record that "I think we need to work with staff to create some type of a new zone or some type of something where we can have these truck lots. But just to put them on a major street like Nellis in an area like this, I just personally don't feel it's appropriate." *See* Exhibit "2" at ROP000003. While he does not personally feel a parking lot is an appropriate use, the Property's applicable zoning provides for otherwise. Thus, the denial was not supported by substantial evidence. *Tighe v. Las Vegas Metro. Police Dep't*, 110 Nev. 632, 634, 877 P .2d 1032, 1034 (1994). "A decision lacking support in the form of substantial evidence is arbitrary or capricious, and thus an abuse of discretion that warrants reversal." *Id.* at 634.

As such, my Clients have a good faith basis to set aside the land use denials and obtain damages related to the same. **Likewise, without the requisite land use approvals, my Clients cannot obtain the necessary permit to pave, which compounds the damages as a result of the improper denials. NRS 278.0233.**

Respectfully, further research also indicates that my Clients are being unfairly treated and targeted. ***There has been not one other notice of violation issued from April 14, 2023 to March 31, 2025 to a property owner for violation of AQR Section 92.*** *See* April 24, 2025 Correspondence from John Hill, Operations Manager, DES, Division of Air Quality attached hereto as Exhibit "3". This absence of notice of violations is remarkable considering that from January 1, 2024 to April 10, 2025, approximately ninety-six (96) notices of noncompliance were issued, once of which was to Palm Properties, LLC, and yet the other ninety-five somehow otherwise resolved. *See* April 16, 2025 Correspondence from John Hill, Operations Manager, DES, Division of Air Quality attached hereto as Exhibit "4". My Clients are investigating these properties to assess further but from the offset it appears highly concerning that no other properties have been issued notice of violations from DES, Division of Air Quality, except to my Clients.

Additionally, Division of Air Quality ("DAQ") agent repeatedly frequented the Property without permission and/or consent to enter.[3] Mr. Lauer requested that he escort any DAQ agents onto the Property. Given the (a) location of the Property and (b) business operations thereon, for the safety of the DAQ agent and to avoid any potential liability, advance notice and coordination efforts were requested by my Clients but not provided. This is not a problem that is unique to my Clients, as recently a class action lawsuit has been threated against the County alleging systemic violations of the Fourth and Fourteenth Amendments of the U.S. Constitution and improper enforcement of the Federal Clean Air Act of 1975 and other State and Federal laws. class-action-lawsuit@clarkcounty.vegas. The class action alleges that this legal overreach has allegedly led to thousands of warrantless inspections, unlawful property access, failure to present appropriate credentials as required under County code, and penalties issued without proper legal process.

Moreover, the Property is utilized as a truck parking lot for independent truckers who own their own commercial trucks. These trucks are not allowed to park on the street and/or their residences or else they get ticketed. Thus, they have nowhere to go if they cannot find commercial parking lots. According to the Nevada Truckers Association there are 22,000 registered trucks in Nevada,

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[3] Even the police who recently responded to a call regarding gun shots (presenting an immediate health safety concern) called to obtain permission from Mr. Lauer prior to entry on the Property to investigate further.

with 5,000 being independently owned, and approximately 1,000 available parking spots. There has been a 99.4% occupancy rate at the Property due to this high demand. My Clients are attempting to service this important sector of our community with a safe and controlled facility to park but the County's concerted efforts have thwarted this opportunity.

My Clients appreciate and respect the purpose of the DES, therefore, took it upon themselves to investigate the air quality in the area of Property. The air quality numbers (reported by Clark County) at the stations near the Property do not report anywhere near the 50% of the EPA maximum PM10. *See* Recording Station Data attached hereto as Exhibit "5" and Monitoring Stations Map attached as Exhibit "6". Moreover, ALL the DAQ Inspection Reports provided in support of the NOV repot the condition of the soil as "stable". *See* Exhibits "C", "E", "H", "I", "L", "M", "N" to NOV; Thus, in terms of evaluating the strict application of AQR Section 92, we respectfully ask to consider that the air quality itself is not an issue of pressing health and safety concerns.

Given all the foregoing, my Clients contest the Notice of Violations #10163 and look forward to being able to further provide evidence with testimony and the exhibits referenced herein at the July 17, 2025 hearing. Furthermore, my Clients plan on recording the public hearing and are providing advance notice of the same to DES as well as lodging our written request for a transcript of the proceedings.

Sincerely,

Amy L. Sugden

Amy L. Sugden

Encls.

Clark County Nevada Department of Environment and Sustainability
4701 W Russell Road, Suite 200, Las Vegas, NV 89118
Phone (702) 455-5942 Fax (702) 383-9994
AirQuality@clarkcountynv.gov

RECEIPT

PALM PROPERTIES LLC AND ROBERT LAURER, INDIVIDUALLY
6050 S. FORT APACHE ROAD, SUITE 100
LAS VEGAS, NV 89148

Invoice #	Invoice Date	Invoice By	Invoice Type	Due Date
076994	8/4/2025	GREEN	VACANT LAND ENFORCEMENT	8/4/2025

Quantity	Description	Fee Code	Fee	Total
1.00	HEARING BOARD REQUEST	AGHB01	$140.00	$140.00
	08/04/2025 MASTERCARD CREDIT CARD (2217 / 14977E)	PAYMENT		($140.00)

Notes: NOV #10163, Vacant Land APNs: 161-08-810-082 and 161-08-810-083, Hearing Officer Appeal, Submitted: 8/4/2025

Subtotal:	$140.00
Paid:	($140.00)
Adjustments:	$0.00
Balance Due:	$0.00

RECEIVED CC DAQ
2025 AUG 4 PM1:22

EXHIBIT "1"

EXHIBIT "1"

Electronically Filed
5/6/2025 5:26 PM
Steven D. Grierson
CLERK OF THE COURT

PTOB
SUGDEN LAW
Amy L. Sugden,
Nevada Bar No. 9983
375 E. Warm Springs. Ste. 104
Las Vegas, Nevada 89119
Telephone: (702) 625-3605
Email: amy@sugdenlaw.com
Attorney for Petitioners

EIGHTH JUDICIAL DISTRICT COURT
CLARK COUNTY, NEVADA

*****

PALM PROPERTIES, LLC; a Nevada limited liability company; LEADING EDGE VENTURES, LLC, a Nevada limited liability company; ROBERT LAUER, an individual, Petitioners, v. COUNTY OF CLARK, a political subdivision of the State of Nevada, et al., Respondent.	Case No.: A-24-907944-J Dept. No: 22

BRIEF IN SUPPORT OF PETITION FOR JUDICIAL REVIEW

Petitioners, PALM PROPERTIES, LLC, LEADING EDGE VENTURES, LLC, and ROBERT LAUER (collectively "Petitioners") by and through their undersigned counsel of Sugden Law, hereby submits their Opening Brief In Support of Petition for Judicial Review ("Brief").

Case Number: A-24-907944-J

PETITIONERS' NRAP 26.1 DISCLOSURE

The undersigned counsel of record certifies that the following are persons and entities as described in NRAP 26.1(a), and must be disclosed. These representations are made in order that the judges of this Court may evaluate possible disqualification or recusal.

1. Palm Properties, LLC and Leading Edge Ventures, LLC are Nevada limited liability companies that have no parent corporation and there is no publicly traded company that owns 10% or more of these company's shares.

2. Amy L. Sugden is the attorney who has appeared for Petitioners in the district court.

DATED this 6th day of May, 2025

SUGDEN LAW

By: /s/ Amy L. Sugden
AMY L. SUGDEN, ESQ.
Nevada Bar No. 9983
375 E. Warm Springs, Ste. 104
Las Vegas, Nevada 89119
Telephone: (702) 625-3605

Attorney for Petitioners

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I.
JURISDICTIONAL STATEMENT

Pursuant to NRS 278.3195(4) and NRS 278.0235, Petitioners hereby petition this Court for judicial review of the Notice of Final Action that denied their land use applications. ROP000150. The Notice of Final Action confirming the denials was issued on December 3, 2024. ROP00019-000044; ROP000150. Petitioners then timely filed their Petition for Judicial Review on December 12, 2024. NRS 278.0235(1).

II.
STATEMENT OF THE ISSUES

Whether the decision by the County of Clark ("County"), by way of its Board of County Commissioners, to deny Petitioners' land use applications, should be set aside because it is not supported by substantial evidence in the record. *Kay v. Nunez*, 122 Nev. 1100, 1105, 146 P.3d 801, 805 (2006).

III.
STATEMENT OF THE CASE AND BRIEF STATEMENT OF MATERIAL FACTS

1. Petitioner Palm Properties, LLC ("Palm Properties") is the owner of real property identified by Clark County Assessor Parcel Numbers 161-08-810-082 & 083 (the "Subject Property"). ROP000147.

//

//

2. Petitioner Leading Edge Ventures, LLC ("Leading Edge") leases the Subject Property for purposes of operating a commercial truck parking lot. ROP000147; ROP000158.

3. The Subject Property is currently zoned Commercial General (CG), which allows for commercial use, including that of a commercial truck parking lot. ROP000002.

4. In order to operate the Subject Property as a commercial truck parking lot, a design review needed to be approved by the Clark County Board of Commissioners ("BCC"). ROP000002; ROP000012-16; ROP000146.

5. Accordingly, Leading Edge retained G.C. Garica, Inc., to assist with applying for a design review to the BCC ("Design Review Application"). ROP000171.

6. After initially submitting the Design Review Application, the staff of the BCC, replied stating that Design Review Application needed to include a waiver request for use of the existing driveway off Happy Valley Avenue. ROP000202. More specifically, the staff informed Petitioners that it needed to vacate 5 feet of right-of-way off Happy Valley Avenue in order to allow for the installation of detached sidewalks and to allow nonresidential vehicular access to a residential local street ("Waiver"). *Id.*; *see also* ROP000204.

7. Staff had no objection to the vacation of right-of-way for detached sidewalks. ROP000008.

8. Staff recommended approval of both the Design Review Application and Waiver. ROP000008.

9. The only reason that Petitioners had to utilize Happy Valley Avenue as a driveway is due to the Nevada Department of Transportation ("NDOT") closing the Subject Property's three (3) driveways of S. Nellis Boulevard in 2021. ROP000002; ROP000013.

10. Although Title 30 does not allow nonresidential vehicular access to a local street, access to Happy Valley Avenue from the Subject Property has existed for more than 25 years. ROP000013.

11. Previously, the Subject Property had been approved, per the BCC for the following uses: vehicle sales lot; shopping center; restaurant; communications facility; check cashing facility; watercraft/recreational vehicle sales; communication tower; and temporary construction storage for an off-site Las Vegas Valley Water District Project. ROP000007-000008.

12. Prior to Leading Edge leasing the Subject Property it was utilized as a shopping center with an in-line rectangular building adjacent to Nellis Boulevard. ROP000012. A vehicle sales lot was approved on the southern end of this parcel but expired after one year. *Id*.

13. Subsequently, the zoning reclassified the Subject Property to C-2 zoning (now CG zoning) for a proposed 34,000 square foot shopping center (L-shaped building

along the south and west property lines) with a portion of the existing shopping center building along Nellis Boulevard to the east to be expanded as a grocery store. ROP000013. The proposed 34,000 square foot shopping center under the zone change did not commence. *Id.* Additional land use applications were approved along with a waiver of conditions of a zone change (WC-0025-00) which re-applied conditions to landscaping, site circulation, parking access and screening. *Id.* Under DR-0727-99 (a design review for vehicle sales), the conditions of approval under WC-0025-99 were complied with. *Id*. The existing building and vehicle sales lot adjacent to Nellis Boulevard remained on site until 2012 and has since been demolished. *Id.*

14. Petitioners submitted that the proposed commercial truck parking lot will enable truck drivers to have a place to legally park their local trucks (no long-haul trucks). ROP000014. This will then help keep trucks from parking on public streets creating enforcement and neighborhood issues. *Id.* It will also provide a safer, more secure parking environment that will have solar powered cameras that the Las Vegas Metropolitan Police Department can access. *Id.* Additionally, a security guard is always present. *Id.* The site as proposed is compatible as a parking lot on an arterial street (Nellis Boulevard) with completion of infrastructure, lighting, landscaping, and fencing. *Id*.

15. On November 20, 2024, the Design Review Application and Waiver were brought before the BCC for vote. Both were denied without prejudice after

Commissioner Segerblom, who is the Commissioner for District E in which the Subject Property resides, stated he did not feel the commercial truck yard was appropriate at that location (despite the current zoning allowing for that specific use). ROP000001-00004.

16. A Notice of Final Action confirming the denials was filed on December 3, 2024. ROP00019-000044; ROP000150. Petitioners filed their Petition for Judicial Review on December 12, 2024 initiating the present action. *See* Petition for Judicial Review on file herein.

IV.
SUMMARY OF THE ARGUMENT

Petitioners initially submitted a Design Review Application to utilize the Subject Property as a commercial parking lot that should have been administratively reviewed (*i.e.*, no public hearing needed). Because of the fact that NDOT closed three (3) commercial driveways off the Subject Property in 2021, Petitioners were directed by the County to amend their initial submittal to also include a waiver of development standards that would allow them to continue to use the Happy Valley Avenue – the only remaining point of access to the Subject Property. The submittal of this Waiver is what triggered the need for public hearing in which the Chairman of the BCC, Tick Segerblom, made it clear that he did not think the commercial parking lot use was "appropriate in his mind" but this statement lacks any evidentiary basis given the

existing zoning allowing for the same and the historical use of the Subject Property. *State ex rel. Johns v. Gragson*, 89 Nev. 478, 483, 515 P.2d 65, 68 (1973) (stating, "The only 'evidence' supporting revocation of the permit consisted of opinions voiced by the Commissioners. Even if such statements were construed as official positions of the Commission, they do not constitute valid grounds for denial under the ordinance, absent supporting proof."). As such, the decision to deny Petitioners' Design Review Application and Waiver is not supported by substantial evidence and should be set aside by this Court. *Tighe v. Las Vegas Metro. Police Dep't*, 110 Nev. 632, 634, 877 P .2d 1032, 1034 (1994).

V.
THE ARGUMENT

A. Standard of Review of An Administrative Agency Decision

A district court's review of an administrative agency's decision is confined to the record presented by the agency. *Kay v. Nunez*, 122 Nev. 1100, 1105, 146 P.3d 801, 805 (2006). The agency's facts and decisions must be supported by substantial evidence. *Tighe v. Las Vegas Metro. Police Dep't*, 110 Nev. 632, 634, 877 P .2d 1032, 1034 (1994). "A decision lacking support in the form of substantial evidence is arbitrary or capricious, and thus an abuse of discretion that warrants reversal." *Id*. at 634. Substantial evidence is evidence which "a reasonable mind might accept as adequate to

support a conclusion." *Construction Indus. v. Chalue*, 119 Nev. 328, 352, 74 P.3d 595 (2003); *see also Richardson v. Perales*, 402 U.S. 389, 401 (1971) (quoting *Edison Co. v. Labor Board*, 305 U.S. 197, 22 (1938).

An agency ruling that lacks substantial evidentiary support is arbitrary or capricious and is therefore unsustainable. *State Indus. Ins. System v. Christensen*, 106 Nev. 85,88, 787 P.2d 408, 401 (1990) (citing *SIIS v. Swinney*, 103 Nev. 17, 20, 731 P.2d 359, 361 (1987)). Where the administrative decision has shown to be arbitrary, oppressive or accompanied by manifest abuse, the Supreme Court "will not hesitate to interfere." *State ex rel. Johns v. Gragson*, 89 Nev. 478, 483, 515 P.2d 65, 68 (1973). "An agency's interpretation of a statute that it is authorized to execute is entitled to deference 'unless it conflicts with the constitution or other statutes, exceeds the agency's powers, or is otherwise arbitrary and capricious.'" *Cable v. State ex rel. ITS Ernp'rs Ins. Co. of Nev*., 12 Nev. 120, 126, 127 P.3d 528, 532 (2006). Nevada Courts do not "defer to the agency's interpretation if, for instance, a regulation conflicts with existing statutory provisions or exceed the statutory authority of the agency." *Public Agency Comp. Trust v. Blake*, 127 Nev. 863, 868 869, 265 P.3d, 694, 697 (2011) (internal citations and quotations omitted); *see also Manke True Lines v. Public Service Comm'n*, 109 Nev. 1034, 1036-37, 862 P.2d 1201, 1203 (1993) (holding that questions of statutory construction are purely legal issues to be "reviewed without any deference whatsoever to the conclusions of the agency").

B. <u>The Denials Lack Support in the Form of Substantial Evidence And Thus, Are Arbitrary and Capricious, Mandating Reversal</u>

The Subject Property is zoned Commercial General (CG), which allows for use as a commercial parking lot. ROP000232. The underlying zoning for the Subject Property is Commercial Mixed Use which also allows for the parking lot use. *Id.* Thus, the Design Review Application should have been reviewed administratively. Title 30.16.130. However, this did not occur because the Waver was needed to allow commercial access to Happy Valley Avenue (a residential street). Title 30.16.100. Notably, Happy Valley Avenue has been utilized for 25 years from the Subject Property. ROP000013-14. Moreover, the only reason that the Subject Property no longer has access to Nellis Boulevard, a commercial thoroughfare, is because NDOT closed its three (3) driveways in 2021. *Id.* Closing the three driveways to Nellis Boulevard left the Subject Property with legal access to the site only off Happy Valley Avenue. ROP000014. Thus, ***but for*** the NDOT closing the three prior commercial driveways, Petitioners would have access to Nellis Boulevard and not be required to seek the Waiver. *Id.*

An applicant for a waiver of development standards has the burden of proof to establish the proposed request is appropriate for its proposed location by showing the following: (1) the use(s) of the area adjacent to the Subject Property will not be affected in a substantially adverse manner; (2) the proposal will not materially affect the health

and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and (3) the proposal will be adequately served by, and will not create an undue burden on any public improvements, facilities, or services. Table 30.16-7(j); *see also* ROP000016. After assessing these factors, Staff for the County determined "that the aforementioned circumstances warrant staff's support for the waiver of development standards." ROP000016.

The Design Review Application is reviewed to determine if (1) it is compatible with adjacent developments and is harmonious and compatible with development in the area; (2) the elevations, design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance; and (3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. Table 30.16-9(i); *see also* ROP000016. Again, Staff recommended approval after determining the following:

> The proposed project complies with policy 5.5.3 under the Master Plan which encourages the retention and revitalization of established local business districts. The site has been vacant since 2012 and the proposed improvements complied with today's code. For example, the applicant is proposing detached sidewalks along Happy Valley Avenue with streetscape landscaping, and since there is an existing attached sidewalk along Nellis Boulevard (NDOT right-of-way), the applicant will install a 10-foot-wide landscape strip. The applicant is also providing a decorative fence along the north and east property lines to mitigate the view of any trucks parked on site. In addition, this site will be monitored by on site security. The applicant also provides 7.5 points worth of sustainability design

> features where 7 is required per Title 30. For these reasons staff recommends approval.

ROP000016.

Thus, despite the fact that this was initially a routine design review that should have been conducted with a simple administrative review and despite the fact Petitioners were forced to seek an accommodation due to the three (3) commercial driveways that were taken away from the Subject Property and undergo a public hearing, Staff, who analyzes the Title 30 standards in assessing such accommodations, recommended approval of both the Design Review Application and corresponding Waiver. When considering the applications at the November 20, 2024 BCC Meeting, Commissioner Segerblom stated, however, that he did not think the use was "appropriate in his mind" - but this statement lacks any evidentiary basis given the existing zoning allowing for the same and the historical use of the Subject Property. Moreover, he then went onto state that "**I think we need to work with staff to create some type of a new zone or some type of something where we can have these truck lots. But just to put them on a major street like Nellis in an area like this, I just personally don't feel it's appropriate**." This personal opinion does not constitute valid grounds for the denials given the existing zoning. *State ex rel. Johns v. Gragson*, 89 Nev. 478, 483, 515 P.2d 65, 68 (1973)(stating, "The only 'evidence' supporting revocation of the permit consisted of opinions voiced by the Commissioners. Even if

such statements were construed as official positions of the Commission, they do not constitute valid grounds for denial under the ordinance, absent supporting proof."). Apparently Commissioner Segerblom does not like a commercial truck lot being situated on a commercially zoned lot off a highly trafficked commercial road (Nellis Boulevard), leaving one to wonder where he believes these truck parking lots are appropriate. Regardless, Commissioner Segerblom's personal opinion about the inappropriateness of a commercial truck lot does not constitute valid grounds for denial when the Subject Property's zoning allows for such use. *Id.* Moreover, the historical use of the Subject Property has been commercial, and commercial vehicles have been accessing Happy Valley Avenue for decades.[1] ROP000012.

The Subject Property is zoned for use as a parking lot – the fact that Commissioner Segerblom does not "personally" feel it is an appropriate use is irrelevant and is in direct contravention of the existing zoning. He made it clear on the record that, "[i]t's just not an appropriate area for these trucks. And I would like to work with staff to find an area". ROP000003. Thus, Commissioner Segerblom's purported basis for denial (that has no evidentiary support) is arbitrary and capricious and is also erroneous in view of the whole record. *Tighe*, 110 Nev. at 634. While he may not

[1] After the shopping center was demolished, the Subject Property became occupied by a homeless encampment. ROP000232. Thus, the Board of County would rather apparently have a homeless encampment than a beneficial commercial use with solar powered cameras that Metro can access and a security guard. *Id*.

personally like commercial truck parking lots, his personal preferences do not override existing underlying zoning and mixed-use overlay. *State ex rel. Johns v. Gragson*, 89 Nev. 478, 483, 515 P.2d 65, 68 (1973). To insert such personal preferences above approved zoning is an abuse of discretion and should be set aside. *Id*. *See also City of Henderson v. Henderson Auto Wrecking, Inc*., 77 Nev. 118, 122, 359 P.2d 743, 745 (1961) ("The exercise of discretion by the city council as an administrative board, could not be sustained in court on the basis of conclusions reached by the city council in the absence of circumstances which reasonably justified such conclusions")(internal citations omitted).

C. The Denials Were Affected by Other Error of Law and in Violation of Constitution or Statutory Provisions

The County determined that the Petitioners needed to seek a Waiver in addition to the Design Review Application, based on NDOT closing three existing driveways off Nellis Boulevard to the Subject Property, leaving it with only one residential access point. And with the County's subsequent denial of the Waiver, the Subject Property is effectively relegated to a non-commercial use (despite it being zoned for CG).

The doctrine of "substantial impairment" acknowledges that "an abutting owner of a public highway has a special right of easement in a public road for access purposes". *State ex rel. Dept' of Highways v. Linnecke*, 85 Nev. 257, 260, 468, P.2d 8, 9 (1970). This special right of easement is a particular property right which cannot be damaged

or taken from the owner without just compensation. *Id*. This results in an inverse condemnation that is violative of our Nevada and United States' Constitutions and also results an unlawful procedure. U.S. Const. amend 5; Nev. Const. Art. 1, § 22. Accordingly, the County's decision to deny Petitioners' land use applications were affected by other error of law, including that of a substantial impairment of access resulting in an inverse condemnation. As such, the denials should also be overturned as they are clearly affected by other error of law. NRS 278.0233(1)(a)(2).

VI.
CONCLUSION

Wherefore, based on the above, the County's decision in denying Petitioners' land use applications should be set aside and damages awarded pursuant to NRS 278.0233 – NRS 278.0235. The BCC's action reflects a disregard for the applicable legal standards, an inconsistent application of its own regulations, and a failure to provide rational basis for its denial. Accordingly, judicial intervention is necessary to correct this clear abuse of discretion and to uphold the principles of fairness, consistency, and due process in land use determinations.

Without the approved Design Review and Waiver, the value of the Subject Property is severely impacted as its now relegated to residential use. NRS 278.0233[2]

[2] Title 30 also requires a permit to pave and/or otherwise construction improvement on the lot. In order to obtain the permits however, the necessary approvals for the land use applications must be obtained.

provides for actual damages herein due to the County's Notice of Final Action which is arbitrary and capricious as well as unlawful and/or exceeds lawful authority. As such, Petitioners seek return of their actual damages and the return of attorney fees and costs under NRS 278.0237 pursuant to additional briefing and/or any hearing or trial as this Court so determines is necessary to establish such an award of such damages and costs.

DATED this 6TH day of May, 2025

SUGDEN LAW

By: /s/ Amy L. Sugden
AMY L. SUGDEN, ESQ.
Nevada Bar No. 9983
375 E. Warm Springs, Ste. 104
Las Vegas, Nevada 89119
Telephone: (702) 625-3605

Attorney for Petitioners

CERTIFICATE OF COMPLIANCE

a. I hereby certify that this brief complies with the formatting requirements of NRAP 32(a)(4), the typeface requirements of NRAP 32(a)(5) and the type-style requirements of NRAP 32(a)(6) because this brief has been prepared in a proportionally spaced typeface using Microsoft Word for Mac Version 16.80 in 14-point Times New Roman font.

b. I further certify that this brief complies with the page or type-volume limitations of NRAP 32(a)(7) because, excluding the parts of the brief exempted by NRAP 32(a)(7)(C), it does not exceed 30 pages.

c. Finally, I hereby certify that I have read this brief, and to the best of my knowledge, information, and belief, it is not frivolous or interposed for any improper purpose. This brief complies with all applicable Nevada Rules of Appellate Procedure, in particular NRAP 28(e)(1), which requires every assertion in the brief regarding matters in the record to be supported by a reference to the page and volume number, if any, of the transcript or appendix where the matter relied on is to be found. I understand that I may be subject to sanctions in the event that the accompanying brief is not in conformity with the requirements of the Nevada Rules of Appellate Procedure.

//

//

DATED this 6TH day of May, 2025

SUGDEN LAW

By: /s/ Amy L. Sugden
AMY L. SUGDEN, ESQ.
Nevada Bar No. 9983
375 E. Warm Springs, Ste. 104
Las Vegas, Nevada 89119
Telephone: (702) 625-3605
Attorney for Petitioner

CERTIFICATE OF SERVICE

I hereby certify that on this day, I caused a true and correct copy of the foregoing **BRIEF IN SUPPORT OF PETITION FOR JUDICIAL REVIEW** to be served to all registered parties, via the Court's Electronic Filing System.

Dated: May 6, 2025

/s/ *Amy L. Sugden*
Attorney

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EXHIBIT "2"

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STEVEN B. WOLFSON
District Attorney
CIVIL DIVISION
State Bar No. 001565
By: ROBERT T. WARHOLA
Chief Deputy District Attorney
State Bar No. 4410
500 South Grand Central Pkwy., Suite 5075
Las Vegas, Nevada 89155-2215
(702) 455-4761
Fax (702) 382-5178
E-Mail: Robert.Warhola@ClarkCountyDANV.gov
Attorneys for Respondent
Clark County

DISTRICT COURT

CLARK COUNTY, NEVADA

PALM PROPERTIES, LLC, a Nevada limited liability company; LEADING EDGE VENTURES, LLC, a Nevada limited liability company; ROBERT LAUER, an individually. Petitioners, vs. COUNTY OF CLARK, a political subdivision of the State of Nevada, et al., Respondent.	Case No: A-24-907944-J Dept No: 18

RECORD OF THE PROCEEDINGS, VOLUME I

Respondent hereby files with the Court the Record of the Proceedings pursuant to Eighth Judicial District Court Rule 2.15 consisting of documents from the Clark County Clerk, Commission Division, and the Clark County Current Planning Division numbered ROP 000001 through ROP 000145.

DATED this 24th day of March, 2025.

STEVEN B. WOLFSON
DISTRICT ATTORNEY

By: */s/ Robert T. Warhola*
ROBERT T. WARHOLA
Chief Deputy District Attorney
State Bar No. 4410
500 South Grand Central Pkwy., Suite 5075
Las Vegas, Nevada 89155-2215
Attorney for Respondent

Case Number: A-24-907944-J

CERTIFICATE OF ELECTRONIC SERVICE

I hereby certify that I am an employee of the Office of the Clark County District Attorney and that on this this 24th day of March, 2025 I served a true and correct copy of the foregoing **RECORD OF THE PROCEEDINGS, VOLUME I** (United States District Court Pacer System or the Eighth Judicial District Court Wiznet), by e-mailing the same to the following recipients. Service of the foregoing document by e-mail is in place of service via the United States Postal Service.

Amy L. Sugden, Esq.
SUGDEN LAW
375 E. Warm Springs, Ste. 104
Las Vegas, Nevada 89119
Attorney for Petitioners
amy@sugdenlaw.com

/s/Patricia C. Villa
An Employee of the Clark County District Attorney's Office – Civil Division

TICK SEGERBLOM
All right. So, there were four items you asked for and the first three were denied, but we'll work with you. And then the fourth one with respect of the dogs, that was granted but you have to deal with Animal Control, I think.

SCOTT REHM
Okay. What would be the next step as far as –

SAMI REAL
What I'll do is I'll have the planner who was working on this reach out to them and guide them on what they would need to do to bring their site into compliance. And then we will need to direct them to Animal Control to apply for the necessary permits to increase the number of household pets too.

TICK SEGERBLOM
All right. So, our staff will reach out to you and go through everything.

SCOTT REHM
Okay.

TICK SEGERBLOM
All right. Thank you so much.

JEANALIN REHM
Thank you.

SCOTT REHM
Thank you.

(Companion Items 24 and 25)

24. VS-24-0277-PALM PROPERTIES, LLC:
HOLDOVER VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). TS/jor/syp (For possible action)

ACTION: DENIED WITHOUT PREJUDICE (COMPANION ITEM 25).

SAMI REAL
Next are Items 24 and 25.

- Item 24, VS-24-0277; holdover, vacate, and abandon a portion of right-of-way, being Happy Valley Avenue, located between Nellis Boulevard and Aloha Avenue within Sunrise Manor.
- And then Item 25, WS-24-0276; holdover waiver of development standards to modify residential adjacency standards. Design review for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor.

TICK SEGERBLOM
Good morning.

MELISSA EURE
Morning, Chairman, Commissioners. Melissa Eure, E-U-R-E, 1055 Whitney Ranch Drive, Suite 210, here on behalf of the applicant.

So, what we have in front of you is an aerial to show you where the site location is. It is on Nellis and Happy Valley. What it used to be is a commercial shopping center at that site. The building came down several years ago, and what is there was a vacant lot for quite some time. Our client has developed the site to be for commercial truck parking. So, no actual structure beyond a guard shack would go there. And it's striped to allow trucks. So it is in the General Commercial Zone, which does allow a parking lot. And the underlying zoning is the Commercial Mixed Use.

This actually would be an administrative item, except for there is a waiver for the driveway on Happy Valley because this would be commercial traffic going onto a residential drive. Back around 2018 when it was still a commercial shopping center, there were three driveways accessing Nellis. NDOT (Nevada Department of Transportation), as part of their update to the Nellis Boulevard corridor, closed those driveways off, leaving the only legal access to the site off of Happy Valley.

The client here is proposing to put in landscaping to help buffer the site more fully. The guard shack would be located here. There isn't a gate, however, there is security cameras that could actually be accessed by Metro, along with LED solar lights placed throughout to improve the security and the visibility of this site.

So, as we know, given the increase of online ordering and e-commerce, there's become a need for a lot more to deliver those items that are being ordered. It used to be that there were fleets, and the companies would use their own trucks, their own drivers, and that's how deliveries would happen. Now, many of them are independent operators, and so they're purchasing their trucks and their vans. And many of them are branded. You can't tell them apart from the actual company's trucks that they do own. And they're using those to become entrepreneurs and have their own businesses. However, they aren't able to park those on the residential streets. So, I think we're well aware that there's quite a bit of issue with trucks being parked on roadways, making it difficult to see around and having other impacts on traffic circulation. So, this would help to pull those trucks off of the streets, give them a place that they could legally park their trucks. And many of the owner/operators are within the vicinity here, so this is close to home. If they drive, they're able to drive, park their vehicle where their truck is, then take their truck out while they're doing deliveries. Others could be dropped off to then use their truck during the day.

As mentioned, there is a guard shack there. There's a local veteran who works as the security guard on the site.

There would be a new trash enclosure added as well. So that way if they did have any trash that accumulated in their trucks, they'd have a place to take care of that.

We have received letters of support from the Nevada Trucking Association, also from the abutting residential neighbors here to the west and from the tavern across the street on Happy Valley, as well as from several of the truck drivers who are currently parking their trucks on the site. So, with that, would be happy to answer any questions that you have.

MOTION

TICK SEGERBLOM
This is a public hearing. Anyone here wishing to speak on this item? Seeing no one, we'll close the public hearing.

I appreciate the goal here, as far as having a place for truckers to park their trucks while they go home and get off the road. But truthfully, this is just not appropriate area in my mind. By having that many trucks enter on Happy Valley, which is a residential street, is not going to be good for the children that play there and everyone else.

And honestly, I think that we need to work with staff to create some type of a new zone or some type of something where we can have these truck lots. But just to put them on a major street like Nellis in an area like this, I just personally don't feel it's appropriate.

So, with that, I'm going to make a motion to deny the request. And they also wanted to request to change the sidewalk, I think we should deny that also. So, the future developers would have to come in for some type of waiver. But right now, I'd like to have the separated sidewalk. So, with that, I'd make a motion to deny.

JIM GIBSON
If you're denying the thing, you're requiring them to move the sidewalk not even on the property.

TICK SEGERBLOM
No, there's no sidewalk.

JIM GIBSON
Okay.

TICK SEGERBLOM
So, we're denying 24 and 25 without prejudice, so you can come back with something else. But the truth is, it's just not an appropriate area for these trucks. And I would like to work with staff to find an area. I know Marilyn, you have the same issue. But we need to figure out a way that we can accommodate the truckers who do have a need, but also work with neighborhoods and make sure.

MARILYN K. KIRKPATRICK
Mr. Chair, may I ask for a clarification? So currently it's an existing building, and their only issue with coming into code is that NDOT no longer allows as many drive wells on Nellis, which I've had to deal with that one myself. Because NDOT came through, and what they found out is back in the early 2000s, every 200 feet there was a driveway. So, we've closed a lot of them on our side. But if they close it, then you're denying them access that way. So, they'd have to just shut down the business? I'm asking, because –

TICK SEGERBLOM
Well truthfully, the business has been operating illegally for several years. And so, there's a lot of code violations involved in this too. That's what we're trying to –

MARILYN K. KIRKPATRICK
– no, I just wanted to be clear what we were doing, because I didn't want it to be just because of the NDOT stuff. But if you're saying they've got other issues and have had other issues – you're denying the vacation, I'm assuming, as well as the zoning, right? Because it's zone something?

TICK SEGERBLOM
– right, the vacation was just for the get rid of the requirement to have a detached sidewalk.

MARILYN K. KIRKPATRICK
Okay.

TICK SEGERBLOM
All right, that's my motion. Cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes. I want to point out it is without prejudice, and so I'd be happy to work with you on that side.

JIM GIBSON
Mr. Chair, might I just – Melissa and I spoke on the telephone a couple of weeks ago. And I wanted to echo the comments that Commissioner Naft made about your father. I knew him really well and worked with him a lot. And he left a legacy you can be very proud of. And you do honor to him every time we hear you and see you, so thank you very much for your good work. And I didn't mean to make you cry, but I felt like it because I knew him so well. Anyway, I just wanted to make that comment.

MELISSA EURE
Thank you. At least I have a little bit of time to recover before the next item.

TICK SEGERBLOM
Thank you.

SAMI REAL
Sorry, with that, I lost track. So, the votes were registered, correct?

TICK SEGERBLOM
Correct.

25. WS-24-0276-PALM PROPERTIES, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. TS/jor/syp (For possible action)

ACTION: DENIED WITHOUT PREJUDICE (COMPANION ITEM 24).

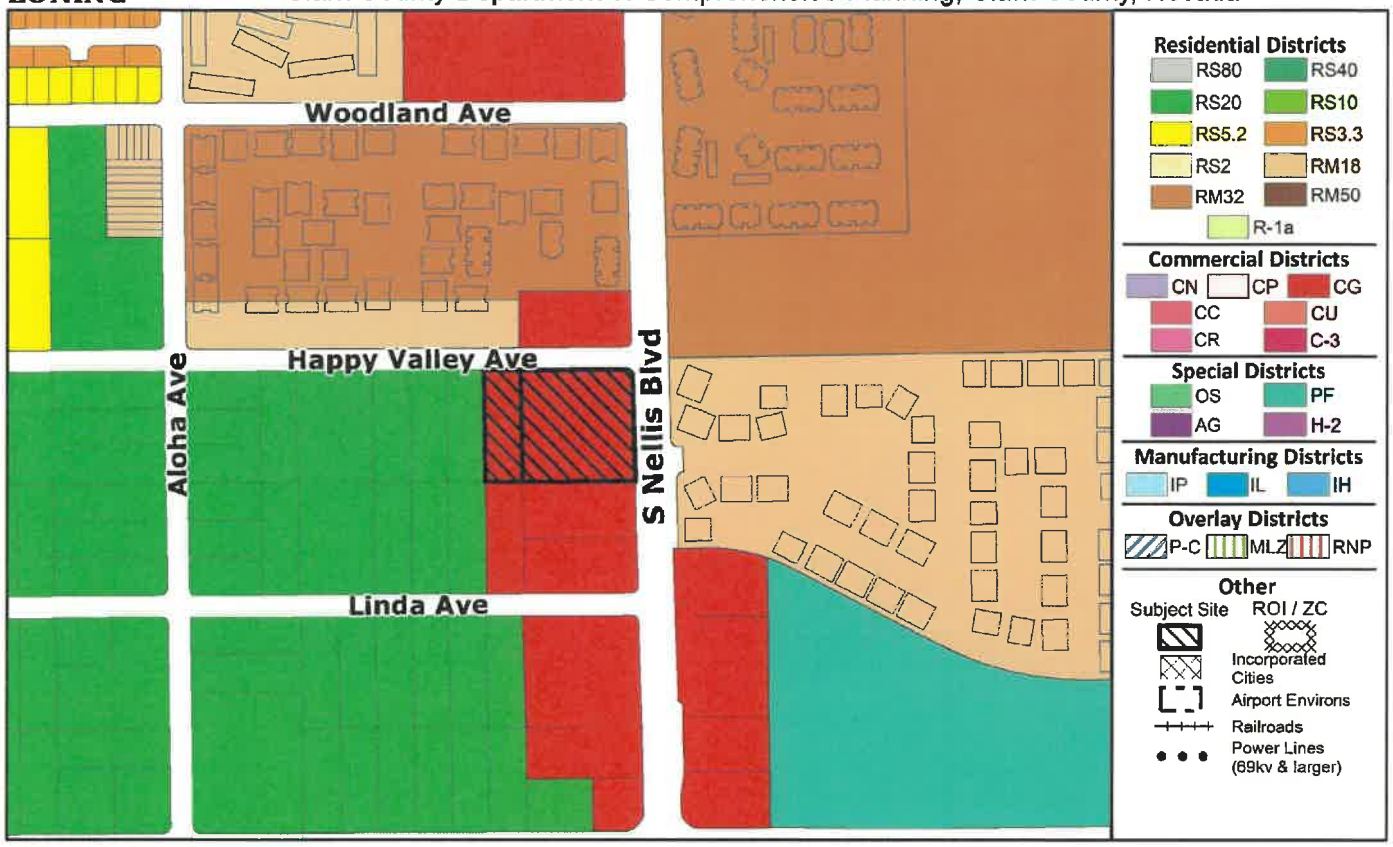
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Commission Agenda Map

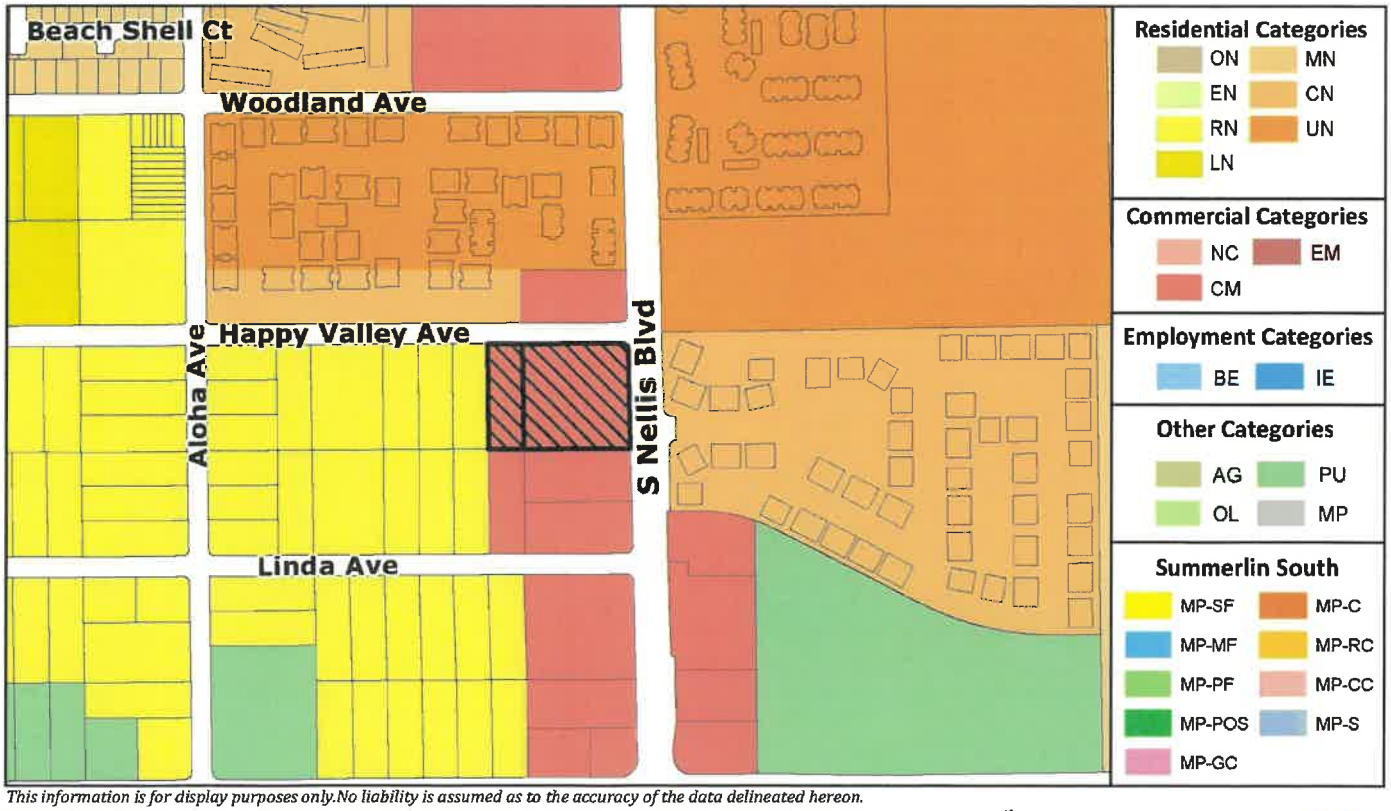
VS-24-0277

ZONING

Clark County Department of Comprehensive Planning, Clark County, Nevada



PLANNED LAND USE



This information is for display purposes only.No liability is assumed as to the accuracy of the data delineated hereon.

Subject Parcel(s)
16108810082
16108810083

N W E S

0 125 250 500 Feet

Map Created on 7/30/2024

11/20/24 BCC AGENDA SHEET

UPDATE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0277-PALM PROPERTIES, LLC:

HOLDOVER VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). TS/jor/syp (For possible action)

RELATED INFORMATION:

APN:
161-08-810-082; 161-08-810-083

LAND USE PLAN:
SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
The applicant is requesting to vacate 5 feet of right-of-way being Happy Valley Avenue. The purpose of this request is to allow for the installation of detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0630	Temporary construction storage for an off-site Las Vegas Valley Water District project (main replacement and The Dales subdivision)	Approved by PC	October 2019
UC-18-0578	Increased height of existing communication tower, with a design review for additional antenna	Approved by PC	October 2018
ADR-0333-05	73 foot high monopole communication tower with an antenna array	Approved by ZA	April 2005
UC-0040-04	Vehicle, watercraft, and recreational vehicle sales	Approved by PC	February 2005
UC-0431-02	Check cashing facility	Approved By BCC	June 2002
ADR-1086-01	Communications facility	Approved by ZA	November 2001
DR-0727-99	Revised plans for a previously approved shopping center and to continue the use of a vehicle sales lot	Approved by BCC	June 1999
WC-0025-99 (ZC-0480-98)	Waived conditions of a zone change for the proposed shopping center with an existing restaurant building on site	Approved by BCC	March 1999

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0480-98	Reclassified the site (both subject parcels- 161-08-810-082 and 161-08-810-083) to C-2 zoning (now CG) for a proposed 34,000 square foot shopping center	Approved by BCC	May 1998
DR-1464-97	Vehicle sales lot within an existing shopping center - expired	Approved by PC	September 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	CG & RM18	Multi-family residential & tavern
South	Corridor Mixed-Use	CG	Commercial center
East	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

Related Applications

Application Number	Request
WS-24-0276	A waiver of development standards with a design review for a proposed commercial truck parking lot is a companion item on this agenda.

STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis
Public Works - Development Review
Staff has no objection to the vacation of right-of-way for detached sidewalks.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

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

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that Nevada Department of Transportation (NDOT) permits may be required.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Sunrise Manor - denial.
APPROVALS:
PROTESTS: 6 cards, 2 letters

COUNTY COMMISSION ACTION: September 4, 2024 – HELD – To 10/02/24 – per the applicant.

COUNTY COMMISSION ACTION: October 2, 2024 – HELD – To 11/06/24 – per the applicant.

COUNTY COMMISSION ACTION: November 6, 2024 – HELD – To 11/20/24 – per Commissioner Segerblom.

APPLICANT: LEADING EDGE VENTURES, LLC
CONTACT: G.C. GARCIA, INC, 1055 WHITNEY RANCH DRIVE, SUITE 210, HENDERSON, NV 89014

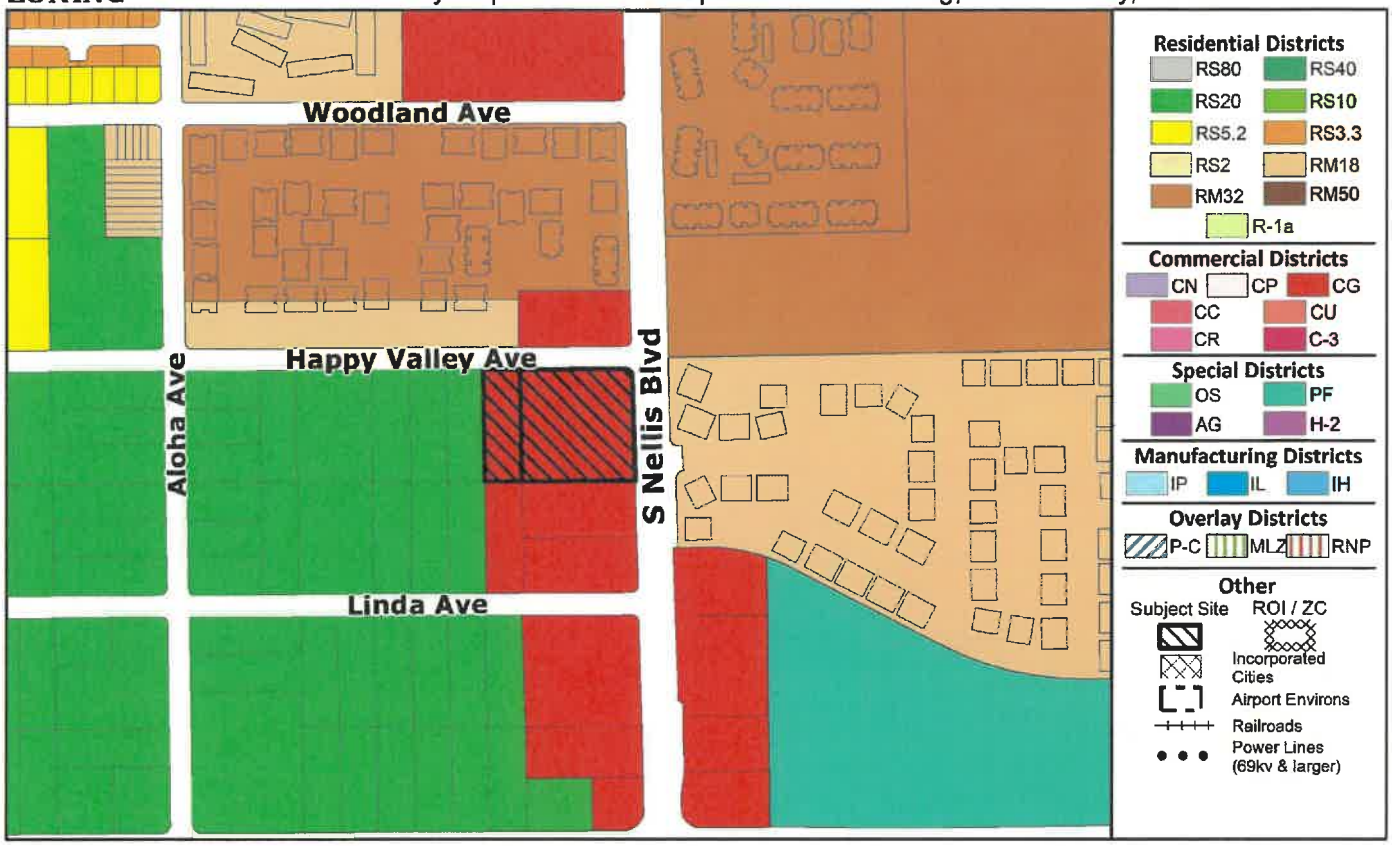
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Commission Agenda Map

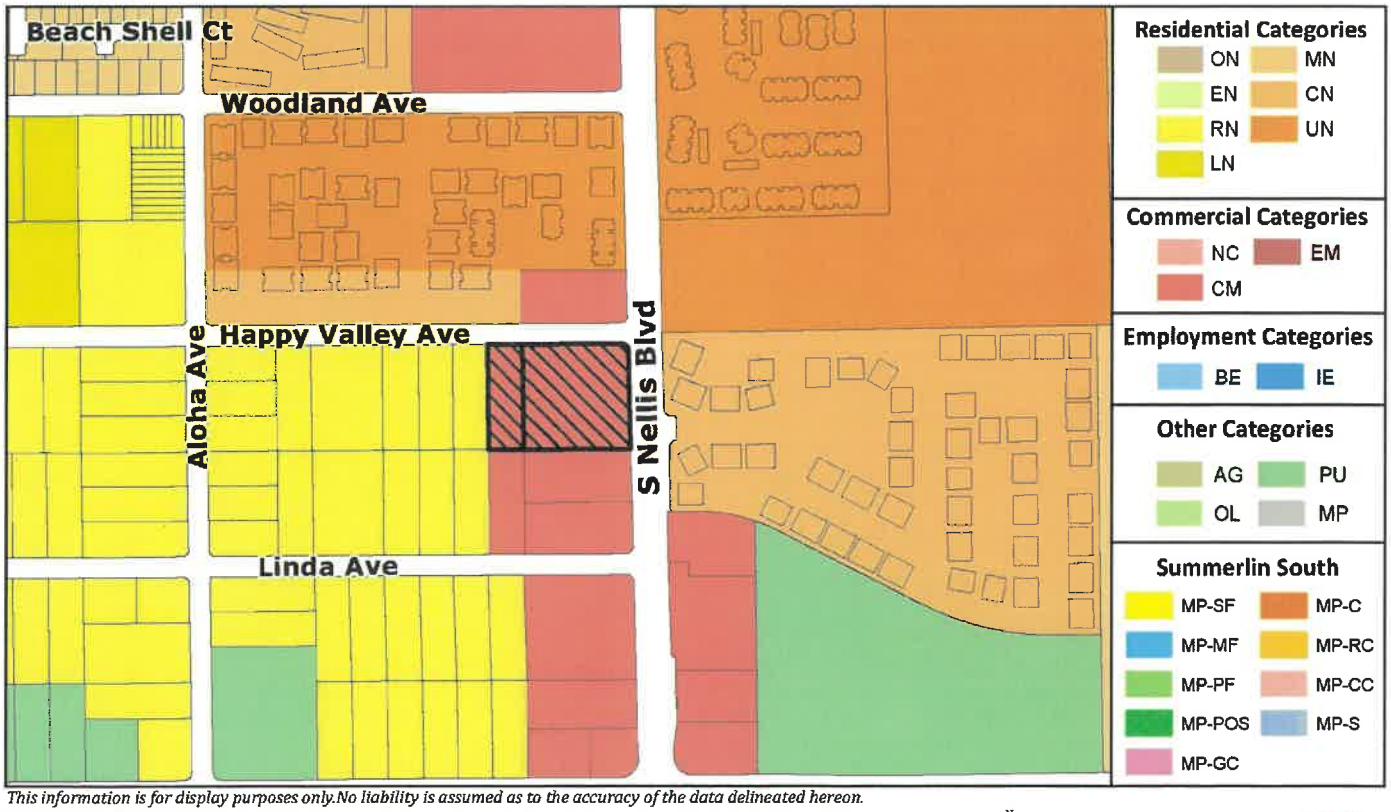
WS-24-0276

Clark County Department of Comprehensive Planning, Clark County, Nevada

ZONING

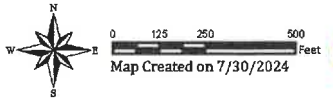


PLANNED LAND USE



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Subject Parcel(s)
16108810082
16108810083



Map Created on 7/30/2024

11/20/24 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-24-0276-PALM PROPERTIES, LLC:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone.

Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. TS/jor/syp (For possible action)

RELATED INFORMATION:

APN:
161-08-810-082; 161-08-810-083

WAIVER OF DEVELOPMENT STANDARDS:
Allow nonresidential vehicular access to a residential local street (Happy Valley Avenue) where not permissible per Section 30.04.06.D.

LAND USE PLAN:
SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
General Summary
- Site Address: 3125 S. Nellis Boulevard
- Site Acreage: 2.83
- Project Type: Commercial truck parking lot
- Number of Stories: 1 (proposed guard building)
- Building Height (feet): 8 (proposed guard building)/8 feet, 4 inches (proposed carport north of guard building)
- Square Feet: 25 (proposed guard building)/720 (proposed carport north of guard building)
- Parking Provided: 99
- Sustainability Required/Provided: 7.5/7

History & Site Plan
Records show that as early as the 1980's, parcel 161-08-810-083 included an existing shopping center building (in-line rectangular building) adjacent to Nellis Boulevard. A vehicle sales lot was approved on the southern end of this parcel via DR-1464-97 but expired after 1 year.

ZC-0480-98 reclassified both subject parcels (161-08-810-082 and 161-08-810-083) to C-2 zoning (now CG zoning) for a proposed 34,000 square foot shopping center (L-shaped building along the south and west property lines) with a portion of the existing shopping center building along Nellis Boulevard to the east to be expanded as a grocery store. The proposed 34,000 square foot shopping center under the zone change did not commence. Additional land use applications were approved on-site for vehicle sales, check cashing, a communication tower, and a waiver of conditions of a zone change (WC-0025-99) which re-applied conditions related to landscaping, site circulation, parking, access, and screening. Under DR-0727-99 (a design review for vehicle sales), the conditions of approval under WC-0025-99 were complied with. The existing building and vehicle sales lot adjacent to Nellis Boulevard remained on-site until 2012 and has since been demolished.

Today, the applicant is requesting approval of a design review for a proposed commercial truck parking lot. A waiver of development standards related to modifying residential adjacency to allow access to a local street being Happy Valley Avenue is also part of this application. Access is provided via 1 driveway along the north property line adjacent to Happy Valley Avenue. Although Title 30 does not allow nonresidential vehicular access to a local street, access to Happy Valley Avenue has existed for more than 25 years. The Nevada Department of Transportation (NDOT) closed the existing driveways along the east property line adjacent to Nellis Boulevard, and NDOT reconstructed the attached sidewalk.

The site plan depicts a proposed parking lot with 99 commercial vehicle parking spaces, which are the following:

- 35 parking stalls (40 feet by 12 feet) are located along the north property line and on the southwest corner of the site.
- 17 parking stalls (35 feet by 12 feet) are located along the west property line.
- 42 tandem parking stalls (70 feet by 12 feet) are located along the east property line.
- 4 parking stalls (20 feet by 9 feet) are located east of the driveway along the north side of the site adjacent to Happy Valley Avenue.
- 1 accessible parking stall south of the 4 parking stalls, adjacent to the guard building.

The site plan also shows a proposed guard building adjacent to the driveway on the southeast corner of the driveway throat depth area. There is also a proposed carport north of the guard building to be constructed over 4 parking stalls. The existing communication tower along the south property line will remain, and the applicant will install a trash enclosure along the south property line. There is an existing 8 foot high CMU block wall which will remain on-site along the west property line adjacent to an existing residence. The existing 8 foot high CMU block wall along the south property line will also remain. Proposed light poles up to 18 feet high are located adjacent to the driveway along the north property line at the northeast corner, 2 at the southeast corner, and 2 additional light poles that are centrally located within the parking area. Lastly, proposed lighting meets residential adjacency standards per Title 30.

Landscaping

Detached sidewalks will be installed along the north property line along Happy Valley Avenue with an 8 foot high beige colored vinyl fence set back over 10 feet from the future property line (back of curb). The existing attached sidewalk will remain along the east property line along

Nellis Boulevard. The applicant will continue the 8 foot high beige colored vinyl fence behind the landscape area along Nellis Boulevard.

The applicant provided a landscape plan drafted by a licensed landscape architect. The proposed landscape plan shows that all existing palm trees will remain on-site. The street landscaping along the north property line includes detached sidewalks with 5 foot wide landscape strips on either side of the sidewalk which will feature large trees and shrubs. The west property line includes a 20 foot wide landscape buffer with a double row of large trees and shrubs. The east side of the site will include a 10 foot wide landscape area with large trees and shrubs adjacent to the existing attached sidewalk.

Elevations

The proposed guard building has an overall height of 8 feet and will be constructed of pre-manufactured steel. The exterior color of the guard building is blue and features 6 windows and 1 door. The proposed carport north of the guard building has an overall height of 8 feet, 4 inches. This carport is comprised of pre-treated cedarwood for outdoor durability.

Floor Plans

The proposed guard building has an overall area of 25 square feet. The proposed carport has an overall area of 720 square feet.

Applicant's Justification

The applicant is proposing a commercial truck parking lot which will enable truck drivers to have a place to legally park their local trucks (no long haul trucks). This will help keep trucks from parking on public streets creating enforcement and neighborhood issues. It will also provide a safer, more secure parking environment that will have solar powered cameras that the Las Vegas Metropolitan Police Department can access. Additionally, a security guard is always present. The site as proposed is compatible as a parking lot on an arterial street (Nellis Boulevard) with completion of infrastructure, lighting, landscaping, and fencing.

The site is zoned for commercial (CG), and the prior development had access from Happy Valley Avenue. The Nevada Department of Transportation (NDOT) closed previously existing driveways along Nellis Boulevard in 2021 during NDOT's improvements to Nellis Boulevard. Happy Valley is the sole means of access given this limitation. The proposed commercial truck parking lot use will provide a location for truck drivers to park their vehicles outside of residential subdivisions and not on public roadways. This will also help minimize safety hazards, trash dumping, graffiti control, homeless encampments, and Code citations. It will also add to the appearance with fencing and landscaping. The use is compatible with the surrounding commercial and residential development in the area as it is supported by the neighbors.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0630	Temporary construction storage for an off-site Las Vegas Valley Water District project (main replacement and The Dales subdivision)	Approved by PC	October 2019

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0578	Increased height of existing communication tower, and design review for additional antenna	Approved by PC	October 2018
ADR-0333-05	73 foot high monopole communication tower with an antenna array	Approved by ZA	April 2005
UC-0040-04	Vehicle, watercraft, and recreational vehicle sales	Approved by PC	February 2005
UC-0431-02	Check cashing facility	Approved By BCC	June 2002
ADR-1086-01	Communication facility	Approved by ZA	November 2001
DR-0727-99	Revised plans for a previously approved shopping center and to continue the use of a vehicle sales lot	Approved by BCC	June 1999
WC-0025-99 (ZC-0480-98)	Waiver of conditions of a zone change for the proposed shopping center with an existing restaurant building on site	Approved by BCC	March 1999
ZC-0480-98	Reclassified the site (both subject parcels- 161-08-810-082 and 161-08-810-083) to C-2 zoning (now CG) for a proposed 34,000 square foot shopping center	Approved by BCC	May 1998
DR-1464-97	Vehicle sales lot within an existing shopping center - expired	Approved by PC	September 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	CG & RM18	Multi-family residential & tavern
South	Corridor Mixed-Use	CG	Commercial center
East	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

Related Applications

Application Number	Request
VS-24-0277	A request to vacate and abandon a portion of a right-of-way is a companion item on this agenda.

CLARK COUNTY PUBLIC RESPONSE OFFICE:
There is an active case, CE23-05369, for vehicles parked on unpaved areas.

STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis
Comprehensive Planning
Waiver of Development Standards
The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

The applicant provided correspondence from NDOT which states that access to Nellis Boulevard is not required, and if access is requested in the future, the applicant must comply with NDOT's 2017 Access Management System and Standards with sufficient engineering justification. Per the correspondence on file, the applicant's engineer determined that the site does not meet NDOT's access location and spacing standards. Per photos on file, NDOT closed 3 driveways along the east property line of the site adjacent to Nellis Boulevard and NDOT reconstructed the attached sidewalk sometime in 2021. Today, Title 30 does not allow nonresidential access on a local street; although records show that access to Happy Valley Avenue has been in place for over 25 years and the access has been used by commercial vehicles for over 3 years with no impact to the residences. Also, the average daily trips for this use are expected to be less trips than for other commercial uses. Staff determines that the aforementioned circumstances warrant staff's support for the waiver of development standards.

Design Review
Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed project complies with Policy 5.5.3 under the Master Plan which encourages the retention and revitalization of established local business districts. The site has been vacant since 2012 and the proposed improvements comply with today's Code. For example, the applicant is proposing detached sidewalks along Happy Valley Avenue with street landscaping, and since there is an existing attached sidewalk along Nellis Boulevard (NDOT right-of-way), the applicant will install a 10 foot wide landscape strip. The applicant is also providing a decorative fence along the north and east property lines to mitigate the view of any trucks parked on site. In addition, the site will be monitored by on site security. The applicant also provided 7.5 points worth of sustainability design features where 7 is required per Title 30. For these reasons staff recommends approval.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation;
- 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;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - denial.
APPROVALS:
PROTESTS: 5 cards, 2 letters

COUNTY COMMISSION ACTION: September 4, 2024 – HELD – To 10/02/24 – per the applicant.

COUNTY COMMISSION ACTION: October 2, 2024 – HELD – To 11/06/24 – per the applicant.

COUNTY COMMISSION ACTION: October 2, 2024 – HELD – To 11/06/24 – per the applicant.

COUNTY COMMISSION ACTION: November 6, 2024 – HELD – To 11/20/24 – per Commissioner Segerblom.

APPLICANT: LEADING EDGE VENTURES, LLC
CONTACT: G.C. GARCIA, INC, 1055 WHITNEY RANCH DRIVE, SUITE 210, HENDERSON, NV 89014

FILED
DEC 0 3 2024
CLERK

NOTICE OF FINAL ACTION
CLARK COUNTY ZONING COMMISSION
9:00 A.M., WEDNESDAY, NOVEMBER 20, 2024

LEGAL NOTICE: Following the final approval or denial of every action before the Planning Commission and/or the Board of County Commissioners, a letter indicating the action taken and the conditions under which any approval is granted will be sent to the correspondent address on the application submitted. The information herein will be filed with the Clark County Clerk, Commission Division, and serve as notice of final action for the purposes of NRS 278.0235 which marks the commencement of the twenty-five (25) day limitation period specified.

1. Public Comments.

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

3. Approval of minutes. (For possible action)

   Board of County Commissioners' Zoning Meeting minutes for 10/16/24.

ROUTINE ACTION ITEMS (4 – 17): These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda and be heard separately when directed by the Board of County Commissioners.

4. SDR-24-0334-MGM RESORTS LAND HOLDINGS II, LLC
   HOLDOVER SIGN DESIGN REVIEW for modifications to an approved comprehensive sign plan for a resort hotel (Bellagio) on 76.63 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action)

   HELD - 02/19/25 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

5. DR-24-0335-BCORE PARADISE, LLC:
   HOLDOVER DESIGN REVIEW for an expansion and modification to an existing resort hotel (Bellagio) on 85.77 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action)

   HELD - 02/19/25 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

6. ET-24-400107 (UC-20-0288)-WTML WARM SPRINGS, LLC:
   USE PERMIT SECOND EXTENSION OF TIME for a cannabis establishment (retail cannabis store). DESIGN REVIEW for a retail building for a cannabis establishment on 0.9 acres in a CG (Commercial General) Zone. Generally located on the south side of Warm Springs Road, 480 feet east of Haven Street within Enterprise. MN/mh/kh (For possible action)

   APPROVED.
   CONDITIONS OF APPROVAL -
   Comprehensive Planning
   - **Until August 19, 2026 to obtain valid business license for retail cannabis store or the application will expire unless extended with approval of an extension of time.**

- **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

7. WC-24-400111 (ZC-1965-04)-WIGWAM-PARVIN LIMITED PARTNERSHIP:
WAIVERS OF CONDITIONS of a zone change requiring the following: 1) a 45 foot setback on Las Vegas Boulevard South; 2) 20 foot minimum setback along all other street frontages; and 3) 20 foot wide landscape buffer with medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area and a detached sidewalk along Las Vegas Boulevard South unless prohibited by NDOT in conjunction with a proposed multi-family residential development on 9.23 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Jo Rae Avenue within Enterprise. MN/hw/kh (For possible 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 #0290-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

8. VS-24-0520-WIGWAM-PARVIN LIMITED PARTNERSHIP:
VACATE AND ABANDON easements of interest to Clark County located between Jo Rae Avenue and Pyle Avenue and between Las Vegas Boulevard South and Giles Street; a portion of right-of-way being Pyle Avenue located between Las Vegas Boulevard South and Giles Street; a portion of right-of-way being Jo Rae Avenue located between Las Vegas Boulevard South and Giles Street; and a portion of right-of-way being Giles Street located between Jo Rae Avenue and Pyle Avenue within Enterprise (description on file). MN/hw/kh (For possible 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, 100 feet for Las Vegas Boulevard South, 25 feet to the back-of-curb for Giles Street and associated spandrels;**
- **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 Pyle Avenue improvement project, 90 days to record said separate document for the Pyle Avenue improvement project;**
- **The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, dedication to back-of-curb, 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.**

9. UC-24-0521-WIGWAM-PARVIN LIMITED PARTNERSHIP:
USE PERMIT to allow a multi-family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) alternative driveway geometrics.
DESIGN REVIEW for a proposed multi-family residential development on 9.23 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Jo Rae Avenue within Enterprise. MN/hw/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;**
- **Certificate of Occupancy and/or business license shall not be issued without 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

- **A License and Maintenance Agreement for any non-standard improvements within the right-of-way along Las Vegas Boulevard South, if required by Public Works - Development Review;**
- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication to include, 100 feet for Las Vegas Boulevard South, 25 feet to the back-of-curb for Giles Street and associated spandrels;**
- **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 Pyle Avenue improvement project, 90 days to record said separate document for the Pyle Avenue improvement project;**
- **The installation of detached sidewalks will require the vacation of excess right-of-way, dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0290-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

10. ZC-24-0518-USA:
ZONE CHANGE to reclassify a 5.55 acre portion of 58.7 acres from an IH (Industrial Heavy) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-70) Overlay. Generally located on the northwest side of Las Vegas Boulevard North and the north side of Nadine Petersen Boulevard within the Northeast County Planning Area (description on file). MK/rg (For possible action)

APPROVED.

11. ORD-24-900529: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with SCT Silverado Ranch & Arville LLC for a commercial development on 0.8 acres, generally located east of Arville Street and north of Silverado Ranch Boulevard within Enterprise. JJ/jm (For possible action)

ADOPTED.

12. ORD-24-900546: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Fort Apache, LTD for a multi-family residential development on 9.1 acres, generally located west of Fort Apache Road and south of Pebble Road within Enterprise. JJ/dw (For possible action)

ADOPTED.

13. ORD-24-900599: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with G Y Properties LLC for an office/warehouse building on 2.1 acres, generally located west of Westwind Road and south of Sunset Road within Enterprise. MN/dw (For possible action)

ADOPTED.

14. ORD-24-900699: 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 August 21, 2024. (For possible action)

ADOPTED.

15. ORD-24-900708: 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 August 7, 2024. (For possible action)

ADOPTED.

16. ORD-24-900710: 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 September 18, 2024. (For possible action)

ADOPTED.

17. ORD-24-900725: 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 September 4, 2024 and in Assessor's Books 059, 104, 140, 161, 162, 163, 164, 175, 176, and 177 the attached zone changes were approved to reclassify certain properties and amend the zoning map. (For possible action)

ADOPTED.

NON-ROUTINE ACTION ITEMS (18 – 61): These items will be considered separately.

18. CP-24-900629: Conduct a public hearing, adopt the Flood Control Master Plan Update, and authorize the Chair to sign a Resolution amending the Plan. (For possible action)

ADOPTED.

19. ET-24-400110 (UC-20-0493)-5051 SLV, LLC:
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) expand the Gaming Enterprise District; 2) a resort hotel; 3) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, conventions, back of house and parking structures; 4) associated accessory and incidental commercial uses, buildings, and structures; and 5) deviations from development standards.
DEVIATIONS for the following: 1) increase the height of high-rise towers; 2) encroachment into airspace; 3) reduce setbacks; 4) alternative landscaping; and 5) all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) for non-standard improvements (landscaping) within the right-of-way; and 2) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) a resort hotel with all associated and accessory uses, structures and incidental buildings and structures; and 2) finished grade on 4.68 acres in a CR (Commercial Resort) Zone and within the Airport Environs (AE-65) Overlay. Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Russell Road (alignment) within Paradise. JG/jm/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Until August 20, 2025 to commence or the application will expire unless extended with approval of an extension of time;**
- **As required by NRS 278.0205 and the Development Agreement Ordinance, applicant to submit their first report, due once every twenty-four (24) months, by November 30, 2024;**
- **Complete construction of perimeter wall on east side of the property within 90 days;**
- **Enclose the site with a solid 8 foot high wood construction fence made of dimensional lumber and faced with plywood, as required in Exhibit A of the Decommissioning Plan, within 90 days; only after contractor notifies the Clark County Building Department that the project has remobilized, and construction has restarted, can the wooden construction fence be removed;**
- **24 hour on-site manned security must be provided immediately and throughout the duration of the construction project.**
- **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Compliance with previous conditions.**

Department of Aviation

- **The applicant shall be 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 DOA;**
- **If the applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then it 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; the 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 will be issued until the applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA and is still valid, or a "Property Owner's Shielding Determination Statement" has been issued by the DOA;**
- **The applicant shall be 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 the FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; 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.**

20. UC-24-0319-VAN DIEPEN, RICHARD & KATHRYN:
USE PERMIT for an accessory living quarters.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation.
DESIGN REVIEW for existing accessory structures in conjunction with an existing single-family residence on 0.23 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Designation Overlay. Generally located on the east side of Cochise Lane, 110 feet north of Geronimo Way within Paradise. TS/jm/syp (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time;**
- **Paint roof of accessory living quarter to match the roof color of the residence.**
- **Applicant is advised that 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.**

21. UC-24-0436-MANNA INVESTMENT GROUP, LLC:
HOLDOVER USE PERMIT for a vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) alternative buffering and screening; and 3) allow attached sidewalks.
DESIGN REVIEW for a vehicle wash in conjunction with an existing shopping center on a portion of 4.09 acres in a CG (Commercial General) Zone. Generally located on the west side of Sandhill Road and the south side of Desert Inn Road within Paradise. TS/sd/kh (For possible action)

HELD - 12/18/24 - per the applicant.

22. UC-24-0460-GONZALEZ, DIMAS:
HOLDOVER USE PERMITS for the following: 1) stable (residential); 2) livestock (small); 3) livestock (medium); and 4) livestock (large).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow accessory structures prior to the principal structure; 2) reduce building separation; 3) allow a non-decorative fence in the front yard; 4) eliminate street landscaping; 5) full off-site improvements; and 6) allow 3 driveways in conjunction with proposed agricultural uses and future single-family residences on 1.47 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-65) Overlay. Generally located on the south side of Cartier Avenue and the east side of Walnut Road within Sunrise Manor. WM/dd/syp (For possible action)

HELD - 12/18/24 - per Commissioner McCurdy.

23. UC-24-0536-REHM, SCOTT & JEANALIN, JULIA:
USE PERMITS for the following: 1) home occupation; 2) stable; 3) livestock (small and large); and 4) household pets.
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks on 0.48 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Westwind Road, 610 feet south of Charleston Boulevard within the Spring Valley Planning Area. RM/tpd/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **60 days to bring the on-site activities into compliance with Title 30;**
- **Obtain any required permits for the increase in household pets from Clark County Animal Control.**
- **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.**

Southern Nevada Health District (SNHD) - Engineering

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

USE PERMITS #1 THROUGH #3 AND WAIVER OF DEVELOPMENT STANDARDS WERE DENIED.

24. VS-24-0277-PALM PROPERTIES, LLC:
HOLDOVER VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). TS/jor/syp (For possible action)

DENIED.

25. WS-24-0276-PALM PROPERTIES, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. TS/jor/syp (For possible action)

DENIED.

26. VS-24-0457-DBAC, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Pamalyn Avenue and Maule Avenue, and between Arville Street and Cameron Street, a portion of right-of-way being Arville Street located between Pamalyn Avenue and Maule Avenue, and portion of right-of-way being Maule Avenue located between Arville Street and Cameron Street within Enterprise (description on file). MN/lm/syp (For possible action)

HELD - 12/18/24 - per the applicant.

27. WS-24-0456-DBAC, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fill height; 2) increase retaining wall height; and 3) reduce driveway setback.
DESIGN REVIEW for a single-family residential subdivision on 3.11 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action)

HELD - 12/18/24 - per the applicant.

28. TM-24-500096-DBAC, LLC:
HOLDOVER TENTATIVE MAP consisting of 6 single-family residential lots and 1 common lot on 3.11 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action)

HELD - 12/18/24 - per the applicant.

29. VS-24-0462-OMNI FAMILY LIMITED PARTNERSHIP:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Capovilla Avenue and between Valley View Boulevard and Procyon Street within Enterprise (description on file). MN/hw/kh (For possible action)

APPROVED.
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

- **Right-of-way dedication to include 45 feet to the back-of-curb for Valley View Boulevard, 25 feet to the back-of-curb for Arby Avenue, 25 feet to the back-of-curb for Procyon Street, 25 feet to the back-of-curb for Capovilla Avenue and associated spandrels;**

- **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, 90 days to record said separate document for the Warm Springs storm drain improvement project;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**
- **Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

30. WS-24-0461-OMNI FAMILY LIMITED PARTNERSHIP:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce net lot area; 2) reduce street landscaping; 3) increase retaining wall height; 4) increase fill height; 5) alternative lot orientation; 6) off-site improvements (streetlights); and 7) reduce driveway setbacks.
DESIGN REVIEW for a single-family residential subdivision on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise. MN/hw/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **At a minimum, 5 gallon shrubs shall be provided within the landscaping strip between the tiered retaining wall;**
- **Provide for and include in the CC&Rs that a minimum of 15, 24 inch box Bay Laurel trees be planted and maintained 30 feet on center within the landscape strip between the tiered wall with any changes in landscaping to be approved by the HOA and adjacent property owners;**
- **Provide and include in the CC&Rs a gate to the landscape easement on Arby Avenue to be accessed and maintained by an HOA;**
- **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

- **Full off-site improvement on Valley View Boulevard;**
- **Full off-site improvements except streetlights on Arby Avenue, Capovilla Avenue, and Procyon Street with sidewalks consisting of asphalt instead of concrete;**
- **Install conduit and pull boxes for streetlights;**
- **Drainage study and compliance;**
- **Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard, 25 feet to the back of curb for Arby Avenue, 25 feet to the back of curb for Procyon Street, 25 feet to the back of curb for Capovilla Avenue and associated spandrels;**
- **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, 90 days to record said separate document for the Warm Springs storm drain improvement project.**

- **Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

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.**
- **Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed; 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 to show fire hydrant locations on-site and within 750 feet.**
- **Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0135-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

31. TM-24-500099-OMNI FAMILY LIMITED PARTNERSHIP:
HOLDOVER TENTATIVE MAP consisting of 13 single-family residential lots on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise. MN/hw/kh (For possible action)

APPROVED.
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

- **Full off-site improvement on Valley View Boulevard;**
- **Full off-site improvements except streetlights on Arby Avenue, Capovilla Avenue, and Procyon Street with sidewalks consisting of asphalt instead of concrete;**
- **Install conduit and pull boxes for streetlights;**
- **Drainage study and compliance;**
- **Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard, 25 feet to the back of curb for Arby Avenue, 25 feet to the back of curb for Procyon Street, 25 feet to the back of curb for Capovilla Avenue and associated spandrels;**
- **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, 90 days to record said separate document for the Warm Springs storm drain improvement project.**
- **Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

Building Department - Addressing

- **Approved street name list from the Combined Fire Communications Center shall be provided.**

Department of Aviation

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0135-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

32. VS-24-0509-USA:
VACATE AND ABANDON easements of interest to Clark County located between Craig Road and Alexander Road and between Chieftain Street and Fort Apache Road; a portion of right-of-way being Helena Avenue located between Chieftain Street and Fort Apache Road; and a portion of right-of-way being Hickam Avenue located between Chieftain Street and Fort Apache Road within Lone Mountain (description on file). RM/hw/kh (For possible action)

HELD - 12/04/24 - per the applicant.

33. WS-24-0510-USA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gross lot area; 2) reduce net lot area; 3) reduce front setbacks; 4) allow a gated community within the NPO-RNP; 5) reduce street landscaping; 6) reduce call box setback; 7) eliminate off-site improvements (curb, gutter, sidewalks, and streetlights); 8) increase the length of a non-through street without a county approved turnaround; and 9) eliminate street knuckles.
DESIGN REVIEW for a single-family residential subdivision on a 22.14 acre portion of 32.12 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Craig Road, north of Florine Avenue (alignment), east of Chieftain Street, and west of Fort Apache Road within Lone Mountain. RM/hw/kh (For possible action)

HELD - 12/04/24 - per the applicant.

34. TM-24-500108-USA:
TENTATIVE MAP consisting of 39 single-family residential lots and 2 common lots on a 22.14 acre portion of 32.12 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Craig Road, north of Florine Avenue (alignment), east of Chieftain Street, and west of Fort Apache Road within Lone Mountain. RM/hw/kh (For possible action)

HELD - 12/04/24 - per the applicant.

35. VS-24-0539-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
VACATE AND ABANDON easements of interest to Clark County located between Torino Avenue and Ford Avenue (alignment) and between Belcastro Street and Rosanna Street within Enterprise (description on file). JJ/jud/kh (For possible 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 25 feet to the back of curb for Torino Avenue, 25 feet to the back of curb for Belcastro Street, 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;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**

36. WS-24-0538-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce net lot size; 2) increase fill height; 3) increase retaining wall height; and 4) increase driveway width.
DESIGN REVIEW for a single-family residential subdivision on 2.34 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northeast corner of Belcastro Street and Torino Avenue within Enterprise. JJ/jud/kh (For possible 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;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 25 feet to the back of curb for Torino Avenue, 25 feet to the back of curb for Belcastro Street, and associated spandrel;**
- **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.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0214-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

37. VS-24-0542-GOLDENSITES, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Mistral Avenue and between Cimarron Road and Durango Drive and portion of a right-of-way being Gagnier Boulevard located between Mistral Avenue and Camero Avenue within Enterprise (description on file). JJ/sd/kh (For possible action)

APPROVED.

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

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

38. WS-24-0543-GOLDENSSITES, LLC, THE PARSONS FAMILY REVOCABLE LIVING TRUST):
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase retaining wall height; 3) increase fill height; 4) waive full off-site improvements; and 5) reduce street intersection off-set.
DESIGN REVIEW for a single-family residential subdivision on 10.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Camero Avenue and the east and west sides of Gagnier Boulevard (alignment) within Enterprise. JJ/sd/kh (For possible 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 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

- **Off-site improvements (curb, gutter, and paving) on Camero Avenue;**
- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0075-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

WAIVER OF DEVELOPMENT STANDARDS #4A WAS DENIED FOR OFF-SITE IMPROVEMENTS (CURB, GUTTER, AND PARTIAL PAVING).

39. TM-24-500117-GOLDENSSITES, LLC, THE PARSONS FAMILY REVOCABLE LIVING TRUST): TENTATIVE MAP consisting of 20 single-family residential lots on 10.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Camero Avenue and the east and west sides of Gagnier Boulevard (alignment) within Enterprise. JJ/sd/kh (For possible action)

APPROVED.
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

- **Off-site improvements (curb, gutter, and paving) on Camero Avenue;**
- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**

Building Department - Addressing

- **Approved street name list from the Combined Fire Communications Center shall be provided.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0075-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

40. WS-24-0522-CROCKER FAMILY REVOCABLE LIVING TRUST:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) eliminate full off-site improvements in conjunction with a proposed single-family residence on 0.5 acres in a RS20 (Residential Single-Family 20) Zone within the Neighborhood Preservation (RNP) Overlay. Generally located on the west side of El Capitan Way, 170 feet south of Washburn Road within Lone Mountain. RM/jm/kh (For possible action)

HELD - 12/04/24 - per the Board of County Commissioners.

41. WS-24-0523-WARREN FAMILY REV LIV TR & WARREN, JOSEPH F. & CARRYN B. TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation; 2) reduce setbacks; and 3) modify driveway geometrics for accessory structures in conjunction with an existing single-family residence on 2.28 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Fairfield Avenue, 320 feet south of Wigwam Avenue within Enterprise. MN/tpd/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -
Comprehensive Planning

- **1 year to complete the building permit and inspection process for existing accessory structures or this portion of the application will expire unless extended with approval of an extension of time;**
- **2 years to commence the proposed RV cover or this portion of the application will expire unless extended with approval of an extension of time;**
- **Paint the proposed RV cover to match the primary dwelling.**
- **Applicant is advised that 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.**

Southern Nevada Health District (SNHD) - Engineering

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

42. WS-24-0525-SEMMATERIALS ENERGY PTNRS, LLC:
AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height (no longer needed); 2) allow non-decorative fencing (no longer needed); 3) reduce access gate setbacks; 4) waive off-site improvements (streetlights); 5) allow attached sidewalks; 6) eliminate throat depth; and 7) eliminate driveway back-of-curb radius.
DESIGN REVIEW for site modifications for an existing asphalt batch plant on 6.76 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located on the southwest corner of Valley View Boulevard and Ponderosa Way within Paradise. MN/dd/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Paint the shipping containers to match the buildings and infrastructure on-site;**
- **Street landscaping along Ponderosa Way to consist of recommended plants from the Regional Plant List, or an approved alternative.**
- **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

- **Full off-site improvements except streetlights on Ponderosa Way;**
- **Install conduit and pull boxes on Ponderosa Way.**

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;**
- **Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.**
- **Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0185-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

43. WS-24-0526-GHANOLI HOLDINGS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; and 2) allow a non-decorative fence.
DESIGN REVIEW for modifications to a previously approved truck staging area on 0.49 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Martin Avenue and the east side of Crystal Street within Enterprise. MN/dd/kh (For possible action)

HELD - 01/22/25 - per the applicant.

44. WS-24-0527-COUNTY OF CLARK (AVIATION):
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase wall height; 3) increase fill height; 4) eliminate off-site improvements (curb, gutter, sidewalks, and streetlights); and 5) reduce the street intersection off-set.
DESIGN REVIEW for single-family detached residences on 4.92 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northwest corner of Valadez Street and Shelbourne Avenue within Enterprise. JJ/jud/kh (For possible 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 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

- **Comply with approved drainage study PW24-17122;**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0113-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

45. TM-24-500114-COUNTY OF CLARK (AVIATION):
TENTATIVE MAP consisting of 10 single-family residential lots and common lots on 4.92 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northwest corner of Valadez Street and Shelbourne Avenue within Enterprise. JJ/jud/kh (For possible action)

APPROVED.
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

- **Comply with approved drainage study PW24-17122;**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**

Building Department - Addressing

- **Approved street name list from the Combined Fire Communications Center shall be provided.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0113-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

46. WS-24-0535-BLUE DIAMOND PB HOLDINGS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscape planter width; and 2) reduce driveway geometrics.
DESIGN REVIEW for commercial buildings on 0.89 acres in a CG (General Commercial) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Blue Diamond Road and the west side of Pinkbox Drive within Enterprise. JJ/sd/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;**
- **Certificate of Occupancy and/or business license shall not be issued without 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;**
- **The installation of detached sidewalks will require vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way;**
- **Coordinate with Real Property Management and the Department of Aviation to dedicate Pinkbox Drive.**

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.**
- **Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0437-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

WAIVERS OF DEVELOPMENT STANDARDS #1 AND #2B WERE WITHDRAWN.

47. PA-24-700015-NEVADA POWER COMPANY:
PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) to Neighborhood Commercial (NC) on 1.89 acres. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley. JJ/gc (For possible action)

ADOPTED.

48. ZC-24-0310-NEVADA POWER COMPANY:
ZONE CHANGE to reclassify 1.89 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley (description on file). JJ/hw (For possible 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 #0323-2024 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.**

49. UC-24-0311-NEVADA POWER COMPANY:
USE PERMIT for a mini-warehouse facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate landscape buffer and screening; and 2) residential adjacency standards.
DESIGN REVIEW for a mini-warehouse facility on 1.89 acres in a CG (Commercial General) Zone. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley. JJ/hw/syp (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **The addition of balconies or other second story external additions are prohibited;**

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

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0323-2024 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.**

WAIVERS OF DEVELOPMENT STANDARDS #1A, #1B, AND #1E WERE WITHDRAWN.

50. PA-24-700020-ROOHANI KHUSROW FAMILY TRUST:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located between Wigwam Avenue and Cougar Avenue on the west side of Edmond Street within Enterprise. JJ/rk (For possible action)

ADOPTED.

51. ZC-24-0485-ROOHANI KHUSROW FAMILY TRUST:
ZONE CHANGE to reclassify the following: 1) 5.00 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone; 2) 4.77 acres from an RS20 (Residential Single-Family 20) Zone and an H-2 (General Highway Frontage) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 3) eliminate the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise (description on file). JJ/rg (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Department of Aviation

- **Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;**
- **If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;**

- **No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.**
- **Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0181-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

52. VS-24-0486-ROOHANI KHUSROW FAMILY TRUST:
AMENDED VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Ford Avenue, and between Mohawk Street and Decatur Boulevard; a portion of a right-of-way being Edmond Street located between Wigwam Avenue (previously notified as Mohawk Street) and Ford Avenue; and a portion of a right-of-way being Cougar Avenue located between Mohawk Street (previously notified as Decatur Boulevard) and Edmond Street within Enterprise (description on file). JJ/rg/kh (For possible action)

APPROVED.
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

- **Right-of-way dedication to include 25 feet to the back of curb for Cougar Avenue, between 25 feet and 50 feet to the back of curb for Edmond Street, 35 feet to the back of curb for Wigwam Avenue and associated spandrels;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**

- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **All other right-of-way and easement dedications to record with the subdivision map;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**
- **Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

53. WS-24-0487-ROOHANI KHUSROW FAMILY TRUST:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fill height; and 2) increase retaining wall height.
DESIGN REVIEW for a single-family detached residential development on 9.77 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise. JJ/rg/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;**
- **1 story homes on Lots 1 through 6;**
- **No more than 14 homes on the western half of the project consisting of no more than 6 homes on the western half and no more than 8 homes on the eastern half;**
- **No more than 38 homes on the eastern half of the project;**
- **Tiered retaining walls on any perimeter walls along a right-of-way that are above the allowed total of 9 feet (3 feet of retaining and 6 feet of screen);**
- **Wrought iron view fencing on top of any retaining walls on the eastern half of the project above the allowed total of 9 feet (3 feet of retaining and 6 feet of screen);**
- **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;**
- **Right-of-way dedication to include 25 feet to the back of curb for Cougar Avenue, 25 feet to 50 feet to the back of curb for Edmond Street, 35 feet to the back of curb for Wigwam Avenue and associated spandrels;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **All other right-of-way and easement dedications to record with the subdivision map.**

- **Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

Department of Aviation

- **Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;**
- **If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B 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.**
- **Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0181-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

54. TM-24-500101-ROOHANI KHUSROW FAMILY TRUST:
TENTATIVE MAP consisting of 54 single-family residential lots and 5 common lots on 9.77 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise. JJ/rg/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **No more than 14 homes on the western half of the project consisting of no more than 6 homes on the western half and no more than 8 homes on the eastern half;**

- **No more than 38 homes on the eastern half of the project.**
- **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 25 feet to the back of curb for Cougar Avenue, 25 feet to 50 feet to the back of curb for Edmond Street, 35 feet to the back of curb for Wigwam Avenue and associated spandrels;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **All other right-of-way and easement dedications to record with the subdivision map.**
- **Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

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.**

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0181-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

AGENDA ITEM

55. AG-24-900729 HOLDOVER: Discuss a potential amendment to Title 30 to address how setbacks are measured; and direct staff accordingly. (For possible action)

DISCUSSED.

ORDINANCES – INTRODUCTION

56. ORD-24-900565: Introduce an ordinance to consider adoption of a Development Agreement with Richmond American Homes of Nevada, Inc. for a single-family residential development on 7.11 acres, generally located north of Pebble Road and east of Durango Drive within Enterprise. JJ/dw (For possible action)

INTRODUCED - public hearing 12/04/24.

57. ORD-24-900572: Introduce an ordinance to consider adoption of a Development Agreement with SHLV LLC for a shopping center development on 4.0 acres, generally located south of Shelbourne Avenue and west of Rainbow Boulevard within Enterprise. JJ/dw (For possible action)

INTRODUCED - public hearing 12/04/24.

58. ORD-24-900582: Introduce an ordinance to consider adoption of a Development Agreement with BD Equities, LLC for an office/ warehouse complex on 6.7 acres, generally located west of Arville Street and north of Cougar Avenue within Enterprise. JJ/dw (For possible action)

INTRODUCED - public hearing 12/04/24.

59. ORD-24-900734: Introduce an ordinance to consider adoption of a Development Agreement with SD NORTH PARCELS LLC for an office/warehouse complex on 19.3 acres, generally located east of Tenaya Way and south of Patrick Lane within Spring Valley. MN/dd (For possible action)

INTRODUCED - public hearing 12/04/24.

60. ORD-24-900758: Introduce an ordinance to amend Title 30 to modify street landscaping requirements, regulations for manufactured homes, and providing for other matters properly related thereto; and set a public hearing. (For possible action)

INTRODUCED - public hearing 12/04/24.

61. ORD-24-900766: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on October 2, 2024. (For possible action)

INTRODUCED - public hearing 12/04/24.

PUBLIC COMMENTS

Comments by the General Public regarding any items not listed on the agenda as posted. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda.

ANNOTATED ZONING AND SUBDIVISION AGENDA AND RELATED ITEMS
BOARD OF COUNTY COMMISSIONERS
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
9:00 AM, WEDNESDAY, NOVEMBER 20, 2024

This meeting has been properly noticed and posted online at https://clarkcountynv.gov/agendas and Nevada Public Notice at https://notice.nv.gov/, and at the following Principal Office:
Clark County Government Center, 500 S. Grand Central Parkway, Las Vegas, NV.

The Clark County Commission Chambers are accessible to individuals with disabilities. With twenty-four (24) hour advanced request, a sign language interpreter may be made available (telephone number TT/TDD: Nevada Relay toll-free (800) 326-6868) and assisted listening devices are available at the meeting upon request. A copy of the agenda sheets for this meeting can be found at https://clarkcountynv.gov/agendas. Versión en español se puede encontrar en https://clarkcountynv.gov/agendas haciendo clic en "Detalles de la reunión". Ang bersyon sa Tagalog ay matatagpuan sa https://clarkcountynv.gov/agendas sa pamamagitan ng pag-click sa "Mga Detalye ng Pagpupulong". Supporting material for each item, including information provided at the meeting, is available at https://www.clarkcountynv.gov/comp-planning for inspection by clicking "Services" and selecting "Land Use Documents", visiting the Department of Comprehensive Planning located at 500 S. Grand Central Parkway, Las Vegas, NV 89106, or by contacting Nicole Razo at (702) 455-4314 (option 2, option 1).

MEETING PROTOCOL:

ITEMS 4 – 17 are routine items for possible action.

These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda and be heard separately when directed by the Board of County Commissioners.

ITEMS 18 – 61 are non-routine public hearing items for possible action.

These items will be considered separately.

If you wish to speak to the Board of County Commissioners about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Please clearly state your name and address and please spell your last name for the record. Please be advised that the Board of County Commissioners has the discretion to take items on the agenda out of order; combine two or more agenda items for consideration; remove an item from the agenda or delay discussion relating to an item on the agenda at any time; and they may impose up to a 3 minute time limit for speaking on an item.

If you wish to comment on an agenda item via email, you may send an email to zoningmeeting@clarkcountynv.gov. Please include the item and application number in the "subject" portion of the email. The entire comment will be included in the written record for the item.

OPENING CEREMONIES

CALL TO ORDER

1. Public Comments.

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

3. Approval of minutes. (For possible action)

ROUTINE ACTION ITEMS (4 – 17):

These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda and be heard separately when directed by the Board of County Commissioners.

4. SDR-24-0334-MGM RESORTS LAND HOLDINGS II, LLC
HOLDOVER SIGN DESIGN REVIEW for modifications to an approved comprehensive sign plan for a resort hotel (Bellagio) on 76.63 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action)

5. DR-24-0335-BCORE PARADISE, LLC:
HOLDOVER DESIGN REVIEW for an expansion and modification to an existing resort hotel (Bellagio) on 85.77 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action)

6. ET-24-400107 (UC-20-0288)-WTML WARM SPRINGS, LLC:
USE PERMIT SECOND EXTENSION OF TIME for a cannabis establishment (retail cannabis store). DESIGN REVIEW for a retail building for a cannabis establishment on 0.9 acres in a CG (Commercial General) Zone. Generally located on the south side of Warm Springs Road, 480 feet east of Haven Street within Enterprise. MN/mh/kh (For possible action)

7. WC-24-400111 (ZC-1965-04)-WIGWAM-PARVIN LIMITED PARTNERSHIP:
WAIVERS OF CONDITIONS of a zone change requiring the following: 1) a 45 foot setback on Las Vegas Boulevard South; 2) 20 foot minimum setback along all other street frontages; and 3) 20 foot wide landscape buffer with medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area and a detached sidewalk along Las Vegas Boulevard South unless prohibited by NDOT in conjunction with a proposed multi-family residential development on 9.23 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Jo Rae Avenue within Enterprise. MM/hw/kh (For possible action)

8. VS-24-0520-WIGWAM-PARVIN LIMITED PARTNERSHIP:
VACATE AND ABANDON easements of interest to Clark County located between Jo Rae Avenue and Pyle Avenue and between Las Vegas Boulevard South and Giles Street; a portion of right-of-way being Pyle Avenue located between Las Vegas Boulevard South and Giles Street; a portion of right-of-way being Jo Rae Avenue located between Las Vegas Boulevard South and Giles Street; and a portion of right-of-way being Giles Street located between Jo Rae Avenue and Pyle Avenue within Enterprise (description on file). MN/hw/kh (For possible action)

9. UC-24-0521-WIGWAM-PARVIN LIMITED PARTNERSHIP:
USE PERMIT to allow a multi-family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) alternative driveway geometrics.
DESIGN REVIEW for a proposed multi-family residential development on 9.23 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Jo Rae Avenue within Enterprise. MN/hw/kh (For possible action)

10. ZC-24-0518-USA:
ZONE CHANGE to reclassify a 5.55 acre portion of 58.7 acres from an IH (Industrial Heavy) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-70) Overlay. Generally located on the northwest side of Las Vegas Boulevard North and the north side of Nadine Petersen Boulevard within the Northeast County Planning Area (description on file). MK/rg (For possible action)

11. ORD-24-900529: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with SCT Silverado Ranch & Arville LLC for a commercial development on 0.8 acres, generally located east of Arville Street and north of Silverado Ranch Boulevard within Enterprise. JJ/jm (For possible action)

12. ORD-24-900546: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Fort Apache, LTD for a multi-family residential development on 9.1 acres, generally located west of Fort Apache Road and south of Pebble Road within Enterprise. JJ/dw (For possible action)

13. ORD-24-900599: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with G Y Properties LLC for an office/warehouse building on 2.1 acres, generally located west of Westwind Road and south of Sunset Road within Enterprise. MN/dw (For possible action)

14. ORD-24-900699: 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 August 21, 2024. (For possible action)

15. ORD-24-900708: 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 August 7, 2024. (For possible action)

16. ORD-24-900710: 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 September 18, 2024. (For possible action)

17. ORD-24-900725: 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 September 4, 2024 and in Assessor's Books 059, 104, 140, 161, 162, 163, 164, 175, 176, and 177 the attached zone changes were approved to reclassify certain properties and amend the zoning map. (For possible action)

NON-ROUTINE ACTION ITEMS (18 – 61):

These items will be considered separately.

18. CP-24-900629: Conduct a public hearing, adopt the Flood Control Master Plan Update, and authorize the Chair to sign a Resolution amending the Plan. (For possible action)

19. ET-24-400110 (UC-20-0493)-5051 SLV, LLC:
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) expand the Gaming Enterprise District; 2) a resort hotel; 3) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, conventions, back of house and parking structures; 4) associated accessory and incidental commercial uses, buildings, and structures; and 5) deviations from development standards.
DEVIATIONS for the following: 1) increase the height of high-rise towers; 2) encroachment into airspace; 3) reduce setbacks; 4) alternative landscaping; and 5) all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) for non-standard improvements (landscaping) within the right-of-way; and 2) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) a resort hotel with all associated and accessory uses, structures and incidental buildings and structures; and 2) finished grade on 4.68 acres in a CR (Commercial Resort) Zone and within the Airport Environs (AE-65) Overlay. Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Russell Road (alignment) within Paradise. JG/jm/kh (For possible action)

20. UC-24-0319-VAN DIEPEN, RICHARD & KATHRYN:
USE PERMIT for an accessory living quarters.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation.
DESIGN REVIEW for existing accessory structures in conjunction with an existing single-family residence on 0.23 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Designation Overlay. Generally located on the east side of Cochise Lane, 110 feet north of Geronimo Way within Paradise. TS/jm/syp (For possible action)

21. UC-24-0436-MANNA INVESTMENT GROUP, LLC:
HOLDOVER USE PERMIT for a vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) alternative buffering and screening; and 3) allow attached sidewalks.
DESIGN REVIEW for a vehicle wash in conjunction with an existing shopping center on a portion of 4.09 acres in a CG (Commercial General) Zone. Generally located on the west side of Sandhill Road and the south side of Desert Inn Road within Paradise. TS/sd/kh (For possible action)

22. UC-24-0460-GONZALEZ, DIMAS:
HOLDOVER USE PERMITS for the following: 1) stable (residential); 2) livestock (small); 3) livestock (medium); and 4) livestock (large).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow accessory structures prior to the principal structure; 2) reduce building separation; 3) allow a non-decorative fence in the front yard; 4) eliminate street landscaping; 5) full off-site improvements; and 6) allow 3 driveways in conjunction with proposed agricultural uses and future single-family residences on 1.47 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-65) Overlay. Generally located on the south side of Cartier Avenue and the east side of Walnut Road within Sunrise Manor. WM/dd/syp (For possible action)

23. UC-24-0536-REHM, SCOTT & JEANALIN, JULIA:
USE PERMITS for the following: 1) home occupation; 2) stable; 3) livestock (small and large); and 4) household pets.
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks on 0.48 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Westwind Road, 610 feet south of Charleston Boulevard within the Spring Valley Planning Area. RM/tpd/kh (For possible action)

24. VS-24-0277-PALM PROPERTIES, LLC:
HOLDOVER VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). TS/jor/syp (For possible action)

25. WS-24-0276-PALM PROPERTIES, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. TS/jor/syp (For possible action)

26. VS-24-0457-DBAC, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Pamalyn Avenue and Maule Avenue, and between Arville Street and Cameron Street, a portion of right-of-way being Arville Street located between Pamalyn Avenue and Maule Avenue, and portion of right-of-way being Maule Avenue located between Arville Street and Cameron Street within Enterprise (description on file). MN/lm/syp (For possible action)

27. WS-24-0456-DBAC, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fill height; 2) increase retaining wall height; and 3) reduce driveway setback.
DESIGN REVIEW for a single-family residential subdivision on 3.11 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action)

28. TM-24-500096-DBAC, LLC:
HOLDOVER TENTATIVE MAP consisting of 6 single-family residential lots and 1 common lot on 3.11 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action)

29. VS-24-0462-OMNI FAMILY LIMITED PARTNERSHIP:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Capovilla Avenue and between Valley View Boulevard and Procyon Street within Enterprise (description on file). MN/hw/kh (For possible action)

30. WS-24-0461-OMNI FAMILY LIMITED PARTNERSHIP:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce net lot area; 2) reduce street landscaping; 3) increase retaining wall height; 4) increase fill height; 5) alternative lot orientation; 6) off-site improvements (streetlights); and 7) reduce driveway setbacks.
DESIGN REVIEW for a single-family residential subdivision on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise. MN/hw/kh (For possible action)

31. TM-24-500099-OMNI FAMILY LIMITED PARTNERSHIP:
HOLDOVER TENTATIVE MAP consisting of 13 single-family residential lots on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise. MN/hw/kh (For possible action)

32. VS-24-0509-USA:
VACATE AND ABANDON easements of interest to Clark County located between Craig Road and Alexander Road and between Chieftain Street and Fort Apache Road; a portion of right-of-way being Helena Avenue located between Chieftain Street and Fort Apache Road; and a portion of right-of-way being Hickam Avenue located between Chieftain Street and Fort Apache Road within Lone Mountain (description on file). RM/hw/kh (For possible action)

33. WS-24-0510-USA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gross lot area; 2) reduce net lot area; 3) reduce front setbacks; 4) allow a gated community within the NPO-RNP; 5) reduce street landscaping; 6) reduce call box setback; 7) eliminate off-site improvements (curb, gutter, sidewalks, and streetlights); 8) increase the length of a non-through street without a county approved turnaround; and 9) eliminate street knuckles.
DESIGN REVIEW for a single-family residential subdivision on a 22.14 acre portion of 32.12 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Craig Road, north of Florine Avenue (alignment), east of Chieftain Street, and west of Fort Apache Road within Lone Mountain. RM/hw/kh (For possible action)

34. TM-24-500108-USA:
TENTATIVE MAP consisting of 39 single-family residential lots and 2 common lots on a 22.14 acre portion of 32.12 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Craig Road, north of Florine Avenue (alignment), east of Chieftain Street, and west of Fort Apache Road within Lone Mountain. RM/hw/kh (For possible action)

35. VS-24-0539-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
VACATE AND ABANDON easements of interest to Clark County located between Torino Avenue and Ford Avenue (alignment) and between Belcastro Street and Rosanna Street within Enterprise (description on file). JJ/jud/kh (For possible action)

36. WS-24-0538-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce net lot size; 2) increase fill height; 3) increase retaining wall height; and 4) increase driveway width.
DESIGN REVIEW for a single-family residential subdivision on 2.34 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northeast corner of Belcastro Street and Torino Avenue within Enterprise. JJ/jud/kh (For possible action)

37. VS-24-0542-GOLDENSITES, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Mistral Avenue and between Cimarron Road and Durango Drive and portion of a right-of-way being Gagnier Boulevard located between Mistral Avenue and Camero Avenue within Enterprise (description on file). JJ/sd/kh (For possible action)

38. WS-24-0543-GOLDENSSITES, LLC, THE PARSONS FAMILY REVOCABLE LIVING TRUST):
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase retaining wall height; 3) increase fill height; 4) waive full off-site improvements; and 5) reduce street intersection off-set.
DESIGN REVIEW for a single-family residential subdivision on 10.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Camero Avenue and the east and west sides of Gagnier Boulevard (alignment) within Enterprise. JJ/sd/kh (For possible action)

39. TM-24-500117-GOLDENSSITES, LLC, THE PARSONS FAMILY REVOCABLE LIVING TRUST):
TENTATIVE MAP consisting of 20 single-family residential lots on 10.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Camero Avenue and the east and west sides of Gagnier Boulevard (alignment) within Enterprise. JJ/sd/kh (For possible action)

40. WS-24-0522-CROCKER FAMILY REVOCABLE LIVING TRUST:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) eliminate full off-site improvements in conjunction with a proposed single-family residence on 0.5 acres in a RS20 (Residential Single-Family 20) Zone within the Neighborhood Preservation (RNP) Overlay. Generally located on the west side of El Capitan Way, 170 feet south of Washburn Road within Lone Mountain. RM/jm/kh (For possible action)

41. WS-24-0523-WARREN FAMILY REV LIV TR & WARREN, JOSEPH F. & CARRYN B. TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation; 2) reduce setbacks; and 3) modify driveway geometrics for accessory structures in conjunction with an existing single-family residence on 2.28 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Fairfield Avenue, 320 feet south of Wigwam Avenue within Enterprise. MN/tpd/kh (For possible action)

42. WS-24-0525-SEMMATERIALS ENERGY PTNRS, LLC:
AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height (no longer needed); 2) allow non-decorative fencing (no longer needed); 3) reduce access gate setbacks; 4) waive off-site improvements (streetlights); 5) allow attached sidewalks; 6) eliminate throat depth; and 7) eliminate driveway back-of-curb radius.
DESIGN REVIEW for site modifications for an existing asphalt batch plant on 6.76 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located on the southwest corner of Valley View Boulevard and Ponderosa Way within Paradise. MN/dd/kh (For possible action)

43. WS-24-0526-GHANOLI HOLDINGS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; and 2) allow a non-decorative fence.
DESIGN REVIEW for modifications to a previously approved truck staging area on 0.49 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Martin Avenue and the east side of Crystal Street within Enterprise. MN/dd/kh (For possible action)

44. WS-24-0527-COUNTY OF CLARK (AVIATION):
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase wall height; 3) increase fill height; 4) eliminate off-site improvements (curb, gutter, sidewalks, and streetlights); and 5) reduce the street intersection off-set.
DESIGN REVIEW for single-family detached residences on 4.92 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northwest corner of Valadez Street and Shelbourne Avenue within Enterprise. JJ/jud/kh (For possible action)

45. TM-24-500114-COUNTY OF CLARK (AVIATION):
TENTATIVE MAP consisting of 10 single-family residential lots and common lots on 4.92 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northwest corner of Valadez Street and Shelbourne Avenue within Enterprise. JJ/jud/kh (For possible action)

46. WS-24-0535-BLUE DIAMOND PB HOLDINGS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscape planter width; and 2) reduce driveway geometrics.
DESIGN REVIEW for commercial buildings on 0.89 acres in a CG (General Commercial) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Blue Diamond Road and the west side of Pinkbox Drive within Enterprise. JJ/sd/kh (For possible action)

47. PA-24-700015-NEVADA POWER COMPANY:
PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) to Neighborhood Commercial (NC) on 1.89 acres. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley. JJ/gc (For possible action)

PC Action - Adopted

48. ZC-24-0310-NEVADA POWER COMPANY:
ZONE CHANGE to reclassify 1.89 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley (description on file). JJ/hw (For possible action)

PC Action - Approved

49. UC-24-0311-NEVADA POWER COMPANY:
USE PERMIT for a mini-warehouse facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate landscape buffer and screening; and 2) residential adjacency standards.
DESIGN REVIEW for a mini-warehouse facility on 1.89 acres in a CG (Commercial General) Zone. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley. JJ/hw/syp (For possible action)

PC Action - Approved
Waivers of Development Standards #1A, #1B, and #1E were Withdrawn without prejudice

50. PA-24-700020-ROOHANI KHUSROW FAMILY TRUST:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located between Wigwam Avenue and Cougar Avenue on the west side of Edmond Street within Enterprise. JJ/rk (For possible action)

PC Action - Adopted

51. ZC-24-0485-ROOHANI KHUSROW FAMILY TRUST:
ZONE CHANGE to reclassify the following: 1) 5.00 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone; 2) 4.77 acres from an RS20 (Residential Single-Family 20) Zone and an H-2 (General Highway Frontage) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 3) eliminate within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise (description on file). JJ/rg (For possible action)

PC Action - Approved

52. VS-24-0486-ROOHANI KHUSROW FAMILY TRUST:
AMENDED VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Ford Avenue, and between Mohawk Street and Decatur Boulevard; a portion of a right-of-way being Edmond Street located between Wigwam Avenue (previously notified as Mohawk Street) and Ford Avenue; and a portion of a right-of-way being Cougar Avenue located between Mohawk Street (previously notified as Decatur Boulevard) and Edmond Street within Enterprise (description on file). JJ/rg/kh (For possible action)

PC Action - Approved

53. WS-24-0487-ROOHANI KHUSROW FAMILY TRUST:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fill height; and 2) increase retaining wall height.
DESIGN REVIEW for a single-family detached residential development on 9.77 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise. JJ/rg/kh (For possible action)

PC Action - Approved

54. TM-24-500101-ROOHANI KHUSROW FAMILY TRUST:
TENTATIVE MAP consisting of 54 single-family residential lots and 5 common lots on 9.77 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise. JJ/rg/kh (For possible action)

PC Action - Approved

AGENDA ITEM

55. AG-24-900729 HOLDOVER: Discuss a potential amendment to Title 30 to address how setbacks are measured; and direct staff accordingly. (For possible action)

ORDINANCES – INTRODUCTION

56. ORD-24-900565: Introduce an ordinance to consider adoption of a Development Agreement with Richmond American Homes of Nevada, Inc. for a single-family residential development on 7.11 acres, generally located north of Pebble Road and east of Durango Drive within Enterprise. JJ/dw (For possible action)

57. ORD-24-900572: Introduce an ordinance to consider adoption of a Development Agreement with SHLV LLC for a shopping center development on 4.0 acres, generally located south of Shelbourne Avenue and west of Rainbow Boulevard within Enterprise. JJ/dw (For possible action)

58. ORD-24-900582: Introduce an ordinance to consider adoption of a Development Agreement with BD Equities, LLC for an office/ warehouse complex on 6.7 acres, generally located west of Arville Street and north of Cougar Avenue within Enterprise. JJ/dw (For possible action)

59. ORD-24-900734: Introduce an ordinance to consider adoption of a Development Agreement with SD NORTH PARCELS LLC for an office/warehouse complex on 19.3 acres, generally located east of Tenaya Way and south of Patrick Lane within Spring Valley. MN/dd (For possible action)

60. ORD-24-900758: Introduce an ordinance to amend Title 30 to modify street landscaping requirements, regulations for manufactured homes, and providing for other matters properly related thereto; and set a public hearing. (For possible action)

61. ORD-24-900766: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on October 2, 2024. (For possible action)

PUBLIC COMMENTS

Comments by the General Public regarding any items not listed on the agenda as posted. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda.

togetherforbetter

Board of County Commissioners

Clark County, Nevada

Tick Segerblom, Chair
William McCurdy II, Vice Chair
Jim Gibson
Justin Jones
Marilyn K. Kirkpatrick
Ross Miller
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 20, 2024:

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 Click or tap here to enter text. a.m. by Chair Segerblom with the following members present:

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

Absent:
None

Commissioner Miller exited the meeting following Item 40 presentation.

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

SEC. 2. PUBLIC FORUM

1. Public Comment

ACTION: NO ACTION WAS TAKEN BY THE BOARD.

TICK SEGERBLOM
Good morning. This is the County Commission Zoning Meeting on Wednesday. Ms. Real.

SAMI REAL
So good morning, Commissioners. Before we start today's meeting, Commissioner Naft wishes to say a few words about George Garcia, longtime land use consultant, who sadly passed away on October 26 of this year. So, Commissioner Naft?

MICHAEL NAFT
Yeah. Thank you, Sami.

George had become a fixture of this Chamber: of J.C. Garcia, Inc. He passed away, as Sami said, on October 26 very suddenly after a short battle against an aggressive lymphoma.

George founded J.C. Garcia in 1995. The firm is an internationally recognized leader in commercial real estate in Southern Nevada. George had 26 years of local government planning experience, serving for five years as the Planning Director for the City of Henderson. In addition to his personal successes, George was an animal lover who actively supported local rescues and shelter groups.

In his honor, his family, including his children, Melissa, Jordan and Chris, and Melissa and Chris I believe are here with us today, they've created the George C. Garcia Lymphoma Foundation to provide diagnosed lymphoma patients in southern Nevada with access to care and education.

I know, like all of us here, worked closely with George, as did many in the audience today and we're thinking, Melissa, of you and your whole family at this hard time. But always look forward – we know how proud George was, Melissa, to work with you and of your brothers and we're glad that you're here to continue in his legacy in the work that he spent his career on, planning and preparing for the future growth of Southern Nevada. Thank you, Ms. Real.

SAMI REAL
So, with that, we will begin today's meeting. So, the first item on the agenda is public comment.

TICK SEGERBLOM
This is the first period for public comment and anyone wishing to speak on an item on the agenda, please come forward and you have up to three minutes. Identify the item you're speaking on.

MARGARET ANN COLEMAN
Yes, this is – my name is Margaret Ann Coleman, C-O-L-E-M-A-N. This is concerning the agenda approval and it held and did items deleted.

This is concerning the program for the housing over at – on Las Vegas across from the funeral department. This place here has $3 million that is credited due for my living arrangements. It's needing a lot of repairs and fixtures of that nature that I have views because I've been over there. Now I asked to be moved out due to the fact I am credit to be indoors and not on the ground or sleeping in that facility. They put me on navigation. You give me no credibility to maintain my own living arrangements. You want to take medication when you go in. You want to wheel and deal over that navigation in order to get your assistance. That is another default.

You made a statement concerning the people at the shelter. If they don't do right, they be arrested and put in jail. People being homeless due to the fact you all locked us outside with the constables. The Lopez and the Delregados have placed me in a situation of being locked out at 1316 Wizard and putting in Filipinos to, as you know, you open up a town section for them to live. Black people don't have that. You haven't given us that. I had Mormon Manor. You put each one of them and they are in that shelter. And they're talking about me, scorning and desecrating me every day.

I had an attorney called Attorney Welch that went to Florida that was – he was eight-balled it just for representing me to get my money. And from then on, I had been getting scorned and desecrated and never been able to collect. I'm needing you to cut me a check. Let me go. I help you, now help me. I need a car. I need to handle my own affairs. I'm 73 and I'm an adult and I would like to act that way. Thank you.

TICK SEGERBLOM
Thank you. Anyone else here wishes to speak – you want to come up on 55?

CARLOS IBARRA
Good morning, Commissioners. My name is Juan Carlos Ibarra, I-B-A-R-R-A. Me and my brother, we are a small developer here in Las Vegas and we support Item 55 proposed by Mr. Tick Segerblom. And it currently impacts our business. And again, we support Item 55. Thank you very much.

TICK SEGERBLOM
Thank you. Anyone else here wishing to speak? Seeing no one, well oh wait, here we go.

LEE DUSBABEK
Are you going to have public input after each one of these?

TICK SEGERBLOM
Yes. But also, but – I'm sorry, Sami. What were the three? There's three that have been –

SAMI REAL
So, Commissioner, we received a request to speak on Items 32, 33 and 34. Those items have requested to be held until December 4, 2024. I'll read those in next. So, if there's somebody here who wants to speak on Items 32, 33, 34, they can do so now during the public comment period or they can come back on December 4.

TICK SEGERBLOM
Yeah. So, you're welcome to speak now since you came all the way down there. So, thank you.

ROSS MILLER
It's in my district. So, I just wanted to let you know that it's undergoing a design change. So, some of you make comments may be relevant, some may not. But if you want to contact my office after the meeting, we'd be happy to discuss it with you as well. But look forward to listening to your comments this morning.

TICK SEGERBLOM
Well, you have to state your name and spell your last name for the record.

LEE DUSBABEK
Lee Dusbabek, 9355 Helena Avenue.

TICK SEGERBLOM
Thank you.

LEE DUSBABEK
Twenty-five years ago, I happened to be a member of the Lone Mountain Citizens Advisory Council when at that time you, the County and the City, came together in the same room and agreed to and signed a contract for the Rural Preservation Zone. And you promised us, the residents and everybody on TV watching here that's in the County, that you would uphold this. As you can tell, those three items are asking for waivers of all the things that you promised us. I'd just like to input that so you can consider it when you do vote. And was it December 9?

SAMI REAL
December 4.

LEE DUSBABEK
December 4. All right.

TICK SEGERBLOM
But also do you want to speak to Mr. Miller's staff? Are they – okay.

LEE DUSBABEK
Okay. So, I'll just contact him directly?

TICK SEGERBLOM
Yes.

LEE DUSBABEK
All right, thank you.

TICK SEGERBLOM
Thank you. Anyone else here wishing to speak?

CALVIN KOEHLER
My name's Calvin Koehler. I live at 9375 West Craig Road, and I'd like to speak on 32, 33 and 34 also.

The agreement he's talking about was between the City and the County on December 21, 2016, where they agreed to this. And then again on the 2021, Title 30 was passed by this Committee, which made it a Rural Estates area.

I'm only going to present two quick things. These are pictures of the development by Mr. Templeton that's up above my house in the same area. I'm not quite sure how he got in so many houses in such a small area, but this is a picture of what they look like and what the development he plans on making is going to look like. And this is a picture of the homes that exist there now and what they look like.

My neighbors have chickens, gardens, horses. There's actually a park on Lone Mountain for horses. That's what this area was developed for. It's what this Committee approved that development for. They're slowly chipping away on this and trying to make it Las Vegas City. And that's fine. If I wanted to live in Las Vegas City, I can afford to live in Las Vegas City. But I chose to live in Clark County. Reason behind that was so that I could have chickens, horses, gardens. If we allow this to happen now, it'll continue, and we might as well not even have Title 30. I thank you for your time.

TICK SEGERBLOM
Thank you. And I'm sorry, could you spell your last name?

CALVIN KOEHLER
Koehler. Koehler. It's K-O-E-H-L-E-R.

TICK SEGERBLOM
Great. Thank you.

CALVIN KOEHLER
Would you like to look at these pictures?

TICK SEGERBLOM
You could hand them to – here, right here.

CALVIN KOEHLER
Okay. Picture Number 1 is the development that's in existing above my place in the same area. And Picture Number 2 is normal homes in that area. They're not even close. Thank you.

TICK SEGERBLOM
Thank you.

CALVIN KOEHLER
Thank you for your time.

LUIS GUTIERREZ
Hello. Luis Gutierrez, 7500 West Lake Mead Boulevard here in Las Vegas. I also live in that general area. Regarding 33 and 34, why were we not notified about the extension or change of plans? Are we not communicating or is this – I would like some answers.

TICK SEGERBLOM
I'm sorry we can't – during public comment, we don't respond. But if you want to stick around –

LUIS GUTIERREZ
Well, for the public that's sitting here, we should have been notified of the extension. And also, just for the record, I'm not happy with the development.

TICK SEGERBLOM
Anyway, if you'll leave your name and number, we'll have Commissioner Miller's Office reach out to you.

LUIS GUTIERREZ
Are we going to be notified by mail?

TICK SEGERBLOM
I'm not sure. Sami?

ROSS MILLER
We just moved it this morning so there was no opportunity to let you know because they just put in the new design plan. So, we're moving it to December 5 – December 4, so you can come at that time.

LUIS GUTIERREZ
So hopefully we're not going to start playing these games with extensions and so people get all confused here. Because it may trigger worse than better. That's all.

TICK SEGERBLOM
All right, thank you. Anyone else here?

RUTH RIOS
Good morning. My name is Ruth Rios and I'm here with Dimas Gonzalez. My name is R-U-T-H R-I-O-S. His name is Dimas, D-I-M-A-S Gonzalez, G-O-N-Z-A-L-E-Z, on Item Number 22 that is being held.

Because we took the opportunity to come, we would like to speak just a little bit about it. We understand that it's being held. However, we want to address it. For the most part, we have taken care of all these items.

The only one that is remaining is the shipping containers in which we're going to be using license to make the structure of the house. We just want to make sure that we let you guys know that we are willing to comply with everything, but we are asking that at least the shipping containers, you guys allow us to keep it there since we're going to be using them for the construction of the house.

We are at this point just waiting for the grading plan to hopefully be approved within this month. And that's pretty much what we're asking. We have no more animals there because we do understand that we need to be living there to keep our animals there. There's no more selling any hay. Even though we had the permit, we didn't have the permit for the property, so we removed everything. So completely right now the lot is practically empty with the exception of the shipping containers that we are asking that you guys help us out with that.

WILLIAM MCCURDY II
We thank you for coming out today. While we can't go back and forth, we ask that you hang tight, or you wait for my office to reach out to you, and we'll be following up on some of the items that were in violation of the Code prior to this meeting. After this meeting. Excuse me. Is that okay?

RUTH RIOS
Say that again? I'm sorry.

WILLIAM MCCURDY II
My office will reach out to you afterwards.

RUTH RIOS
Okay.

WILLIAM MCCURDY II
Thank you.

RUTH RIOS
Thank you.

TICK SEGERBLOM
Thank you both. Anyone else here wishing to speak? Seeing no one, we'll close the – oops, here we go.

JEANALIN REHM
My name's Jeanalin Rehm. Good morning, guys. And this is Scott Rehm, and we are for Item 23 and we are asking for a home occupation, stable, livestock and to up our house count for household pets. And we are offering cow cuddles, and we wanted to –

TICK SEGERBLOM
Is this one, excuse me –

SAMI REAL
So, Commissioners, this item is actually off of the routine. So, we will hear this one.

TICK SEGERBLOM
This one is going to be heard if you want to stick around and-

JEANALIN REHM
Oh, okay.

TICK SEGERBLOM
– hear when the item is coming in.

JEANALIN REHM
Okay. All right.

TICK SEGERBLOM
Great. Thank you.

JEANALIN REHM
Sorry.

TICK SEGERBLOM
Sorry, we get a little confused. All right. Seeing no one else, we'll close the public hearing and ask Ms. –

SEC. 3. AGENDA

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

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 4, 2024, Zoning Meeting: Item 32, VS-24-0509; Item 33, WS-24-0510; and Item 34, TM-24-500108.
- Hold to the December 18, 2024, Zoning Meeting: Item 21, UC-24-0436; Item 22, UC-24-0460; Item 26, VS-24-0457; Item 27 WS-24-0456; and Item 28, TM-24-500096.
- Hold to the January 22, 2025, Zoning Meeting: Item 43, WS-24-0526.
- And hold till the February 19, 2025, Zoning Meeting: Item 4, which is SDR-24-0334: and Item 5, DR-24-0335.

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 4, 5, 21, 22, 26, 27, 28, 32, 33, 34, and 43, the agenda stands ready for your approval.

Additionally, just to put it on and request the Commissioners, Commissioner Miller needs to leave early today and requests that his items be taken out of order and those items are Item 23 and Item 40.

MOTION

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

TICK SEGERBLOM
There's a motion to approve the agenda. Cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes.

3. Approval of minutes. (For possible action)

SAMI REAL
The third item on the agenda is the approval of minutes. The minutes of the October 16, 2024, Zoning Meeting are ready for approval.

MOTION

WILLIAM MCCURDY II
Move approval of the minutes.

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

VOTE

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

TICK SEGERBLOM
That motion passes.

SEC. 4. ROUTINE ACTION ITEMS 4 THROUGH 17

SAMI REAL
Next are the Routine Action Items which consist of Items 4 through 17, except items previously deleted. These items may be considered together in one motion and are subject to the conditions listed with each agenda item.

In addition, staff has the following request: Item 9 for UC-24-0521, add a Public Works condition to read: a license and maintenance agreement for any non-standard improvements within the right-of-way along Las Vegas Boulevard South if required by Public Works Development Review.

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

WILLIAM MCCURDY II
Chair, I move to approve the Routine Action Items with the recommended changes read into the record.

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

VOTE

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

TICK SEGERBLOM
That motion passes.

4. SDR-24-0334-MGM RESORTS LAND HOLDINGS II, LLC
HOLDOVER SIGN DESIGN REVIEW for modifications to an approved comprehensive sign plan for a resort hotel (Bellagio) on 76.63 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO FEBRUARY 19, 2025, PER THE APPLICANT. APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA).

5. DR-24-0335-BCORE PARADISE, LLC:
HOLDOVER DESIGN REVIEW for an expansion and modification to an existing resort hotel (Bellagio) on 85.77 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO FEBRUARY 19, 2025, PER THE APPLICANT. APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA).

6. ET-24-400107 (UC-20-0288)-WTML WARM SPRINGS, LLC:
USE PERMIT SECOND EXTENSION OF TIME for a cannabis establishment (retail cannabis store).
DESIGN REVIEW for a retail building for a cannabis establishment on 0.9 acres in a CG (Commercial General) Zone. Generally located on the south side of Warm Springs Road, 480 feet east of Haven Street within Enterprise. MN/mh/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until August 19, 2026 to obtain valid business license for retail cannabis store or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

7. WC-24-400111 (ZC-1965-04)-WIGWAM-PARVIN LIMITED PARTNERSHIP:

WAIVERS OF CONDITIONS of a zone change requiring the following: 1) a 45 foot setback on Las Vegas Boulevard South; 2) 20 foot minimum setback along all other street frontages; and 3) 20 foot wide landscape buffer with medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area and a detached sidewalk along Las Vegas Boulevard South unless prohibited by NDOT in conjunction with a proposed multi-family residential development on 9.23 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Jo Rae Avenue within Enterprise. MN/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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 #0290-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

8. VS-24-0520-WIGWAM-PARVIN LIMITED PARTNERSHIP:

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

ACTION: APPROVED WITH CONDITIONS.

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, 100 feet for Las Vegas Boulevard South, 25 feet to the back-of-curb for Giles Street and associated spandrels;
- 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 Pyle Avenue improvement project, 90 days to record said separate document for the Pyle Avenue improvement project;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, dedication to back-of-curb, 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.

9. UC-24-0521-WIGWAM-PARVIN LIMITED PARTNERSHIP:

USE PERMIT to allow a multi-family residential development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) alternative driveway geometrics.

DESIGN REVIEW for a proposed multi-family residential development on 9.23 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Jo Rae Avenue within Enterprise. MN/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without 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

- A License and Maintenance Agreement for any non-standard improvements within the right-of-way along Las Vegas Boulevard South, if required by Public Works -Development Review;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include, 100 feet for Las Vegas Boulevard South, 25 feet to the back-of-curb for Giles Street and associated spandrels;
- 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 Pyle Avenue

improvement project, 90 days to record said separate document for the Pyle Avenue improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way, dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Clark County Water Reclamation District (CCWRD)
- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0290-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

10. ZC-24-0518-USA:
ZONE CHANGE to reclassify a 5.55 acre portion of 58.7 acres from an IH (Industrial Heavy) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-70) Overlay. Generally located on the northwest side of Las Vegas Boulevard North and the north side of Nadine Petersen Boulevard within the Northeast County Planning Area (description on file). MK/rg (For possible action)

ACTION: APPROVED.

11. ORD-24-900529: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with SCT Silverado Ranch & Arville LLC for a commercial development on 0.8 acres, generally located east of Arville Street and north of Silverado Ranch Boulevard within Enterprise. JJ/jm (For possible action)

ACTION: ADOPTED (ORDINANCE 5189).

12. ORD-24-900546: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Fort Apache, LTD for a multi-family residential development on 9.1 acres, generally located west of Fort Apache Road and south of Pebble Road within Enterprise. JJ/dw (For possible action)

ACTION: ADOPTED (ORDINANCE 5190).

13. ORD-24-900599: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with G Y Properties LLC for an office/warehouse building on 2.1 acres, generally located west of Westwind Road and south of Sunset Road within Enterprise. MN/dw (For possible action)

ACTION: ADOPTED (ORDINANCE 5191).

14. ORD-24-900699: 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 August 21, 2024. (For possible action)

ACTION: ADOPTED (ORDINANCE 5192).

15. ORD-24-900708: 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 August 7, 2024. (For possible action)

ACTION: ADOPTED (ORDINANCE 5193).

16. ORD-24-900710: 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 September 18, 2024. (For possible action)

ACTION: ADOPTED (ORDINANCE 5194).

17. ORD-24-900725: 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 September 4, 2024 and in Assessor's Books 059, 104, 140, 161, 162, 163, 164, 175, 176, and 177 the attached zone changes were approved to reclassify certain properties and amend the zoning map. (For possible action)

ACTION: ADOPTED (ORDINANCE 5195).

SEC. 5. NON-ROUTINE ACTION ITEMS 18 THROUGH 61

18. CP-24-900629: Conduct a public hearing, adopt the Flood Control Master Plan Update, and authorize the Chair to sign a Resolution amending the Plan. (For possible action)

ACTION: ADOPTED (RESOLUTION NO. 11-20-24-1).

SAMI REAL
All right. So, returning back to Item 18.

Item 18 is CP-24-900629. Conduct a public hearing, adopt the Flood Control Master Plan Update and authorize the Chair to sign a Resolution amending the plan. Commissioners, this is an update to the Flood Control Master Plan. Steve Parrish is here to give a brief presentation.

TICK SEGERBLOM
Good morning, Mr. Parrish. Two times in one week.

STEVEN PARRISH
I know, this is a record for me. Good morning, Mr. Chair, members of the Board. For the record, Steven Parrish, General Manager and Chief Engineer of the Clark County Regional Flood Control District.

I'm here today to present a master plan update for the Clark County outlying areas. We do five different master plans throughout Clark County. This master plan is dealing with those areas outside of the Las Vegas Valley and the outlying areas. The outlying areas are shown here. There are nine different areas. These are unincorporated areas. Just townships that are listed on the left-hand side of the slide there. So, we do one master plan update for all nine of these different areas.

We are required by NRS (Nevada Revised Statutes) to update our master plans every five years. So that prompted this update. And the purpose of these updates is to add any new information that we may

develop throughout the five-year period, identify areas perhaps that maybe need additional facilities shown on the master plan. We assess progress so if facilities have been completed, they're now shown as existing and then we identify any obstacles and recommend changes. The original master plan for Clark County included this area in 1986. The last update for the outlying areas was done in 2019.

This is the steps that we follow when we update a master plan. It starts with data collection. We check with Clark County, identify any different land uses that may be present or that have changed over the last five years. We normally will look at soils data to see if any changes occurred there. With that additional information, we'll update our facility planning and we'll update our hydrology model, so we'll determine how much water is draining out of here and then we'll identify facilities to deal with that water.

We will use a cost estimating tool that we developed in 2023 and during the Las Vegas Valley Master Plan update to develop cost estimates for those facilities. Once that work's all done, we'll go to the Town Advisory Boards or the Citizens Advisory Councils to talk about their areas. We did visit all six of those Advisory Boards and Councils and all recommended approval of their areas.

We develop a report at that point in time and then we submit for adoption. So, our Board adopted this plan in September and we're now here in front of the Board of County Commissioners to get adoption from Clark County.

I'm going to quickly go through each of the nine different areas. I'm going to go through this pretty fast, but if you have any questions or concerns, please stop me and we'll talk a little bit more in depth.

- The first area is the Blue Diamond area. There is no recommended changes on the plan for this area. Right now, we're showing a levee between the wash you see there on the north side of the town and the town itself to protect it. And then an all-weather crossing for Castelia Street is also proposed.

- In Coyote Springs there's no changes recommended for the plan here as well. All of these facilities were put on the plan per the developer's request that is doing the work out here. The developer is responsible for building these facilities and so there's no anticipated funds coming from the Regional Flood Control District for this work. As it's needed, the developer will build these facilities. There's no recommended changes to the plan here.

- In Good Springs there are two changes to the plan. The first is to the Pacific Avenue Channel. This is a channel proposed along Pacific Avenue. When we went to the Town Advisory Board, they expressed some concern about this channel was actually under design at the time. They were worried about aesthetics and other things and so the County has backed off on that design a little bit to address the Town Advisory Board's concerns. They may come back at a later time and continue the design after working with the Town Advisory Board.

  Also, there was a change to the alignment for the outfall of a proposed detention basins along the south side of the Town to better match existing conditions.

- In Indian Springs, no changes proposed to the plan here. There's an existing detention basin and levee on the west side of Indian Springs. It's already built. There's a proposed facility that takes flows from the south around the west side of Indian Springs and up to US-95. No changes to the plan proposed with this update.

- Similarly in Gene, no changes proposed. It's kind of small to see, but there is one proposed crossing under Las Vegas Boulevard there. No changes to the plan proposed in this area.

- In Laughlin, there were a couple of changes proposed. The first is the addition of a sediment basin. This basin was needed to capture material that was washing into the storm drain that goes under Casino Drive right near State Route 163. It was difficult to keep that pipe maintained, so we're adding a sediment basin to capture that material before it enters the pipe. We adjusted the outfall for the Bridge Canyon Detention Basin to better match existing topography through there, through that area.

  And then the last change was we moved the Bridge Canyon Detention Basin to the east. You can see in the yellow hatched area there is the Avi Kwa Ame National Monument was dedicated. This detention basin was originally proposed within that area and it's very difficult to get that permitted with the new monument dedication. So, we moved it downstream, made it a little longer and added some levees to act as a catcher's mitt for that water coming out of the canyon to the west.

  And then in the south area, the southland area of Laughlin, this is down where the new bridge has been built over the Colorado River for Laughlin Boulevard. We're showing some facilities here, but no changes recommended to the plan in this location.

- In the Mount Charleston area, we are proposing some changes and some of you may recall last summer we had some pretty significant flooding on Mount Charleston as a result of Tropical Storm Hillary. Some additional facilities have been added including a channel that's upstream of Rainbow Canyon Boulevard. There's an all-weather crossing that will be built up there for that road. That's their sole access into the Rainbow Canyon area so we'll have a bridge there, but we added a channel to collect the flow and get it underneath that bridge.

  And then along Echo Road, there was an existing berm that was along Echo Road that washed out during that storm event last summer. It wasn't built to 100-year standard, so we're proposing to rebuild that structure to a 100-year standard and protect the houses along Echo Road.

- In Nelson, we do have a channel proposed in Nelson. There were no changes recommended with the update to the master plan.

- And then the last area is Searchlight area and no recommended changes to the plan here. We do have a facility under design that will – this is the facility to the west that drains down to the southwest there. We're working on acquiring right away to build that facility, so be coming out to construction here shortly.

So, this is a table of the existing values of the existing facilities on the plan. In 2019, the value was $77 million. In 2024, that value went up to $133.8 million, which is an increase of about $57 million. Most of that is due to inflation as a result of the five-year period. We've seen our cost go up significantly over the last five years. And then, if there are any facilities that were built in the last five-year period, those get added to the existing facility table.

And then in terms of proposed facilities, in 2019, the proposed facility's estimated cost was $164 million. In 2024, that went up to $294 million, which is $130 million increase. Again, mainly due to inflation over the last five years and the addition of some new proposed facilities on the master plan.

So, we're asking today that the Board recommend or find that this MPU (Master Plan Update) is the most effective structural and regulatory means for correcting existing problems of flooding within the area and dealing with the probable effects of future development and adopt a master plan for Clark County outlying areas as amendment to the Master Plan.

I'd like to thank County staff as well and Public Works for all their hard work on this update as well as my own staff, Abby, Marina, and Lily Collins for all the hard work on this update. With that, happy to answer any questions.

TICK SEGERBLOM
Commissioner Naft.

MICHAEL NAFT
Thank you, Chairman. I just wanted to thank the District, and you personally for the work you put into Laughlin. Meeting both with me and without me, meeting with residents there and businesses there and allocating such significant resources to the area, which as we learned even recently, badly needs it, is greatly appreciated. Thank you for that. Chairman, if there – there is question to my left.

MARILYN K. KIRKPATRICK
Yeah, I just have one question and only because I know everybody in Moapa, Logandale and Overton are listening. They don't fall under this, they fall under the bigger Clark County budget, correct?

STEVEN PARRISH
We actually have a separate master plan just for the Moapa Valley. I think it's due to be updated next year, so it'll be the next one we do.

MARILYN K. KIRKPATRICK
Okay, perfect. Thank you.

TICK SEGERBLOM
All right, Commissioner Naft

MOTION

MICHAEL NAFT
I move for adoption of the Flood Control Master Plan Update.

TICK SEGERBLOM
Motion by Commissioner Naft. Cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes. Thank you so much.

STEVEN PARRISH
Thank you.

19. ET-24-400110 (UC-20-0493)-5051 SLV, LLC:

USE PERMITS SECOND EXTENSION OF TIME for the following: 1) expand the Gaming Enterprise District; 2) a resort hotel; 3) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, conventions, back of house and parking structures; 4) associated accessory and incidental commercial uses, buildings, and structures; and 5) deviations from development standards.

DEVIATIONS for the following: 1) increase the height of high-rise towers; 2) encroachment into airspace; 3) reduce setbacks; 4) alternative landscaping; and 5) all other deviations as shown per plans on file.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) for non-standard improvements (landscaping) within the right-of-way; and 2) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) a resort hotel with all associated and accessory uses, structures and incidental buildings and structures; and 2) finished grade on 4.68 acres in a CR (Commercial Resort) Zone and within the Airport Environs (AE-65) Overlay. Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Russell Road (alignment) within Paradise. JG/jm/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until August 20, 2025 to commence or the application will expire unless extended with approval of an extension of time;
- As required by NRS 278.0205 and the Development Agreement Ordinance, applicant to submit their first report, due once every twenty-four (24) months, by November 30, 2024;
- Complete construction of perimeter wall on east side of the property within 90 days;
- Enclose the site with a solid 8 foot high wood construction fence made of dimensional lumber and faced with plywood, as required in Exhibit A of the Decommissioning Plan, within 90 days; only after contractor notifies the Clark County Building Department that the project has remobilized, and construction has restarted, can the wooden construction fence be removed;
- 24 hour on-site manned security must be provided immediately and throughout the duration of the construction project.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Department of Aviation

- The applicant shall be 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 DOA;

- If the applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then it 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; the 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 will be issued until the applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA and is still valid, or a "Property Owner's Shielding Determination Statement" has been issued by the DOA;
- The applicant shall be 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 the FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; 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.

SAMI REAL

Next is Item 19, ET-24-400110 for (UC-20-0493); use permits second extension of time for the following: expand the Gaming Enterprise District, a resort hotel, public areas including the casino showrooms, live entertainment, retail center, indoor and outdoor dining, entertaining offices, conventions, back of house and parking structures. Associated accessory and incidental commercial uses, buildings and structures and deviations from development standards; deviations for the following: increase the height of the high-rise towers, encroachment into airspace, reduce setbacks, alternative landscaping and all other deviations as shown per plans on file. Waivers of development standards for the following: for non-standard improvements, landscaping within the right-of-way and alternative driveway geometrics. And then design reviews for the following, a resort hotel with all associated and accessory uses, structures and incidental buildings and structures and finished grade on 4.68 acres in a CR (Commercial Resort) Zone and within the Airport Environs (AE-65) Overlay, generally located on the east side of Las Vegas Boulevard South, 500 feet south of Russell Road alignment within Paradise.

Commissioners, I just want to add a couple things. So based on observations of site construction activities, construction has not been underway in over a year. Pursuant to the performance agreement for this project, project is deemed to be abandoned if construction is stopped for 180 days or longer and if abandoned, the applicant is to immediately commence decommissioning activities.

To address safety and security issues with an existing crane that remains on-site and a gap in a block wall on the eastern property boundary, the Department of Aviation is requesting an added condition to read: Owner is to complete construction of the security wall on the airport side of the project site, eastern property boundary, within 60 days in accordance with the previously approved design and specifications. And then additionally, they're requesting to replace their fifth condition to read that "On-site crane shall be dismantled and removed and the crane pads decommissioned within 90 days in compliance with the decommissioning plan per the performance agreement since the project has now been abandoned for more than 180 days."

Furthermore, staff recommends a review the decommissioning activities for the second meeting in February. That would be February 19, 2025, and then the required wooden fences outlined in the performance agreement also be constructed.

TICK SEGERBLOM
Good morning.

TONY CELESTE
Good morning, Mr. Chair, Town Board Members. My name is Tony Celeste, address 1980 Festival Plaza Drive here on behalf of the applicant. In the audience with me are Bill Shopoff and David Danasharouf who are the principals of the project, as well as Bill Smith who is the head of design and construction.

As you can see from the aerial, the site is about five acres located on the east side of Las Vegas Boulevard directly across the street from Bali Hai. To the northwest is the Mandalay Bay and we do share an eastern property line with the Airport.

I was here about three years ago where this Board graciously granted us entitlements to construct a brand new resort hotel. Part of those entitlements also expanded the Gaming Enterprise to this site. I'm here asking for an extension of time on this site so that we can resume construction. When you look at the extension of times, generally kinda two factors you take into consideration. One, is it still compatible with the area? And number two, what has gone on in the last few years with respect to the site or the development?

With respect to compatibility, we believe the site is more compatible than ever, especially in the last three years of what is coming in or planned to come in.

I'm blowing this out a little bit. Our site is here to the south. You can see you have the A's Ballpark and Integrated Resort hotel that is working its way through the system that is planned along Tropicana and Las Vegas Boulevard. As you go south, you do have the three tribes that have been accumulating property. While to my knowledge, nothing has been submitted with respect to any type of resort hotel, there have been publications in the news media outlets about some type of potential large-scale project.

You can see all of this is taking place not only south of Tropicana Boulevard, but importantly on the east side of Las Vegas Boulevard here. This is really the new corridor for potential development in this area. So, we think that not only have we always been compatible, but what you see, activities and developments over the recent years and moving forward that this is compatible more than ever. So, with that respect, we think we believe we still satisfy those requirements.

On the second part, as I mentioned, we've done actually substantial amount of work on the site. We have invested about $125 million into the site. There has been substantial work on the site. The work includes site grading, basement excavation, concrete pile and foundation, underground plumbing and electrical, foundational walls to grade and perimeter walls. All this activity shows that we have about 19% of the project complete and that investment dollars, as I said, is about $125 million into it.

We have a series of permits, active building permits. I outlined them all in our justification letter here, but I'll just show you the list of them here. They're ranging from foundational permits to garage structures, to the foundation to the walls, to concrete piles, everything that I just mentioned, EV chargers, grease interceptors, podium. So, all those are building permits we have and have remained active on the site.

So, as you can see, we've demonstrated that we have not just sat there and done nothing over the last several years. We have done a lot of construction, a lot of improvements to the site. Unfortunately, we did run into some financing issues. We are working to resolve that and that's why we are seeking the extension of time so that we can get back out there as soon as possible and recommence construction.

Speaking of some of the permits we have, over the last 24 hours to 48 hours, there's been a lot of different information I think that has been shared with you and that information I do think needs to provide some clarification, some context or additional background information. It had seemed to suggest that information that my client, the developer, has not been keeping the site clean, has not been keeping it orderly, has been derelict and we believe that is the furthest thing from the case here. So, by way of example, one of the things that was brought to our attention was the allegation that there was no dust control permit or that it had expired. We have provided Commissioner Gibson's office with our current dust control. As you can see right here, it does not expire until March of 2025. So, these are just some of the things I want to put on the record to make sure you understand that we are out there, we are taking care of the site and we're doing things that are necessary to advance this project.

Another thing is with respect to on-site security, this is our security agreement that we have with a third party to provide on-site security. That security is there 24/7. Right here is the contract. You can see it was executed a few years ago, but we did provide backup of the latest invoice November of this year showing the ongoing activities and on-site security that we have out there and that is part of our commitment that we made when we first came through with this entitlement process.

One of the other things that was mentioned and actually just read into the record, was about the back property line here and our security wall. As you may remember from three years ago, we had a lot of discussions and work with the Airport on how do we secure that back property line. And we came – there were conditions of approval, and we offered a very intricate design of a security wall back there that was crashproof and provided intense security along that wall. Now, there is a 35-foot wide opening as you can see there but let me give you some context on that. This was negotiated with the Airport to leave that area open for a period of time.

As you know, about a year ago, Clark County was doing public works improvement along Las Vegas Boulevard there, in front of our site and in order to limit additional truck traffic on the site, we came to an agreement with the Airport to utilize the private access road back there in order to help us not only alleviate construction traffic away from what the County was doing along Las Vegas Boulevard, but also it did help us with the backfill excavation there. That agreement, it was a written agreement right here, a temporary access permit. As you can see that was executed by our contractor, McCarthy, as well as the Airport. See right here at the end of the document is the execution of it by all the parties. Granted, this has now since expired and we have no problem with placing or filling in the rest of the wall and building it, but I think it's very important to give you context as to why that hole is on-site today. It was negotiated so that we could alleviate construction traffic on Las Vegas Boulevard as well as help us on the back portion of the site for the excavation. I understand now that that access road is closed off for most of the properties that share that property line, and we understand that, and we would ask for 90 days to be able to infill that piece of the wall.

What's interesting about that as well, this back portion of the wall, about – earlier this summer in May, June of this year, the Airport approached us because they were doing some fencing improvements on their side of the property, approached us in May or June of this year that they needed to tie into our wall with their fencing project as demonstrated by this exhibit here. We authorized them or granted them the ability to tie into our wall. The reason I bring that up is because at no point during this time period did the Airport reach out to us, or at least my understanding, reach out to us about wanting us to enclose that wall. So, we're happy to do so, but they've been out there, they've been monitoring, and we haven't had any of those course communication until just recently about the issue of that back wall. But like I said, we're going to fill that in hopefully, with this Board, if we could have it 90 days to do so. But I just again, some context on what has happened out there.

Other thing, when reading the staff report on the aviation section, you get into the FAA (Federal Aviation Administration) analysis. We have a, and the crane in particular, our crane tower is out there. It is permitted by the FAA until July 22, 2025. We have gone through those processes with the FAA and secured those approvals. There have been times where the flags, the red flags on there have deteriorated. The Airport has asked us to replace those, and we have, we have done it immediately. In fact, you can see right here correspondence again with the Airport and our general contractor on May 28, response May 28 saying the flags will be replaced the following day. So less than a 24-hour turnaround on replacing these flags so that everything is secure.

There's another reference in there about the light. The lighting on the boom seems to be dim. That is the first we have been made aware of it. We're working with our crane operator and the contractor right now and doing that analysis and that light will be changed as soon as possible, if in fact, it is dim. We are out there; we're monitoring the site, and we're working with the Airport on all these issues.

Another final point is that there was questioning whether we did have FAA approvals on the building height and the pylon. We have that until December 31, 2026. As you may recall, we initially came in with our FAA approval. We kinda had a – I'll just describe as a box that was approved and that was deemed to not be sufficient by the Airport. So, we held this item for several months so that our FAA consultant can go back and get 11 precise points on the building on the varying heights. We have gone back and renewed all 11 of those points on the building for our FAA determination of height. Those are still valid and valid until December 31, 2026. We have provided a copy of those.

So, with all that, we believe we have done a lot of work out there. It is still compatible. One of the things we are asking for obviously is an extension of time. When we submitted our first extension of time last year in October of 2023, it was our first extension and at that time you have a decision to make. You can either ask for a one-year administrative extension of time or you can ask for a two-year extension of time, which would then go through the public hearing process. We elected to do the administrative one. Had we come in with the public hearing, hopefully we would've been granted two years.

I guess where I'm going with this is we are asking technically for our second extension of time, but if we could get close to another year on the second extension of time, that'll really feel more like the first extension of time, which are generally given for two years. Gone back, looked at a lot of extension of times on the first one. The percentage of those approvals is extremely high, probably in the 99% range. So, while this is technically a second extension of time with an additional approximate one year, it really puts us still within the timeframe of that first extension of time, which is roughly two years. Like I said, we can agree with the Conditions of Approval with respect to the wall. Finishing the security wall, we'd ask for 90 days. We can also agree to the wood fencing around the property within 90 days if construction does not commence.

We agree with all of the conditions from the Airport with the exception of the last one that was read in. We would like to have the ability to have the crane remain up there. Obviously, there's going to be some reviews required of us prior to hopefully some type of extension of time that may be granted. So, at that time we'd like to provide an update as well. But considering we do have FAA approval for that crane until this summer, we would like to leave that crane up. With that, I appreciate your consideration and more than happy to answer any questions.

TICK SEGERBLOM
All right, this is a public hearing. Anyone here wishing to speak on this item? Seeing no one, I'll turn it over to Commissioner Gibson.

MOTION

JIM GIBSON
Thank you. There's been a lot of work over the past months. We've met you on behalf of your client, including phone calls and written submissions to us to keep us current on a regular basis as to the pursuit of the financing. Many of the things that you have approval for are, you've correctly stated what you have. The reality is when you abandon a project of course, and you know this, all of that goes away and that the determination today is really to establish whether or not it's abandoned in a technical way.

My concern has been that all of the questions that you've addressed have been brought to our attention and I wanted to make sure that the record was clear about them. I ask you to make sure that the dust control permit that has the year of expiration on it be repaired. Maybe you can go in and get a new one issued to you so there isn't a question about that.

I think it's important that your 24-hour manned security, you've provided our office with the evidence of security and the contract and the invoice, but it ought to be not on the Airport to notify the developer that the flag is gone. It ought to be on your client to ensure that the flag is always there. And so instead of responding immediately when you get a call about the light or the flag, please instruct your client that it's their responsibility to ensure that the light is burning brightly and that the flag is in repair.

The construction of the wooden fence is detailed in Item D of the Decommissioning Plan. I want to bring that forward so that just as it reads there, will be the current responsibility.

And so, what I'm inclined to do at this point, given that we are where we are and that we can't go on forever here. One of the things that cuts back the other way, yes, the area is ripe for development and that development has to be appropriate and has to fit within the Airport Environs and the other compatibility issues that are important to us along Las Vegas Boulevard.

But we're going to have projects that we believe are really happening. Where it appears as though the financing is all either in place or forthcoming reliably. And when you start taking a look at all of that, that puts a lot of pressure on us to not have a project that is started but can't complete itself. So, it's essential that the financing be found, in place, and that the work commence within the time I'm going to offer up as a suggestion to my colleagues. And if it's approved by a vote of the Commission, in all likelihood it is the very last extension that we'll be able to give, simply because we're trying to do everything we can do to accommodate a dressing up of the Boulevard on the east side, south of Tropicana. And I say that because it's important for you and your client to understand how tough this is, how serious this is for us as a County.

We know there are outstanding balances to be paid to contractors and subcontractors and potentially suppliers. That matters to us. We care that all of those dollars be paid in a timely way. They haven't been paid for a long time. So, it's essential that the financing efforts, we know that your folks have been working a lot, but we've got to find real success here.

And so, what I'm prepared to do is extend the special use permit, and this is my motion, for an additional nine months from today. So that will be August 20, 2025. That extension is to commence the work – recommence the work, I suppose is what I ought to say. And the application will expire unless it were extended and the likelihood of getting additional extension is remote.

The Development Agreement Ordinance requires a report that is due every 24 months. That report must be submitted by November 30, 2024, this year.

The construction of the perimeter wall on the east side needs to be completed within 90 days from today's date. The solid eight-foot wide fence that is described in more detail in the Decommissioning Plan under Item D needs to be in place within 90 days. So, it's not start building it in 90 days. It needs to be in place within 90 days.

Now there is an issue that is of concern in the area more because we don't want to have to deal with folks who don't have any business there, and it has to do with the height of the fence on the south side of the property. That problem is taken care of with an eight-foot fence. When construction recommences, you'll need to take a look at that, and our Building Department and you will have an opportunity to review how you deal with that when construction recommences. That wooden fence would need to remain in place until the construction is ready to recommence and then removed to the extent it is necessary in order to gain access to all of the property that is being developed.

Keep the security in place, and I think this is a part of what I read in your agreement, but ensure that they're every day, every shift, inspecting the whole property, not just in a trailer up on the Boulevard, but they need to be inspecting it all. For our interests, we care about anything that shouldn't be happening on the property, but we also care more than anything else about the integrity of the security on the east side of your property with the property line that is shared with the Airport. This would all be subject to the Comprehensive Planning and Public Works conditions that are in the staff report and the first four bullets enumerated in the DOA's recommended conditions. So, I'm not requiring that the crane come down.

TONY CELESTE
Thank you.

JIM GIBSON
The crane will have to come down if this doesn't work, and you'll have to have a plan to make sure that you can execute on that in the unfortunate circumstance that would require it. But for now, the crane can remain. But the maintenance of the crane, as I suggested earlier, is a must and we don't want to hear any different about that.

We have every reason to believe that there is a high level of commitment on the part of your clients, given the investment they've made up to this point, to get this refinanced and get the construction recommenced. For our part, we have all of the other pressures on us, including the integrity of the Boulevard, which is our most important street.

So that's my motion. And if it passes, I wish you the best. We remain open to conversation. We'll need regular reports to continue on the pursuit of the financing. And appreciate the good work that you've done on behalf of your clients, and the goodwill that has been exhibited by your clients as they've made decisions and agreed that this is not a two-year extension, this a nine-month extension. Do you understand what I've just indicated?

TONY CELESTE
We understand all of the conditions you've just read, and we agree with them. And I gratefully thank you for making that recommendation and working with us, not only today but previously and in the near future.

JIM GIBSON
Thank you. That's my motion, Mr. Chair.

TICK SEGERBLOM
I think that takes the record for the largest motion we've had, but very comprehensive and staff got all that. So, there's a motion, cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes.

TONY CELESTE
Thank you, I appreciate it.

TICK SEGERBLOM
Good luck.

20. UC-24-0319-VAN DIEPEN, RICHARD & KATHRYN:
USE PERMIT for an accessory living quarters.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation.
DESIGN REVIEW for existing accessory structures in conjunction with an existing single-family residence on 0.23 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Designation Overlay.
Generally located on the east side of Cochise Lane, 110 feet north of Geronimo Way within Paradise.
TS/jm/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –
Comprehensive Planning

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time;
- Paint roof of accessory living quarter to match the roof color of the residence.
- Applicant is advised that 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.

SAMI REAL
Next is Item 20, UC-24-0319, use permit for an accessory living quarters. Waivers of development standards for the following: reduce setback and reduce building separation. And then design review for existing accessory structures in conjunction with an existing single-family residence on .23 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Designation Overlay. Gènerally located on the east side of Cochise Lane and 110 feet north of Geronimo Way within Paradise.

TICK SEGERBLOM
Good morning.

RICHARD VAN DIEPEN
Good morning. Good morning, Commissioners and staff. We appreciate your time today. I'm Rick Van Diepen. My last name is spelled V-A-N D-I-E-P-E-N. And I'm here with my wife, Kathryn Van Diepen. We're the homeowners at 3586 Cochise Lane.

I'm showing the site plan of our property here. During COVID, we built a casita for our mother-in-law who lives with us. And in 2021, we started designing a carport, a solar carport. We hired a design-build contractor, two different contractors to do both of those. And we designed everything to be code compliant.

We're here today because we're somewhat a victim of timing, I think. Our carport project was approved. And I have the permit here. Where'd it go? There's the approved permit for the solar carport in December 2022. So, the carport was approved, was built, and was inspected. And on final inspection at the end of September, the County told us that, "You have the wrong permit." Or told our contractor, "You have the wrong permit. You need a residential new construction permit, not just a solar structure permit." So, we resubmitted everything, paid the fees, and went through that whole process. And then during the review time in January, the Title 30 was updated, our property was rezoned, and our neighborhood was changed to a Historic Designation Overlay District. So, we're here today dealing with the planning comments, which are the final comments that we need to get resolved in order to actually get our permit after the fact, to get that approved and get the final inspection signed off.

So, the real issue here is that our existing casita, Contractor Number One, who we're still fighting with about getting a single anchor bolt special inspection approved. So that permit has expired and we're in the process of getting that done. However, the carport kicked in a problem there as well. So, the new Title 30 is evidently measured from – the problem is that the separations between the structures are less than what's approved. However, when it was designed under Title 30, the carport structure was 6 feet, 9 inches away from the house. And however, staff, and I know they're doing their job absolutely, their contention is that the setback should be measured from overhang to overhang. Which hasn't been my experience in the past. However, that's what the comment is related to.

So today we're asking for the use permit to get reissued for the casita. And also asking for waivers for the reduced setbacks between the structures, which are measured from the overhangs instead of from the buildings. So, if you see here, the existing casita is 6 feet, 10. In the previous Title 30, it was 6 feet. So, we literally went an extra foot to just play it safe. And then also in the back there is a Costco gazebo that we built ourselves, and that's 5 feet from the wall. However, from the overhangs, it's 3 feet away. So that's what we're requesting.

And also, I just wanted to say that our neighborhood, while we love it, it's a mid-century modern neighborhood, Paradise Palms. We've lived there for about 13 years now. We love it. It's very cool looking. And we know all our neighbors. There's 53 houses in our large cul-de-sac. We know almost everybody there. During construction of the carport and subsequently, we've heard nothing but rave reviews from everybody. They really like it and think it's a benefit. It makes our neighborhood look better. And they also like that it's solar and that it's going to make our whole property net-zero. And one of our neighbors even copied our paint color because they liked it so much.

So, we really did design it to be modern and simple to fit in with the neighborhood. And one of the staff recommendations for denial is that it doesn't fit in the neighborhood. So, I think that's debatable. But I do

want to just show you the carport. So, there it is. It's nice, heavy-duty steel. The gray is painted to match the gray on our trim and on the casita, so it all matches there. And you can see it's a bifacial solar. So, you can see the bottom of the panels, which collect solar from the top and the bottom. The eave at the top is eight inches, and it matches the eave and dimensions of our house.

I also wanted to point out that while our neighborhood is now considered, since January, a historic neighborhood and we're glad about that, it's definitely not uniform and it's definitely eclectic. And the other thing I wanted to point out is that of the 53 homes, there's exactly one in the middle there that I would argue did a pretty good job of integrating with the design of the house. All the rest have built in the original carports into some version of a garage, which are mostly ugly. Or they did some kind of janky aluminum wood or some other weird carport. Our next-door neighbor – where's that one? I don't have a picture of that one. Our next-door neighbor actually built theirs out of three-inch pipes. So, we're just asking for –

MOTION

TICK SEGERBLOM
Anyway, we're going to have to go out and inspect every house now. But anyway, thank you so much for your presentation. This is a public hearing. Anyone here wishing to speak on this item? Seeing no one, I'll close the public hearing. And let me say, I love the neighborhood. I don't want you to tear down a solar facility, which we all need.

But going forward, please try to match your things with the neighborhood. Your great blue that your neighbor is copying, I'm not sure how mid-century modern that is. But anyway, thank you so much for enhancing the neighborhood and continuing to make that neighborhood something we're proud of. So, with that motion, I would approve whatever it is we're trying to approve.

KATHRYN VAN DIEPEN
Carport. Setback.

TICK SEGERBLOM
Can I just move to approve the items?

SAMI REAL
Yes.

TICK SEGERBLOM
Okay, I move to approve the items. Thank you so much.

VOTE

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

TICK SEGERBLOM
That motion passed. Thank you for coming down.

21. UC-24-0436-MANNA INVESTMENT GROUP, LLC:

HOLDOVER USE PERMIT for a vehicle wash.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) alternative buffering and screening; and 3) allow attached sidewalks.

DESIGN REVIEW for a vehicle wash in conjunction with an existing shopping center on a portion of 4.09 acres in a CG (Commercial General) Zone. Generally located on the west side of Sandhill Road and the south side of Desert Inn Road within Paradise. TS/sd/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 18, 2024, PER THE APPLICANT).

22. UC-24-0460-GONZALEZ, DIMAS:

HOLDOVER USE PERMITS for the following: 1) stable (residential); 2) livestock (small); 3) livestock (medium); and 4) livestock (large).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow accessory structures prior to the principal structure; 2) reduce building separation; 3) allow a non-decorative fence in the front yard; 4) eliminate street landscaping; 5) full off-site improvements; and 6) allow 3 driveways in conjunction with proposed agricultural uses and future single-family residences on 1.47 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-65) Overlay. Generally located on the south side of Cartier Avenue and the east side of Walnut Road within Sunrise Manor. WM/dd/syp (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 18, 2024, PER COMMISSIONER MCCURDY).

23. UC-24-0536-REHM, SCOTT & JEANALIN, JULIA:

USE PERMITS for the following: 1) home occupation; 2) stable; 3) livestock (small and large); and 4) household pets.

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks on 0.48 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Westwind Road, 610 feet south of Charleston Boulevard within the Spring Valley Planning Area. RM/tpd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- 60 days to bring the on-site activities into compliance with Title 30;
- Obtain any required permits for the increase in household pets from Clark County Animal Control.
- 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.

Southern Nevada Health District (SNHD) - Engineering

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

USE PERMITS # 1 THROUGH #3 AND WAIVER OF DEVELOPMENT STANDARDS WERE DENIED.

SAMI REAL
Next, if that's okay, we'll move to Item 23.

Item 23 is UC-24-0536. Use permits for the following: a home occupation, stable, livestock small and large, and household pets. Waiver of development standards for reduced setbacks on .48 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Westwind Road, 610 feet south of Charleston Boulevard within the Spring Valley Planning Area.

TICK SEGERBLOM
Good morning.

SCOTT REHM
Good morning.

JEANALIN REHM
Good morning. Yeah, I just want to say thank you for this opportunity.

TICK SEGERBLOM
I'm sorry, you need you to just state your name and spell your last name, please.

JEANALIN REHM
My name's Jeanalin Rehm and my last name is R-E-H-M.

SCOTT REHM
Scott Rehm, R-E-H-M.

JEANALIN REHM
And I blame him because he bought me four chickens. And so, it ended up – it's a gateway drug to more farm animals. And since I found out that our house was zoned to have 20 chickens and two large livestock, here I am. We bought a steer for cow cuddles to offer it to the Las Vegas community. And so, we found a lot of joy because we have four therapy-trained dogs and one service dog. He, Scott, is a USMC (United States Marie Corps.) veteran. And so, we have one of our dogs trained as a service dog. We do a lot of community work with our therapy dogs, and we've found a lot of joy in that. So, it's a trending thing where cuddling a cow is a thing. So here we are. We bought a steer, and we are approved. We have full liability insurance. We have our business license is Clark County and also with the City.

And I'm just asking for approval for a special use permit to legally sell eggs, which we have our producer certificate, everything. We're in compliance with everything. This is our eggs here that we sell. And I would love to be able to have an egg stand where people could pick up eggs legally. So, I'm asking for a waiver, a setback waiver, so people could pick up their eggs because the egg stand has to be 40 feet back. But I'm asking for it to be in the front of the house so customers could pick up easily.

And also, we're asking to up our dog count because I know, I believe you're only allowed to have three. But four of them are certified as therapy dogs. One is our –

SCOTT REHM
Guard dog.

JEANALIN REHM
– guard dog and one's a service dog for Scott. So, we are asking the special use permit to have customers on-site because we do travel off-site to offer cow cuddles to the community. Just this past weekend we're at a care home offering free cow cuddles to the residents. But we did have whoever came, they paid $10 for a Johnny Cash experience and that's to hang out with our cow. And yeah. So, I don't know, do you guys have questions?

TICK SEGERBLOM
All right. If that completes your presentation, this is a public hearing. Anyone here wishing to deny these people making eggs? All right. Turn it over to Commissioner Miller.

MOTION

ROSS MILLER
All right. Thank you. Well, I'm frankly surprised there aren't a lot of people here to deny you making eggs. I can tell that you're well-intentioned here and obviously have, I think, maybe a noble purpose in trying to provide this service. Unfortunately, these are just not uses that are allowable in this area. We have an organization called Horses for Heroes that does similar things, and you wouldn't believe, there are hardly enough seats for the people that show up anytime that they come in and ask for approval. So, these restrictions are here for a reason on the prohibitions that cap the number of chickens. They make noise, operating a business from your home, and it's just not compatible with the area to be able to do it out of your home. So, I'd encourage you to look towards another location that's more suitable to try to run a business if you really intend on providing this service to the community.

That said, I'm going to follow staff's recommendation on these items and move for denial of the request for the permits for Number 1, 2, and 3. As to the permit for Number 4, the number of dogs, I'll make a motion to approve that, provided that you obtain the necessary permits from Animal Control, which would allow you to have up to eight dogs. That's my motion.

TICK SEGERBLOM
All right. There's a motion to deny 1, 2, and 3 and grant 4 with permission. All right, there's a motion. Cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes.

So, is there a time period in which they have to, I don't know if you already have the animals or how's that?

ROBERT WARHOLA
The Board can direct give them a grace period to remove the animals. Usually, it's 30 to 60 days.

TICK SEGERBLOM
Do you want to give them 60 days?

ROBERT WARHOLA
So, we have direction on that one.

TICK SEGERBLOM
Okay.

ROBERT WARHOLA
Notify.

TICK SEGERBLOM
All right. Thank you so much.

SCOTT REHM
Wait. What's –

TICK SEGERBLOM
So, we denied the – maybe the staff can go through with the –

SAMI REAL
So, the request was to allow for a home occupation to be able to sell those eggs. To have customers come to the site for the therapy piece of their request was to have a stable and then to have livestock small and large, so that includes the increased number of chickens and then it would include the cow. I believe that they are allowed to have a cow. It's the increase in the number of chickens that they're asking for.

And then they're requesting an increase in household pets, which was Waiver of Development Standards Number- sorry, Use Permit Number 4.

And then waiver of development standards was for reduced setbacks and that was to have their egg stand out on the edge of their property. And so, the motion was to approve the request for the increase in household pets and then deny the rest.

ROSS MILLER
Can't up (inaudible) a business, correct? And then you can't have more than 20 chickens. Is that accurate?

SAMI REAL
That is correct.

ROSS MILLER
Yeah.

SAMI REAL
And we'll work on them with bringing them into Code compliance.

TICK SEGERBLOM
All right. So, there were four items you asked for and the first three were denied, but we'll work with you. And then the fourth one with respect of the dogs, that was granted but you have to deal with Animal Control, I think.

SCOTT REHM
Okay. What would be the next step as far as –

SAMI REAL
What I'll do is I'll have the planner who was working on this reach out to them and guide them on what they would need to do to bring their site into compliance. And then we will need to direct them to Animal Control to apply for the necessary permits to increase the number of household pets too.

TICK SEGERBLOM
All right. So, our staff will reach out to you and go through everything.

SCOTT REHM
Okay.

TICK SEGERBLOM
All right. Thank you so much.

JEANALIN REHM
Thank you.

SCOTT REHM
Thank you.

(Companion Items 24 and 25)

24. VS-24-0277-PALM PROPERTIES, LLC:
HOLDOVER VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). TS/jor/syp (For possible action)

ACTION: DENIED WITHOUT PREJUDICE (COMPANION ITEM 25).

SAMI REAL
Next are Items 24 and 25.

- Item 24, VS-24-0277; holdover, vacate, and abandon a portion of right-of-way, being Happy Valley Avenue, located between Nellis Boulevard and Aloha Avenue within Sunrise Manor.
- And then Item 25, WS-24-0276; holdover waiver of development standards to modify residential adjacency standards. Design review for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor.

TICK SEGERBLOM
Good morning.

MELISSA EURE
Morning, Chairman, Commissioners. Melissa Eure, E-U-R-E, 1055 Whitney Ranch Drive, Suite 210, here on behalf of the applicant.

So, what we have in front of you is an aerial to show you where the site location is. It is on Nellis and Happy Valley. What it used to be is a commercial shopping center at that site. The building came down several years ago, and what is there was a vacant lot for quite some time. Our client has developed the site to be for commercial truck parking. So, no actual structure beyond a guard shack would go there. And it's striped to allow trucks. So it is in the General Commercial Zone, which does allow a parking lot. And the underlying zoning is the Commercial Mixed Use.

This actually would be an administrative item, except for there is a waiver for the driveway on Happy Valley because this would be commercial traffic going onto a residential drive. Back around 2018 when it was still a commercial shopping center, there were three driveways accessing Nellis. NDOT (Nevada Department of Transportation), as part of their update to the Nellis Boulevard corridor, closed those driveways off, leaving the only legal access to the site off of Happy Valley.

The client here is proposing to put in landscaping to help buffer the site more fully. The guard shack would be located here. There isn't a gate, however, there is security cameras that could actually be accessed by Metro, along with LED solar lights placed throughout to improve the security and the visibility of this site.

So, as we know, given the increase of online ordering and e-commerce, there's become a need for a lot more to deliver those items that are being ordered. It used to be that there were fleets, and the companies would use their own trucks, their own drivers, and that's how deliveries would happen. Now, many of them are independent operators, and so they're purchasing their trucks and their vans. And many of them are branded. You can't tell them apart from the actual company's trucks that they do own. And they're using those to become entrepreneurs and have their own businesses. However, they aren't able to park those on the residential streets. So, I think we're well aware that there's quite a bit of issue with trucks being parked on roadways, making it difficult to see around and having other impacts on traffic circulation. So, this would help to pull those trucks off of the streets, give them a place that they could legally park their trucks. And many of the owner/operators are within the vicinity here, so this is close to home. If they drive, they're able to drive, park their vehicle where their truck is, then take their truck out while they're doing deliveries. Others could be dropped off to then use their truck during the day.

As mentioned, there is a guard shack there. There's a local veteran who works as the security guard on the site.

There would be a new trash enclosure added as well. So that way if they did have any trash that accumulated in their trucks, they'd have a place to take care of that.

We have received letters of support from the Nevada Trucking Association, also from the abutting residential neighbors here to the west and from the tavern across the street on Happy Valley, as well as from several of the truck drivers who are currently parking their trucks on the site. So, with that, would be happy to answer any questions that you have.

MOTION

TICK SEGERBLOM
This is a public hearing. Anyone here wishing to speak on this item? Seeing no one, we'll close the public hearing.

I appreciate the goal here, as far as having a place for truckers to park their trucks while they go home and get off the road. But truthfully, this is just not appropriate area in my mind. By having that many trucks enter on Happy Valley, which is a residential street, is not going to be good for the children that play there and everyone else.

And honestly, I think that we need to work with staff to create some type of a new zone or some type of something where we can have these truck lots. But just to put them on a major street like Nellis in an area like this, I just personally don't feel it's appropriate.

So, with that, I'm going to make a motion to deny the request. And they also wanted to request to change the sidewalk, I think we should deny that also. So, the future developers would have to come in for some type of waiver. But right now, I'd like to have the separated sidewalk. So, with that, I'd make a motion to deny.

JIM GIBSON
If you're denying the thing, you're requiring them to move the sidewalk not even on the property.

TICK SEGERBLOM
No, there's no sidewalk.

JIM GIBSON
Okay.

TICK SEGERBLOM
So, we're denying 24 and 25 without prejudice, so you can come back with something else. But the truth is, it's just not an appropriate area for these trucks. And I would like to work with staff to find an area. I know Marilyn, you have the same issue. But we need to figure out a way that we can accommodate the truckers who do have a need, but also work with neighborhoods and make sure.

MARILYN K. KIRKPATRICK
Mr. Chair, may I ask for a clarification? So currently it's an existing building, and their only issue with coming into code is that NDOT no longer allows as many drive wells on Nellis, which I've had to deal with that one myself. Because NDOT came through, and what they found out is back in the early 2000s, every 200 feet there was a driveway. So, we've closed a lot of them on our side. But if they close it, then you're denying them access that way. So, they'd have to just shut down the business? I'm asking, because –

TICK SEGERBLOM
Well truthfully, the business has been operating illegally for several years. And so, there's a lot of code violations involved in this too. That's what we're trying to –

MARILYN K. KIRKPATRICK
– no, I just wanted to be clear what we were doing, because I didn't want it to be just because of the NDOT stuff. But if you're saying they've got other issues and have had other issues – you're denying the vacation, I'm assuming, as well as the zoning, right? Because it's zone something?

TICK SEGERBLOM
– right, the vacation was just for the get rid of the requirement to have a detached sidewalk.

MARILYN K. KIRKPATRICK
Okay.

TICK SEGERBLOM
All right, that's my motion. Cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes. I want to point out it is without prejudice, and so I'd be happy to work with you on that side.

JIM GIBSON
Mr. Chair, might I just – Melissa and I spoke on the telephone a couple of weeks ago. And I wanted to echo the comments that Commissioner Naft made about your father. I knew him really well and worked with him a lot. And he left a legacy you can be very proud of. And you do honor to him every time we hear you and see you, so thank you very much for your good work. And I didn't mean to make you cry, but I felt like it because I knew him so well. Anyway, I just wanted to make that comment.

MELISSA EURE
Thank you. At least I have a little bit of time to recover before the next item.

TICK SEGERBLOM
Thank you.

SAMI REAL
Sorry, with that, I lost track. So, the votes were registered, correct?

TICK SEGERBLOM
Correct.

25. WS-24-0276-PALM PROPERTIES, LLC:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.

DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. TS/jor/syp (For possible action)

ACTION: DENIED WITHOUT PREJUDICE (COMPANION ITEM 24).

26. VS-24-0457-DBAC, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Pamalyn Avenue and Maule Avenue, and between Arville Street and Cameron Street, a portion of right-of-way being Arville Street located between Pamalyn Avenue and Maule Avenue, and portion of right-of-way being Maule Avenue located between Arville Street and Cameron Street within Enterprise (description on file). MN/lm/syp (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 18, 2024, PER THE APPLICANT).

27. WS-24-0456-DBAC, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fill height; 2) increase retaining wall height; and 3) reduce driveway setback.

DESIGN REVIEW for a single-family residential subdivision on 3.11 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 18, 2024, PER THE APPLICANT).

28. TM-24-500096-DBAC, LLC:

HOLDOVER TENTATIVE MAP consisting of 6 single-family residential lots and 1 common lot on 3.11 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 18, 2024, PER THE APPLICANT).

(Companion Items 29, 30, and 31)

29. VS-24-0462-OMNI FAMILY LIMITED PARTNERSHIP:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Capovilla Avenue and between Valley View Boulevard and Procyon Street within Enterprise (description on file). MN/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 30 AND 31).

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

- Right-of-way dedication to include 45 feet to the back-of-curb for Valley View Boulevard, 25 feet to the back-of-curb for Arby Avenue, 25 feet to the back-of-curb for Procyon Street, 25 feet to the back-of-curb for Capovilla Avenue and associated spandrels;
- 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, 90 days to record said separate document for the Warm Springs storm drain improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

SAMI REAL
Okay. Next are Items 29, 30, and 31.

- Item 29, VS-24- 0462; holdover vacate, abandon easements of interest to Clark County, located between Arby Avenue and Capovilla Avenue and between Valley View Boulevard and Procyon Street within Enterprise.
- Item 30, WS-24-0461; holdover waivers of development standards for the following: reduce net lot area, reduce street landscaping, increase retaining wall height, increase fill height, alternative lot orientation, off-site improvement streetlights, and reduce driveway setbacks. Design review for a single-family residential subdivision on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the neighborhood protection RNP overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise.
- And then Item 31, TM-24-500099; holdover tentative map consisting of 13 single-family residential lots on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection RNP Overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue 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 property is located in the center at the southeast corner of Arby and Valley View. I have three properties on this aerial, because we did do a neighborhood meeting on August 7 with all three of these properties. Most importantly because Richmond American Homes is coming in on all three of those sites and they're honoring the RS20 zoning category. Which at that neighborhood meeting, there were about 40 people in attendance. They were very happy to hear that we were not asking for a zone change, and that Richmond American Homes would be coming in with RS20 products. Also, all single-story. So, this is all of Richmond's single-story, million dollar plus homes. So, generally speaking, the neighborhood was ecstatic about all three of these.

Arville and Maule will be on your December 18 agenda, and El Dorado Valley View is already approved. So, the one that's before you is Arby and Valley View. We are proposing a 13 lot, as I mentioned, RS20 development. The density is about 1.73 units to the acre. That's the net density for the 13 lots. Four of them will front onto the streets, which oftentimes rural preservation areas like that because you don't

have the walls. However, there will be a wall here on Arby, as well as Valley View and on Capovilla a little bit on that southern side, with accesses both on Arby and on Capovilla.

At the neighborhood meeting there were a couple of things that the residents asked. Most importantly, they did not want streetlights on the neighborhood streets. I believe they understood Valley View is a pretty major thoroughfare and streetlights are probably necessary on Valley View. But after the meeting, we did add a waiver to waive the off-site improvements specific to streetlights on Arby, on Procyon, and on Capovilla. And so, there is an if approved condition, and we submitted that at the neighbor's request. So, there will be lights on all of the homes. They have coach lighting so it won't be completely dark. But in line with their neighborhood, they very much wanted those streetlights to be eliminated on Arby, Procyon, and Capovilla.

Also, there was a mix of opinion on the sidewalks. We are showing detached sidewalks, which we know is very important for the safety of the community and the safety of the area. And the neighbors pretty much agreed with that. But a few of them did ask for asphalt paveways instead of concrete. Richmond's fine either way. So, whatever the Commission decides, we're fine with that.

Lastly, we do have – there's some fill and some retaining on this site. And there was a pretty significant retaining wall proposed on this corner here adjacent to an existing homeowner. Which we've worked with that homeowner on reducing the impact of that wall by providing a tiered wall. Mark Bangin provided a beautiful exhibit that I will submit into the record. But what we've worked out with them is doing a tiered wall on that eastern boundary. Actually, the eastern boundary as well as southern boundary of their property, so that you'll have their existing wall, some landscaping. And we were very specific with their request. They want laurel bays. So, we are going to provide 24-inch box bay laurel trees in that landscape easement area. And then we'll have a reduced retaining, still some retaining and this screened wall. So, it'll have a much nicer, softer feel and really provide them some privacy. This landscape easement would run along this property line and right here as well.

So, I did work with Sami, and she revised my conditions to be much better than they were. So, I would want to propose two conditions. One, that we provide for and include in the CC&Rs that a minimum of 15 24-inch box laurel trees be planted and maintained 30 feet on center within that landscape strip between the tiered wall. And with any changing in the landscaping to be approved by the HOA and the adjacent property owner. And the reason for that is this easement area will be maintained by the HOA. If for some reason at some point that tree selection changes, we want to make sure that the property owners know what's happening.

The second condition, that we provide and include in the CC&Rs is a gate to the landscape easement on Arby Avenue to be accessed and maintained by the HOA. Again, this property owner was very concerned with having a dead area between the home and the home to the west of them. So, we will provide a gate there, and that gate will be only accessed by the HOA.

So, with that said, I'm happy to answer any questions. I very much appreciate the neighborhood support. And I think we've tried to revise the application to reflect their requests. First of all, with the requested waiver for the streetlights on Arby, Procyon, and Capovilla, the offering of doing the asphalt pathways instead of the concrete if that's the Commission's desire, and then the two conditions I just read into the record to reduce that retaining impact on the neighbor that's immediately to the east of us. I'm happy to answer any questions.

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

MOTION

MICHAEL NAFT
Thank you, Chairman. Thank you, Ms. Allen, for the presentation, for your work on this.

My motion will include the two conditions that you read in and worked with Planning on.

Also, I just want to highlight it, it's already in the agenda item, but yes, full off-sites will be required on Valley View. On the other three streets we'll do the detached asphalt path, which has been my standard in these areas. Antonio, you're giving me a look.

ANTONIO PAPAZIAN
Thank you, Commissioner. Just concrete on Valley View? Are we doing concrete path on Valley View and just asphalt on the side streets?

MICHAEL NAFT
Correct.

ANTONIO PAPAZIAN
Thank you.

MICHAEL NAFT
Then if I've not missed anything else, I'll move for approval of Items 29, 30, and 31 with the conditions read into the record.

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

VOTE

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

TICK SEGERBLOM
And that motion passes. Thank you.

STEPHANIE GRONAUER
Thank you very much. And I'll provide your staff this exhibit as well for the record.

30. WS-24-0461-OMNI FAMILY LIMITED PARTNERSHIP:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce net lot area; 2) reduce street landscaping; 3) increase retaining wall height; 4) increase fill height; 5) alternative lot orientation; 6) off-site improvements (streetlights); and 7) reduce driveway setbacks.

DESIGN REVIEW for a single-family residential subdivision on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise. MN/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 29 AND 31).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- At a minimum, 5 gallon shrubs shall be provided within the landscaping strip between the tiered retaining wall;
- Provide for and include in the CC&Rs that a minimum of 15, 24 inch box Bay Laurel trees be planted and maintained 30 feet on center within the landscape strip between the tiered wall with any changes in landscaping to be approved by the HOA and adjacent property owners;
- Provide and include in the CC&Rs a gate to the landscape easement on Arby Avenue to be accessed and maintained by an HOA;
- 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

- Full off-site improvement on Valley View Boulevard;
- Full off-site improvements except streetlights on Arby Avenue, Capovilla Avenue, and Procyon Street with sidewalks consisting of asphalt instead of concrete;
- Install conduit and pull boxes for streetlights;
- Drainage study and compliance;
- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard, 25 feet to the back of curb for Arby Avenue, 25 feet to the back of curb for Procyon Street, 25 feet to the back of curb for Capovilla Avenue and associated spandrels;
- 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, 90 days to record said separate document for the Warm Springs storm drain improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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.
- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed; 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 to show fire hydrant locations on-site and within 750 feet.
- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0135-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

31. TM-24-500099-OMNI FAMILY LIMITED PARTNERSHIP:

HOLDOVER TENTATIVE MAP consisting of 13 single-family residential lots on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise. MN/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 29 AND 30).

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

- Full off-site improvement on Valley View Boulevard;
- Full off-site improvements except streetlights on Arby Avenue, Capovilla Avenue, and Procyon Street with sidewalks consisting of asphalt instead of concrete;
- Install conduit and pull boxes for streetlights;
- Drainage study and compliance;
- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard, 25 feet to the back of curb for Arby Avenue, 25 feet to the back of curb for Procyon Street, 25 feet to the back of curb for Capovilla Avenue and associated spandrels;
- 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, 90 days to record said separate document for the Warm Springs storm drain improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Department of Aviation

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0135-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

32. VS-24-0509-USA:

VACATE AND ABANDON easements of interest to Clark County located between Craig Road and Alexander Road and between Chieftain Street and Fort Apache Road; a portion of right-of-way being Helena Avenue located between Chieftain Street and Fort Apache Road; and a portion of right-of-way being Hickam Avenue located between Chieftain Street and Fort Apache Road within Lone Mountain (description on file). RM/hw/kh (For possible action

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 4, 2024, PER THE APPLICANT).

33. WS-24-0510-USA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gross lot area; 2) reduce net lot area; 3) reduce front setbacks; 4) allow a gated community within the NPO-RNP; 5) reduce street landscaping; 6) reduce call box setback; 7) eliminate off-site improvements (curb, gutter, sidewalks, and streetlights); 8) increase the length of a non-through street without a county approved turnaround; and 9) eliminate street knuckles.

DESIGN REVIEW for a single-family residential subdivision on a 22.14 acre portion of 32.12 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Craig Road, north of Florine Avenue (alignment), east of Chieftain Street, and west of Fort Apache Road within Lone Mountain. RM/hw/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 4, 2024, PER THE APPLICANT).

34. TM-24-500108-USA:

TENTATIVE MAP consisting of 39 single-family residential lots and 2 common lots on a 22.14 acre portion of 32.12 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Craig Road, north of Florine Avenue (alignment), east of Chieftain Street, and west of Fort Apache Road within Lone Mountain. RM/hw/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 4, 2024, PER THE APPLICANT).

(Companion Items 35 and 36)

35. VS-24-0539-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

VACATE AND ABANDON easements of interest to Clark County located between Torino Avenue and Ford Avenue (alignment) and between Belcastro Street and Rosanna Street within Enterprise (description on file). JJ/jud/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 36).

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 25 feet to the back of curb for Torino Avenue, 25 feet to the back of curb for Belcastro Street, 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;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

SAMI REAL
Next are Items 35 and 36.

- Item 35, VS-24-0539, vacate and abandon easements of interest to Clark County located between Torino Avenue and Ford Avenue (alignment) between Belcastro Street and Rosanna Street within Enterprise.
- Item 36, WS-24-0538, waivers of development standards for the following: Reduce net lot size, increase fill height, increase retaining wall height, and increase driveway width. Design review for a single-family residential subdivision on 2.34 acres in an RS20 (Residential Single-Family) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northeast corner of Belcastro Street and Torino Avenue within Enterprise.

TICK SEGERBLOM
Good morning again.

STEPHANIE GRONAUER
Good morning again, Mr. Chairman, Commissioners. Stephanie Gronauer, 1980 Festival Plaza Drive, here on behalf of the applicant, Richmond American Homes.

This is a little over a two-acre site located at Belcastro and Torino. Again, this is similar to the last item, where Richmond is proposing to stick with the RS20 zoning category. They are not seeking a zone change. And we are proposing a four-lot development with a density that's under the two units to the acre. We do have a couple of waivers that I just want to walk through briefly. These are the four lots. Three of them would face onto Torino. Which again, most RNP areas prefer that than having blocked in neighborhoods. So, we have three homes that are fronting onto Torino, and then the fourth home will front on to Belcastro. There is some fill and some retaining on this site. And it's a little small parcel, as you can see. Much of it is, you can see on this aerial, along the north. There's some pretty significant drainage and contours going on there. So that fourth lot requires some retaining along the northern property line. Along the eastern property line, the grading plan did just get approved. And my understanding is we will not need quite as much retaining. And there is a five-foot drainage easement along the side of this lot, so there will be a bit of a tiered appearance. There'll be their existing block wall, the five-foot drainage easement, and then our retaining and block wall on the other side of that easement area. But on this northern property line, that's where most of the retaining will exist. It's an undeveloped parcel to the north. And it is just necessary due to topography and the drainage in the overall area.

Again, these are Richmond's big one-story, over $1 million homes that are very much in compliance and conformance with any RNP neighborhood fronting out onto the street. And I'm happy to answer any questions, but we'd very much appreciate your approval today.

TICK SEGERBLOM
This is a public hearing. Anyone here wishing to speak on this item? Seeing no one, I'll turn it over to Commissioner Jones.

MOTION

JUSTIN JONES
Thank you, Mr. Chair. Appreciate your efforts to keep this in line with the RNP, so I'll go ahead and move for approval of Agenda Items 35 and 36.

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

VOTE

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

TICK SEGERBLOM
And that motion passes. Thank you.

STEPHANIE GRONAUER
Thank you very much.

36. WS-24-0538-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce net lot size; 2) increase fill height; 3) increase retaining wall height; and 4) increase driveway width.
DESIGN REVIEW for a single-family residential subdivision on 2.34 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northeast corner of Belcastro Street and Torino Avenue within Enterprise. JJ/jud/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 35).

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;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Torino Avenue, 25 feet to the back of curb for Belcastro Street, and associated spandrel;
- 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0214-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

(Companion Items 37, 38, and 39)

37. VS-24-0542-GOLDENSITES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Mistral Avenue and between Cimarron Road and Durango Drive and portion of a right-of-way being Gagnier Boulevard located between Mistral Avenue and Camero Avenue within Enterprise (description on file). JJ/sd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 38 AND 39).

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

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

SAMI REAL

Next are companion Items 37 through 39.

- Item 37, VS- 24-0542; vacate and abandon easements of interest to Clark County located between Camaro Avenue and Mistral Avenue and between Cimarron Road and Durango Drive and a portion of right-of-way being Gagnier Boulevard located between Mistral Avenue and Camaro Avenue within Enterprise.
- Item 38, WS-24-0543; waivers of development standards for the following: reduce setbacks, increase retaining wall height, increase fill height, waive full off-site improvements, and reduce street intersection offset. Design review for a single-family residential subdivision on 10.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Camaro Avenue and the east and west sides of Gagnier Boulevard (alignment) with an enterprise.

- And then Item 39, TM-24-500117; tentative map consisting of 20 single-family residential lots on 10.63 acres and an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Camaro Avenue and the east and west sides of Gagnier Boulevard (alignment) within Enterprise.

TICK SEGERBLOM
Good morning.

BOB GRONAUER
Good morning, Mr. Chairman and Commissioners. My name's Bob Gronauer. 1980 Festival Plaza Drive. I'm here representing Pinnacle Homes on these matters.

As you can take a look at the overhead here, highlighted in yellow, this is approximately 10.6 acres of property. It's located in the RNP area. We are proposing 20 homes. However, we do have some waiver development standards, and the reason is as I go through the story here, you'll appreciate this piece of property is fairly difficult to develop.

First of all, Pinnacle Homes purchased this property here and this property here in the auction not too long ago. And then this piece of property my client purchased from this property owner here. However, the reason why you don't see it, it is perfectly shaped in this area. You can see these are solar panels here. So, the family that sold the property here wanted this type of configuration.

So, which has made it a little bit tricky here for development purposes, but also on top of that, you can see here as you focus in here, this is a big drainage area on this property that's being impacted. And matter of fact, when I did the developments for William Lyon Homes many years ago, this was a big drainage concern for the neighbors in the area. So, the good news is with Frank White and Pinnacle Homes, by purchasing the airport properties, purchasing this additional property here, we're going to be able to help fix that drainage issue that still also lingers in this area. But because of that, we do have some fill and wall height waivers that we're asking for, and that's based because of the existing conditions on the property.

So, on the site plan that I have here, we have 20 homes. We have six homes that are located up here off Gagnier, which will have access coming in and out of the cul-de-sac located right here. The other 14 homes are going to have access on Camaro, as you can see here, will come out through in this area. We do have a waiver development standard of street separation between Gagnier and our private street here. Staff is recommending – well, they were recommending approval that the Public Works with the separation distance series because this is in an RNP area, these are rural standards out in this area, and so very little traffic would be coming out in this area.

One of the waivers that we're asking for is for a 20-foot front yard setback. That is typical what you see in all the developments. I believe you're looking at your current code now to put that back. These are not the Pinnacle Homes that you see, but these are homes in the area that have that 20-foot setback that was approved at the Town Board. We'd ask you to approve that waiver of development standard.

When you look at the wall height, our highest point of the wall height that we'll have is along our east property line. Because we're lower on the west property line here, we're about nine feet, six feet, about five feet and five feet lower than the west side here. But because of the drainage and the topography of the property here over along the east property line, we're going to have some wall heights. What we are

about higher, the wall height in this area would be about 8 feet, 7 inches. This would be about 7 feet and 1 inch. The highest point is about 11 feet, 1 inch in this area. This would be the highest point of the wall. The wall waiver that we're asking for, this is about 9 1/2 feet, and this is about 10 feet, 3 inches.

Also, adjacent in this area, we have a five-foot wide drainage easement, which also goes to a 10-foot wide drainage easement in this area. With respect to the fill, because of the hole that is in here because of topography, we do have a waiver for infill located on Lot 10 and on Lot 14 in this area. And again, it's because of the constraints on the property.

We did go to the Town Board. They did recommend the approval of some of our waivers that we're asking for. These are single-story homes that Pinnacle builds. The price points are going to be anywhere from about $1.4 to $1.5 million per house on an average. The floor plans are anywhere from 3,600 square feet to about approximately 4,700 square feet.

With that being said, we'd ask you to approve the application that is before you. And then on a side note, we are continuing to work with the neighbors in this area with respect to some of the drainage issues and designs.

And as we finalize our drainage study, we will continue to communicate with them. And matter of fact, we've been communicating our client with Robert Cunningham today with some of the neighbors in the area with respect to some of the design. And the last thing I'll point out is in working with the neighbors, this gray area here is a sewer easement area, about 30 feet in width. We already have that open for pedestrian activity. It's not for vehicular access, but for the neighbors who walk in north and south in this area. So, we wanted to keep that open for connectivity purposes and that was something that the neighbors did definitely like. That being said, I can answer any of the questions on these applications that are before you.

TICK SEGERBLOM
This is a public hearing. Anyone here wishing to speak on this item?

ROBERT GLAU
Good afternoon or still morning. My name is Robert Glau, G-L-A-U. I live at 8260 Gagnier right across the street from the little six-person cul-de-sac there. I have no problem with this development whatsoever except for I don't see any need for any streetlights, which Enterprise had mentioned. And I know that they're asking not to have the streetlights and I'm in favor of that. And secondly, the little walkway, we're not exactly sure where that comes out. We're just hoping it's not right in the guy's driveway that sits right next to that.

And then also the Town Board had requested on the west side of Gagnier to put a five-foot asphalt sidewalk, which makes no sense. It's a dead end cul-de-sac. No five-foot asphalt sidewalk from Windmill all the way to there. And to just have that little piece of black top across the front of their place doesn't seem to make any sense to me. So, I would ask you not to request that and not to have the streetlights. Otherwise, I'm totally in favor. Thank you.

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

JUSTIN JONES
Thank you, Mr. Chair. Mr. Gronauer, do you want to address those comments?

BOB GRONAUER
No, I am good unless you have any questions.

JUSTIN JONES
Okay. All right, then I'm go ahead and move for – well, I would say with regards to Waiver of Development Standards 4A, while I appreciate that there are other areas out there on Camaro who have had all of their off-sites waived that I think that it makes sense to have at least some of the off-sites put in there. So, agree on the streetlights that they aren't necessary at this time, but I'll require the developer to install curb and gutter out there. Do you want to comment on that JaWaan?

BOB GRONAUER
Yeah. Oh, okay. I'm sorry. I just wanted for clarification on Camaro?

JUSTIN JONES
Yes, on Camaro.

BOB GRONAUER
And that's curb and gutter and I'm sorry, I'm interrupting Antonio. Go ahead Antonio.

JUSTIN JONES
Go ahead Antonio.

ANTONIO PAPAZIAN
Thank you, Commissioner. With the addition of the curb and gutter, I just want to make sure because their plans don't reflect it, that they'll be required to do full width paving as well.

JUSTIN JONES
Okay. All right. Curb gutter, full width paving and pull conduit in the event that there's a need for future streetlights but won't require a sidewalk at this time.

ANTONIO PAPAZIAN
Thank you, Commissioner. If they're not required to do the sidewalk at this time, we do not need the conduit and the pool boxes. The reason we typically require the conduit and pool boxes when someone is doing the sidewalk is so we don't have to lift those panels to put the conduit underneath. And because there's not going to be any sidewalk, there's no panels to lift, so it won't be a problem in the future to install that should we have a project that installs streetlights.

JUSTIN JONES
Okay. All right, what he said. All right. I'll go ahead and move for approval of Agenda Items 37, 38, 39 – 38, 37 and 39 with the modification to Waiver Request 4A.

LYNN GOYA
Excuse me, Commissioner, could you repeat the motion as it's the final motion for clarification?

MOTION

JUSTIN JONES
Sure. So, I'm going to move for approval on Agenda Items 37, 38 and 39 with regards to Waiver request 4A. The requirement for streetlights and sidewalk will be granted, but the curb and gutter and partial paving will be denied. Is that accurate? Okay.

LYNN GOYA
Thank you.

JUSTIN JONES
That's a motion.

TICK SEGERBLOM
All right, there's a motion. Cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes. Thank you.

BOB GRONAUER
Thank you.

38. WS-24-0543-GOLDENSSITES, LLC, THE PARSONS FAMILY REVOCABLE LIVING TRUST):

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase retaining wall height; 3) increase fill height; 4) waive full off-site improvements; and 5) reduce street intersection offset.

DESIGN REVIEW for a single-family residential subdivision on 10.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Camero Avenue and the east and west sides of Gagnier Boulevard (alignment) within Enterprise. JJ/sd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 37 AND 39).

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

- Off-site improvements (curb, gutter, and paving) on Camero Avenue;
- Drainage study and compliance;

- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0075-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #4A WAS DENIED FOR OFF-SITE IMPROVEMENTS (CURB, GUTTER, AND PARTIAL PAVING).

39. TM-24-500117-GOLDENSSITES, LLC, THE PARSONS FAMILY REVOCABLE LIVING TRUST):
TENTATIVE MAP consisting of 20 single-family residential lots on 10.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Camero Avenue and the east and west sides of Gagnier Boulevard (alignment) within Enterprise. JJ/sd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 38 AND 39).

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

- Off-site improvements (curb, gutter, and paving) on Camero Avenue;
- Drainage study and compliance;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0075-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

40. WS-24-0522-CROCKER FAMILY REVOCABLE LIVING TRUST:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) eliminate full off-site improvements in conjunction with a proposed single-family residence on 0.5 acres in a RS20 (Residential Single-Family 20) Zone within the Neighborhood Preservation (RNP) Overlay. Generally located on the west side of El Capitan Way, 170 feet south of Washburn Road within Lone Mountain. RM/jm/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 4, 2024, PER THE BOARD OF COUNTY COMMISSIONERS).

SAMI REAL
All right. Next is Item 40, WS-24-0522; waiver of development standards for the following: reduce setbacks and eliminate full off-site improvements in conjunction with a proposed single-family residence on 0.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Preservation (RNP) Overlay. Generally located on the west side of El Capitan Way, 170 feet south of Washburn Road within Lone Mountain.

TICK SEGERBLOM
Is anyone here on this application? Item 40?

MOTION

ROSS MILLER
I'm not sure where they are. Can we move to pass it to the December 4 meeting?

SAMI REAL
Hold to December 4?

ROSS MILLER
Hold. Yes.

SAMI REAL
So then there is a motion to hold till December 4.

TICK SEGERBLOM
There's a motion to hold it until December 4. Cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes.

41. WS-24-0523-WARREN FAMILY REV LIV TR & WARREN, JOSEPH F. & CARRYN B. TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation; 2) reduce setbacks; and 3) modify driveway geometrics for accessory structures in conjunction with an existing single-family residence on 2.28 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Fairfield Avenue, 320 feet south of Wigwam Avenue within Enterprise. MN/tpd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- 1 year to complete the building permit and inspection process for existing accessory structures or this portion of the application will expire unless extended with approval of an extension of time;
- 2 years to commence the proposed RV cover or this portion of the application will expire unless extended with approval of an extension of time;
- Paint the proposed RV cover to match the primary dwelling.
- Applicant is advised that 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.

Southern Nevada Health District (SNHD) - Engineering

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

SAMI REAL

Next is Item 41, WS-24-0523; waivers of development standards for the following: reduced separation, reduce setbacks and modified driveway geometrics for accessory structures in conjunction with an existing single-family residence on 2.28 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Fairfield Avenue, 320 feet south of Wigwam Avenue within Enterprise.

KAREN WARREN

Hello, thank you for your time today. My name is Karen Warren, W-A-R-R-E-N. And I am the homeowner in this case.

I also wanted to thank the staff for walking me through this whole process.

Okay. So, you will notice a lot on this item, but I am going to keep it short as I was advised to do. Essentially, we are looking to erect an RV shade cover on this part of the lot. This is the north facing right? So right here on the lot in working with Land Use, they brought up a lot of issues in terms of waivers, so we're just hoping to bring everything else on the property in compliance. Since we purchased it in 2017, we've made significant improvements. So, I open that up to any questions?

TICK SEGERBLOM
All right. This is a public hearing. Anyone here wishing to speak on this item? I see no one. It sounds like you've resolved all things. Commissioner Naft.

MICHAEL NAFT
Yeah. Thank you, Mr. Chairman. Thank you, Ms. Warren, for your patience today. But through this whole process, you bought a property that was in pretty bad distress that your neighbors were pretty unpleased with, and you have, one, cleaned it up, but two are bringing most of what you're here to waive today were pre-existing issues prior to your purchase of the property, with the exception of what you just laid out. Yeah.

KAREN WARREN
Those were before pictures.

MICHAEL NAFT
Yeah. Thank you.

KAREN WARREN
Of our property. So yes.

MOTION

MICHAEL NAFT
So, thank you and I'm prepared to move for approval of Item 41 and appreciate your patience through this process.

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

VOTE

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

TICK SEGERBLOM
That motion passes. Thank you so much.

KAREN WARREN
Short and sweet. Thank you for your time. I appreciate it.

42. WS-24-0525-SEMMATERIALS ENERGY PTNRS, LLC:

AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height (no longer needed); 2) allow non-decorative fencing (no longer needed); 3) reduce access gate setbacks; 4) waive off-site improvements (streetlights); 5) allow attached sidewalks; 6) eliminate throat depth; and 7) eliminate driveway back-of-curb radius.

DESIGN REVIEW for site modifications for an existing asphalt batch plant on 6.76 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located on the southwest corner of Valley View Boulevard and Ponderosa Way within Paradise. MN/dd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Paint the shipping containers to match the buildings and infrastructure on-site;
- Street landscaping along Ponderosa Way to consist of recommended plants from the Regional Plant List, or an approved alternative.
- 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

- Full off-site improvements except streetlights on Ponderosa Way;
- Install conduit and pull boxes on Ponderosa Way.

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;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or

other temporary equipment; the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0185-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

SAMI REAL
Next is Item 42, WS-24-0525; amended waivers of development standards for the following: increased fence height, which is no longer needed, allow non-decorative fencing. Again, no longer needed. Reduce access gate setbacks, wave off-site improvements being streetlights, allow attached sidewalks, eliminate throat depth and eliminate driveway back of curb radius. Design review for site modifications for an existing asphalt batch plant on 6.76 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay generally located on the southwest corner of Valley View Boulevard and Ponderosa Way within Paradise.

TICK SEGERBLOM
Good morning.

MELISSA EURE
Good morning, Melissa Eure, E-U-R-E. 1055 Whitney Ranch Drive, Suite 210. Here on behalf of the applicant.

So again, here you can see on the aerial exactly where this batch plant sits. It's been there since the 1960s. So, it has been there for quite some time, and everything has developed around it.

Just importantly to note on here, there is a stormwater detention basin that is on this site and then there's already some paved area here. So, what has happened is on here you can see everything in the pink color is existing and what they'll be doing is adding some new tanks in order to decommission other tanks that are on the site as well as adding a new shade structure. They use polymer pellets that unfortunately the UV tends to deteriorate and destroy. So, in order to lose less of their supplies, they're putting this new shade structure. With these new equipment, it did trigger the need for the site to come into greater conformance with the current Title 30. And so quite a bit of what we have here and the waivers which I will focus on are in regards to the off-sites here along Ponderosa. The sidewalk and full off sites are existing on Valley View Boulevard.

What there is currently there's a berm here. This is where the stormwater detention basin is. The way the site operates is that trucks come in off Ponderosa, they enter on the far west gate here. They go through the scales, they come around, they load on here, they come back around, they stay with on the property to loop back around to then get weighed with their full weight before exiting out of this gate. So, gates do remain open during business hours, and we are asking to go ahead and put in an attached sidewalk. Currently, there is no sidewalk for this part of the property as well. There is some curb and gutter, however this would be adding the sidewalk. And then there is the existing oleanders on this side and what they would do is replant any oleanders that need to be replanted as they pulled back.

Because of these existing conditions there is a security fence that's also there in the gates and unfortunately, they're within the setbacks that our Title 30 currently requires. So, one of those is to allow the gates to be 7 feet and 8 feet from the property line versus 18 feet. Again, as mentioned, they are open during business hours, and they are one way only and we try to keep the trucks circulating on site versus on the actual right-of-way. These fencing here it is security fencing for a portion of it. It is non-decorative. You can kind of see the oleanders do a great job of screening what is there.

One of the bigger waivers we have is asking for the zero radius and some reduced throat depths, particularly for the western drive. So, the eastern drive will meet the standards. It's only on the westernmost driveway and you can see from the photo here. As trucks swing in to go to the scales, unfortunately in order to meet the driveway standards, the driveway would have to be moved more to the east. And what that would do is actually put it back up against where you have parking right here on the other side. So, if they move the driveway to put in the standard, it would then have the trucks turning in right behind where there's parking here and there is no curb gutter or entryway. It's literally just parked there. So, it would potentially back items up.

Also, because of the location of the stormwater basin, if that was moved over, the trucks would be entering basically right into the stormwater basin and there's no way to push back the interior drive without again impacting that existing stormwater basin on the site. So, any changes to the gate or to those drives would then be impacting the existing equipment and the stormwater tension Basin. So that's why we're asking that this driveway remain as it is on this side. So that way we don't impact the site operations. If we had to get rid of that drive, it would then force circulation onto the existing public right-of-way instead of keeping it on the site.

Finally, we are proposing the attached sidewalk as well as putting in the curb and gutter. However, we've requested a waiver of the streetlights on Ponderosa, all of the existing streetlights that there are on the north side of the street, that is where the electrical wiring and conduit is. There are none on the south side of the street where the property is located. So, we've asked that those streetlights not be required. One, it would cut off the drive. This is Ponderosa does end in a cul-de-sac. So, it would create quite a bit of impact for the existing businesses but also just because it'd be a little more difficult to bring all that in. There isn't an electrical connection very close by for that. So, we've asked to waive that, but we are fine with accepting staff's conditions on this. And with that, 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 turn it over to Commissioner Naft.

MOTION

MICHAEL NAFT
Thank you, Mr. Chairman. I'm sure your client probably regrets wanting to put up a shade structure, but we're glad they're doing it and making the investment in the property. As you laid out, nearly all of these waivers are necessitated by permanent infrastructure that's on the property. So that's convinced me to move for approval of Item 42.

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

VOTE

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

TICK SEGERBLOM
That motion passes.

MELISSA EURE
Thank you.

43. WS-24-0526-GHANOLI HOLDINGS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; and 2) allow a non-decorative fence.

DESIGN REVIEW for modifications to a previously approved truck staging area on 0.49 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Martin Avenue and the east side of Crystal Street within Enterprise. MN/dd/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO JANUARY 22, 2025, PER THE APPLICANT).

(Companion Items 44 and 45)

44. WS-24-0527-COUNTY OF CLARK (AVIATION):

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase wall height; 3) increase fill height; 4) eliminate off-site improvements (curb, gutter, sidewalks, and streetlights); and 5) reduce the street intersection off-set.

DESIGN REVIEW for single-family detached residences on 4.92 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northwest corner of Valadez Street and Shelbourne Avenue within Enterprise. JJ/jud/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 45).

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

- Comply with approved drainage study PW24-17122;

- Execute a Restrictive Covenant Agreement (deed restrictions).

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0113-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

SAMI REAL
Next are Items 44 and 45.

- Item 44 WS-24-0527. Waivers of development standards for the following: reduced step backs, increase wall height, increase fill height, eliminate off-site improvements being curb gutter sidewalks and streetlights and reduce the street intersection offset. Design review for single-family detached residences on 4.92 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northwest corner of Valdez Street and Shelbourne Avenue within Enterprise.
- Item 45 TM-24-500114. Tentative map consisting of 10 single-family residential lots and common lots on 4.92 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northwest corner of Valdez Street and Shelbourne Avenue 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 Pinnacle Homes on these next few matters.

What I have before you is an aerial map of our site. It's approximately five acres. This is also another one of these purchases through the Airport auction that Pinnacle Homes has purchased. And matter of fact this is in a rural neighborhood area. These are actually homes that Pinnacle came in and has already built. As you can see, we are sandwiched in between existing rural neighborhood preservation homes. These are single-story homes that we're proposing on the five acres. These are the elevations that you would see here that are being proposed.

We do have a waiver. Our first waiver is a waiver of the front yard setback, which is typical that you see in all these rural neighborhoods that are built like this. And it has that 20 foot yard setback in there. It's just a matter of the reason way you actually measure the distance to the setback, but this is no different than other developments in the area.

With respect to the site plan, this is 10 homes that are located on approximately five acres. We have our access coming in here off of Shelbourne Avenue. And this is another piece of property here where we have some drainage issues that we're dealing with because to the north, to the east, west and south of us, the grades have all been set on the property here. So, it's very hard for us to do anything more or less than what's already been set in the area.

So, our wall heights, we're low on the west side here of our property. On the east side we're a little bit higher. Our wall heights are going to be anywhere from 2 or 3 feet higher than the existing walls. You do have a 5 foot – in this area, a 5 foot drainage easement that separates the property walls in this area. Just

for the record, this would be about a 9 foot high, 9 foot 7inch wall. This is about 10 foot and 4 inch wall. This is also 10 foot and 2 inch wall. And this would be about a 9 foot, 9 inch wall in this area here. And again, that's just dealing with the topography and the grade on the property that's been set.

We'd ask you to approve the applications that are before you. And again, these are single story homes, same price points as I mentioned earlier with Pinnacle's proposal.

TICK SEGERBLOM
That completes your presentation, we'll –

BOB GRONAUER
Yes, sir.

TICK SEGERBLOM
– open it up for a public hearing. Anyone here wishing to speak on this item? Or these items? See no one. We'll close the public hearing and Commissioner Jones.

MOTION

JUSTIN JONES
Move for approval of 44 and 45.

TICK SEGERBLOM
There's a motion. Cast your vote

VOTE

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

TICK SEGERBLOM
That motion passes. Thank you.

BOB GRONAUER
Thank you very much and I want to wish all of you a happy Thanksgiving with your families. Have a good one, take care.

45. TM-24-500114-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 10 single-family residential lots and common lots on 4.92 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northwest corner of Valadez Street and Shelbourne Avenue within Enterprise. JJ/jud/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 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

- Comply with approved drainage study PW24-17122;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0113-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

46. WS-24-0535-BLUE DIAMOND PB HOLDINGS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscape planter width; and 2) reduce driveway geometrics.

DESIGN REVIEW for commercial buildings on 0.89 acres in a CG (General Commercial) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Blue Diamond Road and the west side of Pinkbox Drive within Enterprise. JJ/sd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without 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;
- The installation of detached sidewalks will require vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way;
- Coordinate with Real Property Management and the Department of Aviation to dedicate Pinkbox Drive.

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.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace
  determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0437-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVERS OF DEVELOPMENT STANDARDS #1 AND #2B WERE WITHDRAWN.

SAMI REAL
Next is Item 46, WS-24-0535; waivers of development standards for the following. Reduced street landscape planner width and reduced driveway geometrics, design review for commercial buildings on 0.89 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay generally located on the south side of Blue Diamond Road and the west side of Pink Box Drive within Enterprise.

TICK SEGERBLOM
Good morning.

GREG BORGEL

Good morning, Mr. Chairman. I'm Greg Borgel, 3747 Heritage Avenue here for the Pink Box Project, which is the first phase of development proposed for this property. With me in the audience is if you have questions appropriate for his consideration, is the Vice President of Development for the Siegel Group. The Pink Box item before you now is of course an element of the Siegel Group. And so, if you have questions that are beyond my capability, he's available to help out.

Secondly, we were advised fairly late in the game that some of the waivers were problematic, and we have put ourselves in the position of what we think is resolving those questions.

So, to work through it casually – and by the way, this is the elevation of the Pink Box that is before you. There are three waivers called out in the agenda or were, if you will, since we have resolved two of the three with certainty. On the reduced width of street landscaping, which is Waiver Number One, that's been eliminated. It was a very small area that was basically overlooked in the first analysis. And so, we would ask in conjunction with what we hope is your approval of the balance of the item, that that could be allowed to be withdrawn here.
And secondly on Item 2B, which was the throat depth question on which Public Works was quite concerned. The engineer for our side has gone through the equations and restructured the throat depth and that has been provided to staff for analysis and we think that that one can now be withdrawn as well. So that takes care of the throat depth and the landscaping waiver.

The remaining item is a reduction of the departure distance for the driveway on Pink Box Drive to 161 feet where 190 is required. First of all, we would point out that the Pink Box Drive, which amounts to being our private drive, although it has of course to be dedicated to the public for the purpose of extending utilities. But it is a very minor street which although it is adjacent to Blue Diamond Road, they are in a position where it can never cross Blue Diamond. So, it's a very minor intersection in question.

And secondly, by virtue of the redesign of the – and hoped for withdrawal that you will allow for the other waiver, we are now in a position where the redesign to accommodate the full throat depth as required by staff, has enabled a tentative and what we would suggest resolution to that remaining waiver. And that is that by virtue of redesigning – I put the landscape plan up so you could see that it is abundantly landscaped, but I'm drawing on the black line because it's easier to explain what we've done. By moving the throat depth question and resolving it, we believe, to here, we create a situation where we now have a location for a sign, which would, we think, resolve the last remaining waiver question, which is the distance along Pinkbox Drive.

This we believe strongly is the correct location for signage in order to create specifically the situation. And there is no sign waiver in front of you because we'll have to submit a sign program in the future. But we would want to put a sign in this area where the expansion of the throat depth has taken place. So that since this driveway serves –

JUSTIN JONES
Mr. Borgel, can you just skip to what you still need?

GREG BORGEL
We think we only need the remaining waiver for the reducing the driveway distance on Pink Box. And I was leading up to saying and concluding, I realize I've been accused of talking too much sometimes.

TICK SEGERBLOM
All the time.

GREG BORGEL
Well only when I'm here.

JUSTIN JONES
Sometimes when you're not.

GREG BORGEL
Well, there, I try to be quieter.

The purpose is because the driveway is now at the correct location in our opinion. And that is because the two sides of the building need to be served. One side for the access to the drive-thru and one side for the access to parking for people who don't choose to use the drive-thru. And that is where we have the handicapped parking, which was the conclusion I was reaching to and hoping that you would therefore approve of the reduction in departure distance for the driveway in light of the fact that it serves those two purposes.

TICK SEGERBLOM
Does that complete your presentation?

GREG BORGEL
I was finished.

TICK SEGERBLOM
Okay. All right. This is a public hearing. Anyone here wishing to speak about doughnuts? Seeing no one will close the public hearing. Did you have a comment Sami?

SAMI REAL
I just wanted to clarify. So, I think what Mr. Borgel was trying to say is that he withdraws Waiver of Development Standards Number 1 and 2B and finds that the Waiver of Development Standards 2A is still needed and then that's when I would defer to Public Works whether or not the Waiver of Development Standards 1, sorry, 2B is still needed.

ANTONIO PAPAZIAN
Thanks Sami. It is not needed anymore. They meet the minimum requirement.

MOTION

JUSTIN JONES
Great. With that withdrawal of Waiver Requests Number 1 and 2B, I'll go ahead and move for approval of Agenda Item Number 46 with the request for Waiver 2A.

TICK SEGERBLOM
All right, there's a motion by Commissioner Jones, cast your vote.

VOTE

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

ABSTAIN: None

TICK SEGERBLOM
Thank you. That motion passes Mr. Borgel.

GREG BORGEL
Thank you very much and we'll see you again another day and I'll try to be quieter or at least list –

TICK SEGERBLOM
It tough to have an old dog learn new tricks.

GREG BORGEL
We're trainable. Thank you.

(Companion Items 47 through 49)

47. PA-24-700015-NEVADA POWER COMPANY:
PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) to Neighborhood Commercial (NC) on 1.89 acres. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley. JJ/gc (For possible action)

ACTION: ADOPTED (RESOLUTION NO. R-11-20-24-2) (COMPANION ITEMS 48 AND 49).

SAMI REAL
Next are companion Items 47 through 49.

- Item 47, PA-24-700015; plan amendment to redesignate the existing land use category from Public Use to Neighborhood Commercial on 1.89 acres. Generally located on the north side of Russell Road 550 feet east of Hualapai Way within Spring Valley.
- Item 48, ZC-24-0310; zone change to reclassify 1.89 acres from an RS20 (Residential Single Family 20) Zone to a CG (Commercial General) Zone. Generally located on the north side of Russell Road 550 feet east of Hualapai Way within Spring Valley.
- Item 49, UC-24-0311; use permit for a mini warehouse facility. Waivers of development standards for the following: reduce and eliminate landscape buffer and screening and residential adjacency standards. Design review for a mini warehouse facility on 1.89 acres in a CG (Commercial General) Zone. Generally located on the north side of Russell Road 550 feet east of Hualapai Way within Spring Valley.

TICK SEGERBLOM
Good morning.

LEBENE OHENE
Good morning, Commissioners. Lebene Ohene, 520 South Fourth Street representing the applicant with three separate applications that have been read into the record by Ms. Real.

To orient you to the site, the parcel is located north of Russell Road and approximately 550 feet east of Hualapai Way. And to explain the PA application, which was the first application read into the record, which is the plan amendment. The parcel as it exists is a portion of a Nevada Energy site that was

subdivided Nevada Energy no longer needs the parcel. The parcel currently is zoned RS20 and master plan which is below master plan PU for Public Use.

Because they did not need the parcel anymore, the request is to change the master plan to NC and the zoning to CG. Now based on the master plan to our east is single-family residential, but that area is zone CM, which was the existing master plan before the residences were built and the residences in the area surrounding the Nevada Energy substation were all constructed after Nevada Energy constructed the location. On the zone change request, the zone change request is to go to CG to allow for the future mini storage warehouse.

The site is approximately 1.89 acres and the zoning surrounding it currently is RS3 and RS3.2 as well as some C2 to the west along Hualapai.

The development is a 29-unit mini storage warehouse for RVs and luxury vehicles. Based on the existing location and the site, we do have with the special use permit application some waivers and the design review to allow for the development. There is an existing driveway that serves both the existing and the energy station and will serve the site as well.

Because of the location of the site, there are some waivers. Some of those waivers primarily deal with some residential adjacency and some issues that are pre-existing. For instance, to the north because this is still residential even though it is more, it's a power station and more kind of an industrial use. There is landscaping that we've asked a waiver for to maintain.

In working through that development process through the neighborhood meeting, Town Board and Planning Commission, we worked with a Planning Commissioner, and we listened to the neighbors and also to the Town Board and have made some adjustments to the site.

For instance, three of the waivers, 1A, 1B and 1E, we withdrew those at Planning Commission without prejudice and that remains.

To the east, we proposed an eight-foot-high wall with a required fifteen-foot landscaping and even though to the northeast with a residential to the northeast NV Energy only provided 10 feet of landscaping. We're sticking to code and providing that.

On the west side we had to maintain the waiver because the roadway, existing roadway splits, there's an existing condition so therefore the landscaping, even though fifteen-foot is required, we had to request a waiver because there's only 7 feet and 14 feet. Because of that and for additional mitigation, we have proposed additional landscaping along the west side, which is split by the existing roadway.

Also, to mitigate some of the issues, sorry, I have this elevation which will properly depict our design. So, there's the two areas of landscaping. There's the required landscaping to the east and also the required landscaping buffer. And on the west, we included 11 additional trees to make sure that we mitigated the residential adjacency waivers, which are all the waivers, Number 2 in this area, the landscaping as well. Also taking into consideration of the residential on both sides, although the main building, Building A, which is to the west is 27 feet high, we made sure that the buildings were dropped in such a way that we didn't impact the residential to the west, although we are more than 120 feet from there with the two rows of landscaping.

The building to the east is 19.5 feet and this plan depicts how the main building, which is two-story sits as adjacent to the Western property line, which shows that even though we may be 28 feet, their residences are higher than us and we comply with all the grading requirements adjacent to the site.

With that said, we would appreciate your recommendation of approval with the waivers that were deleted and I'm here to answer any questions. Thank you.

TICK SEGERBLOM
All right, this is a public hearing. Anyone here wishing to speak on this item, please come forward.

HARSHA SARMA
Good morning.

TICK SEGERBLOM
Can you speak into the – yeah, hold the microphone.

HARSHA SARMA
Good morning. My name is Mr. Sarma, Harsha Sarma. I live at 5664 Teton Glacier Street, and this is my wife, Pilar. We are the neighbors to the west.

We live in the community called San Mateo, which is directly impacted by this site and this project, this is our community here and this is the proposed site underneath the two power lines. The –

WILLIAM MCCURDY II
Can we have you speak right into that mic? He's having a hard time –

HARSHA SARMA
We want to go on the record and state that my wife and I and our neighbors in the community are a hundred percent opposed to the zone change in this project. This lot falls within Commissioner Jones's jurisdiction and we're delighted with the work he's done with the park that he's built on Patrick that's coming up online here shortly. However, we think that the zone change is a mistake. We don't need additional mini storage.

Currently, there are six mini storage units within two miles of this property. I don't know if they should mention that at all. There's one here, that's My Self Storage, which is 0.8 miles away from the property. There's another one here on Cube Smart, which is 1.1 miles from the property. There's another one here, Extra Space, 1.3 miles from the property, another one Public Storage, 1.5 miles, another one that's 2.2 miles, Town Storage, another one that's 2.3 miles, another Extra Space.

So, she's pitching this as a luxury mini storage. I don't think a box with a bow matters, it's still storage and it's a 30,000 square foot structure that's going to be built directly behind our neighborhood with 15-foot trees I think is what she said. 10-foot trees. Am I incorrect on that? Was that the size of the building? She mentioned? I don't know if we're allowed to ask questions or not.

JUSTIN JONES
She can respond when she gets up again but –

HARSHA SARMA
Oh, and the primary reason we're opposed to this property, this project is the traffic impact. We have a new neighborhood development coming up across the street. I'll show you that. KB Homes is building right here on this lot. It's another 20 plus houses going in.

There are three schools close to this corner. There's Batterman, Fertitta, and Bishop Gorman right across the street. So, there's going to be more foot traffic for the students, more people walking around, and I don't think we need the traffic and the cars and that's why we respectfully asked the Commission to vote no on this project and see if there's any alternatives that could be used for this lot. I mean I don't know that NV Energy needs the money. I don't think they're desperate to sell it, so we want to see if the Commission would investigate another highest and best use for this parcel. I think that's it. I thank you for your time.

TICK SEGERBLOM
All right, thank you. Anyone else wishing to speak on this item? See no one will close the public hearing. Turn over to Commissioner Jones.

JUSTIN JONES
Thank you very much Mr. Chair and I appreciate the neighbors coming down and expressing their concerns with the site.

Initially I would say normally given the location I would not even consider a land use plan amendment change, or a zone change for this parcel because it is surrounded on three sides by residential. In this case because it is such an awkward parcel and a remnant from NV Energy's site, I think that there is a challenge for developing the residential for which it is currently zoned and if it were it would be a high-density residential project which would create in my mind far more traffic than what is proposed there. When Miss Ohene pitched this to me, I made it clear that the only commercial that would be permissible if this Board allows it would be mini storage because it is so low intensity. So just to clarify with regards to the waivers are 1, 1B and 1E?

LEBENE OHENE
Yes sir.

MOTION

JUSTIN JONES
Okay. So, I want to make sure it's very clear on the record that my motion will be to allow for the plan amendment and for the zone change to Neighborhood Commercial. However, that is not to say that if the applicant or some future developer decide that they want something else here that will be permissible. I will not recommend any other type of commercial on this parcel because I think it would be very inappropriate and would have detrimental effects to the neighborhood. I think that mini storage in this case is low-impact and has a benefit to the neighborhood in a way that other commercial ventures would not. So –

LEBENE OHENE
Yes sir, I understand.

JUSTIN JONES
I'll go ahead and move for approval of Agenda Items 47, 48 and 49 recognizing the withdrawal of Waivers 1A, 1B and 1E.

TICK SEGERBLOM
All right there's a motion. Cast your vote.

VOTE

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

LEBENE OHENE
Thank you, Commissioner Jones. Thank you, Commissioners. Have a good day and happy Thanksgiving.

48. ZC-24-0310-NEVADA POWER COMPANY:

ZONE CHANGE to reclassify 1.89 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley (description on file). JJ/hw (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 47 AND 49).

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 #0323-2024 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.

49. UC-24-0311-NEVADA POWER COMPANY:

USE PERMIT for a mini-warehouse facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate landscape buffer and screening; and 2) residential adjacency standards.

DESIGN REVIEW for a mini-warehouse facility on 1.89 acres in a CG (Commercial General) Zone. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley. JJ/hw/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 47 AND 48).

CONDITIONS OF APPROVAL –
Comprehensive Planning

- The addition of balconies or other second story external additions are prohibited;
- Business licenses shall not be issued for businesses conducted within individual units;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has

not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0323-2024 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.

WAIVERS OF DEVELOPMENT STANDARDS #1A, #1B, AND #1E WERE WITHDRAWN.

(Companion Items 50 through 54)

50. PA-24-700020-ROOHANI KHUSROW FAMILY TRUST:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located between Wigwam Avenue and Cougar Avenue on the west side of Edmond Street within Enterprise. JJ/rk (For possible action)

ACTION: ADOPTED (RESOLUTION 11-20-24-3) (COMPANION ITEMS 51, 52, 53, AND 54).

SAMI REAL

Next are companion items 50 through 54.

- Item 50, PA-24-700020, plan amendment to redesignate the existing land use category from Ranch Estate Neighborhood to Low Intensity Suburban Neighborhood on five acres. Generally located between Wigwam Avenue and Cougar Avenue on the west side of Edmonds Street within Enterprise.
- Item 51, ZC-24-0485, zone change to reclassify the following five acres from an RS20 (Residential Single Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone, 4.77 acres from an RS20 (Residential Single-Family) Zone and an H-2 (General Highway Frontage) Zone to an RS3.3 (Residential Single-Family 3.3) Zone and eliminate the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Wigwam Avenue in the east side of Edmonds Street within Enterprise.
- Item 52,VS-24-0486 amended vacate and abandon easements of interest to Clark County located between Wigwam Avenue and Ford Avenue and between Mohawk Street, Decatur Boulevard; a portion of right-of-way being Edmonds Street located between Wigwam Avenue (previously notified as Mohawk Street) and Ford Avenue and a portion of right-of-way being Cougar Avenue located between Mohawk Street (previously notified as Decatur Boulevard) and Edmonds Street within Enterprise.
- Item 53, WS-24-0487, waivers of development standards for the following: increased fill height, increased retaining wall height. Design review for a single-family detached residential development on 9.77 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Wigwam Avenue in the east and west sides of Edmonds Street within Enterprise.

- And then finally Item 54, TM-24-500101 map consisting of 54 single-family residential lots and five common lots on 9.77 acres and an RS5.2 (Residential Single-Family 5.2) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmonds Street with an Enterprise.

TICK SEGERBLOM
Good morning.

STEPHANIE GRONAUER
Good morning. Mr. Chairman Commissioner. Stephanie Gronauer, 1980 Festival Plaza Drive here on behalf of the applicant, Richmond American Homes.

This property is a unique piece of property. It's in the southwest just to the north of Blue Diamond Road. Edmond bisects the property with about five acres on the east side and about five acres on the west side of Edmond. This area has a mix of master plan, a mix of zoning just to the north of Blue Diamond. And additionally, the parcel on the west side has some very significant constraints with respect to development because it has a 100 foot power pole easement running up and down Edmond in this area. So, it makes it a difficult parcel to lay out an actual developable project.

This is the master plan. So, you can see everything in yellow is Ranch Estates and within the RNP. The beige is Mid-Intensity Suburban so that allows up to eight units to the acre. And then you can see along Blue Diamond you've got a whole bunch of commercial and industrial, but there is a small RNP in this area. Edmond right now is somewhat the dividing line, but you can see on the zoning map it's a pretty interesting dividing line because you have RS2 immediately across the street, which means 2,000 square foot lots across the street from what is the RNP.

Also, there's an overlay on a portion of that western or eastern parcel, excuse me, for RNP even though it's master planned Mid-intensity allowing up to eight units to the acre. So, this is a mix and an interesting parcel with as I said, a mix of overlays, a mix of master plan and then also a mix of density. So, when Richmond decided to look at this, they thought the best thing to do would be to conform and comply on the east side with the master plan that allows up to eight units to the acre. And on the west side provides somewhat of a transition because there are 2,000 square foot lots immediately across the street.

So that's what we have before you today is a plan that we think does just that provides that transition. Also, you'll see on the site plan it takes into account the fact that there is a power line easement. This exhibit shows it better. Everything in yellow on this western portion is encumbered by a power line easement, which means it's undevelopable for structures. So, about a third of the width of this parcel you can't put homes in. So, it presents a different challenge when they were laying this out on how and what is best for this area.

This is what's before you today as I mentioned on the east side we conform with the master plan. We do not have a plan amendment. It's Mid-Intensity Suburban allows up to eight units to the acre. I believe there's 38 homes on this east side with a density just around up to eight to the acre. The small lot development is to the north of us and to the east of us with those small compact lots. And this is certainly compatible with what's in the area and what the master plan contemplates.

As you go across to Edmonds, we have laid out 10,000 square foot lots on this western boundary because it is clearly RNP to the west of us; also, one-story homes. So, Richmond's proposing their one-story homes to provide that additional buffer. However, as we flip across the street here, we have roughly 7,000 square foot homes or lots, excuse me, with two-story homes. And the reason they have to be two-story is

because we cannot develop within that easement area. And you all know I just had two projects on this agenda where Richmond's the first to do all two-story homes. They're also the first to develop in an RNP and do half acre lots. Unfortunately, because of this power line easement, this lot is not ideal for those large half acre lots and can't be developed on in this yellow area. So, the homes that are on this eastern edge are two-story homes so that they can simply be backyards in that area and not have a structure there.

At the Town Board and at our neighborhood meeting way back in June, we did not have any neighbors in attendance. Mr. Van is counsel for a couple neighbors in the area and he did come to Planning Commission. Since that time, we've met with him to discuss possible amendments to the plan. He represents homeowners that live immediately to the west of the site, and I know he's here to speak on their behalf. Since that meeting, we sat down and basically at the meeting the two things, their first preference would be that this whole area be one-story homes.

So, Richmond did look at possibly doing really small one-story homes on these lots right here. They could fit a small one-story, but it doesn't pencil from an economic standpoint because you'll have large two stories across the street and then trying to put small one-story's even with the premium for one stories, it just doesn't pencil out unfortunately. But they did come up with two other alternatives that I did email to Mr. Van, all of which we're okay with and could live with. This is what we think is the best option because it has all one-stories on this Western Edge Option II or I guess Option Alternative I. We laid it out such that we would have one-story homes, four of them located right here and then put a really large two-story Paxton home on these two lots on the corner. And then proposing still the two stories on the east side but losing a lot as well.

So, the density would go down slightly, but we'd have to have some flexibility to put the big 2 story, 4,300 square foot homes on a couple of the lots. I don't think personally this is the better option because I think when you have one stories buffering an RNP that's better. But this will work for Richmond, and they would still have the four one-story homes which are adjacent to their homes.

Option II was we lose 2 lots, and we put 3 two-story homes on this western edge. Again, they're more profitable because they're large two-story homes. So, this pencils as well, the density certainly goes down with the loss of two lots. We still have one-story homes in this corner adjacent to Mr. Van's clients, but there would be some two-story homes up here and then also across the street.

So, as I mentioned, I've shared these plans – I don't know the preference from Mr. Van. Again, I think his preference would be that it be all one story. Unfortunately, that just doesn't work with the power poles or – I should say first preference would probably be all half-acre lots.

This property is just a unique parcel in the sense that it's difficult to develop and it also is adjacent to 2,000 square foot homes. So, putting million-dollar, half-acre lots on Edmond across from 2,000 square foot lots, not homes, lots is not a great transition. We think this provides a really good transition between the RNP and the higher density across Edmond and it'll certainly set a precedent.

So, Mr. Van mentioned his clients being concerned with the parcel to the northwest. This would certainly set a precedent to make sure that one-story homes and quarter-acre lots would be the appropriate transition there. So, with that said, I'm happy to answer any questions.

We did have five conditions that we submitted at Planning Commission and that are in your staff report. I'll quickly just walk through them. It was that we would do one-story homes on Lots 1 through 6 that we would have no more than 16 homes on this Western portion, no more than 38 homes on the eastern

portion, that we would tier any wall that's on the perimeter along a right-of-way that is above the allowed 3 foot of retaining and 6 foot screen and then that we would do wrought iron fencing on top of any retaining wall on this eastern portion that's over the three feet of retaining. That's mostly in this corner. We have some tall walls and so at Planning Commission we offered on top of those screen walls doing some view fencing just to break that up a little bit. So those conditions are in your staff report.

We're happy to agree to all of those. One final condition that we did talk about with the neighbors, the neighbors immediately west of us have a drainage channel that is adjacent to us. They asked if we would be willing to gate that with their permission. We're happy to do that. Obviously, we have to have their permission to touch their land, but Richmond's happy to add a gate on that easement area. So, with that said, I'm happy to answer any questions and we'd ask that you follow Planning Commission's recommendation of approval.

TICK SEGERBLOM
This is a public hearing. Anyone wishing to speak on this item, please come forward.

MICHAEL VAN
Good morning. Good morning, Chair and members of the Commission. I've been doing this a long time and what I do know is the designation, RNP is a term that should be sacrosanct, and it should continue with it a long-term reverence associated with it. It's longstanding in the area and in the County that what you want it to is if you can get something that's RE with an RNP. Then you know that you've got a nicer home, you've got nicer quality areas and neighbors bought based upon that protection. They moved there for the lifestyle. And you'll hear from neighbors who said that they sold homes, that they have done everything they could to get to that area for that very purpose. And now they feel like they are being encroached upon essentially for just for money. When you get right down to it's going to get down to the dollars.

There are two competing groups. One group is the neighbors who are there to preserve their neighborhood RNP. We want to preserve our neighborhoods. The developer is there to preserve their bottom line and the discussions that we've talked about, what they have said are things like, it just doesn't pencil, we just can't make it to the bottom line. However, I've heard today three different instances where there were RNP properties and lo and behold we can get half acre locks on all of those with all the other issues.

And there's also been, and I heard that Richmond American actually does have a half-acre product that they can put in there. It just doesn't pencil. So, for the developer, it's simply that it's the profitability. For the neighbors, the citizens, the Clark County residents. It's all about their lifestyle, their homes, where they bought, where they want to raise their children.

And with regard to this property, this current project, it's kind of interesting to me that it's not a master planned community. You have on the right-hand side of this on the east side I believe, that is higher density. It absolutely is. And there's nothing my clients have said. I've told them, "You got to give up on that argument, you're not going to win that argument". But on the left-hand side, this is RNP. And Edmonds creates a natural barrier. It's a barrier there. That's where you can say, “Yep, this is where it's going to go over.” Everything on the one hand, you don't need this transitional period because if you go down a little bit further, they're half acre lots.

And speaking with Stephanie, she's been very professional. I appreciate that. I asked this simple question even with this area down here when you got the easement. So, let's just say that you take that property and instead of 16 lots, you have eight lots. Now you're going to have four lots that can be, you can build

the two-story on the front of it and they're going to have really big backyards because they can't build on the back part under that easement. But you can still put eight lots in there as opposed to 16, without a problem. And you are going to honor the integrity of the RNP. Edmonds is that natural barrier. There's no connecting roadways. They act as a, sorry.

TICK SEGERBLOM
You can go ahead and finish up.

MICHAEL VAN
All right. They act as though this is some type of master plan. It's not, there's no roadways, there's nothing that connects the two. And the developer is not the end user, he is not the neighbor, he is not going to be a citizen of Clark County.

The RNP is very important. When we did talk, they did propose a couple of proposals, and I apologize. I told Commissioner Jones this, my wife had surgery, and I was driving back Sunday or Monday and Tuesday and didn't get a chance to get the email, didn't get a chance to get it to the neighbors. And I asked Sephanie, I says, is there any way you can push this out a month so we can sit down and talk about it? And they can't for other reasons, and I understand that. But the Rural Alliance Advisory Committee states that the purpose is to encourage infill developments within Ranch Estate neighborhoods in accordance with compatible considerations contained in the Neighborhood Land Use Category definitions. Again, this is not a master planned community. They're trying to plug 54 homes into a very small area. 38 I get, I understand that, but the 16, you could just as easily have that be eight and continue with the RNP. Again, Edmonds is that natural barrier.

Lastly, you'll hear from some of the neighbors, there's a lot of issues that have been raised that we just don't know yet. Of course, there's the construction, the parking, the traffic, the streetlights, the height of the walls, which they did raise. But again, Richmond American, you heard earlier that they do have products that they can put on half acre lots in a quarter acre – on a half-acre lot in that area. And I appreciate the fact – I appreciate your time. I've been around Greg Borgel, and I don't want to be tagged with that, so I'm going to wrap it up right now. Please understand that the neighbors do not want this at all. The number one choice is to keep it an RNP.

TICK SEGERBLOM
Thank you. Anyone else here wishing to speak?

JOE KRATHWOHL
Good afternoon, gentlemen. My name is Joe Krathwohl. I live at 8435 Lindell Road. I am right in the middle of this RNP. And I was smiling, I see these big banners on the front of the walls here, "Together for Better." Well, together doesn't include existing homeowners.

I've been in Las Vegas now for 36 years, and the first place that I bought was a big half acre lot. And I remember because I supply animals to shows, Renaissance fairs, Springs Preserve, shows up and down Las Vegas Strip, that's my main job. And I remember I rescued a young tiger cub, and I don't know how the County found out, but next thing I know, I had a letter on my front door that said, "You have 30 days to move." I came down and after a big meeting I said, "Where can I live where I can live in peace and still do what I do?" And they said, "Oh, you got to be RNP. Once you're an RNP, you'll be okay."

Found a place, an RNP, this RNP. And when I saw what kind of a lifestyle it is, here's a picture of those poles. This is what people in my neighborhood use the setback for, space for their animals. I said, "This is awesome. This is where I need to be." Got my zoning changed, my tigers, condors, eagles, everything that

lives with me. It's been pretty good until about the last eight or nine years. Now, two or three times a year, I'm at one of these hearings trying to figure out exactly how to stop us from being bulldozed over. Because every time one of these projects, even along the perimeter, gets approved, all those cars shoot through our neighborhood. We have Star Nursery sending their big semi-trucks full of rocks through our neighborhood, crunching up the pavement that was there. It was never meant to be a truck route.

And we still can't get a light at Decatur and Windmill to help break down the traffic. So, you can't even get across Decatur anymore. And now we have people just walking up and down the street. It used to be we knew all of our neighbors, and now people slow down and case the front yard, taking an inventory of things that you have out there.

We have a church that was approved, ridiculous decision, because when they have an event, there'll be 400 cars parked up and down these streets blocking everybody's home, parked all over the BLM lots. And it's like, wow, what is happening here? Not to mention the ones that want to use our neighborhood as a cut-through to get from Blue Diamond Road up to Decatur. I've been almost hit several times in front of my own home just getting the mail, and it makes you just wonder, what do we do? Do we have to have a full-time police officer in the neighborhood? So, every time one of these gets approved it just gets worse.

And I noticed all day long it's abandonments and waivers. Well, why have rules at all then? I haven't heard a single developer today get denied. But I feel like I'm going to walk out of here because these are the homes that are in our neighborhood, and this is one of the last projects you approved of right across the street from my house. And this type of approval is ridiculous to me. I'm sorry, I don't want to die in front of my house so some developer can make a few extra bucks.

TICK SEGERBLOM
All right. Thank you so much. Anyone else here wishing to speak on this item?

CHRISITIAN HAGENBEEK
Hello everybody. I'm Chrisitian Hagenbeek, 8580 Mohawk Street. I'll keep it short. But we purchased in the area because we wanted the benefits of the RNP. We worked with Stephanie, we're the lot that's right next to the build that they're building. We welcome growth in the area, but we would like to keep it at two homes per acre. That's why we purchased into that area. We talked to them, and we tried to compromise. We said that we would like single-story homes in that 16-home section instead of two-story homes. Unfortunately, we didn't get an option for that, so we opposed the build. They say they can't pencil in something because of the easement in that area. Well, I would like to use that easement for our benefit to keep our rules for the RNP. That's it. Thank you.

TICK SEGERBLOM
Thank you. Anyone else here wishing to speak?

GRANT PALM
Mr. Commissioner, Commission, thank you for your time here. My name's Grant Palm, P-A-L-M, and I'm a resident on that dividing line 8665 Edmond Street, and my concern is the density. I do have a young child. There really isn't any parks or anything like that for our children to go and play, ride bikes, anything like that in the area. So, with that extra density I've seen on the way taking my child to school, multiple accidents along Decatur just increase since all the building in that area. Again, my concern is just solely for the safety of the kids and just having a community to be able to enjoy and raise my son. So, thank you for your time.

TICK SEGERBLOM
Thank you. Anyone else? All right. Seeing no one else, we'll turn it over to Commissioner Jones.

JUSTIN JONES
Thank you, Mr. Chair. Is it okay if I ask Mr. Van to come back down?

So, I appreciate that you didn't have a chance to fully go through everything with the neighbors, but as you stand here today, you prefer more single stories or fewer lots?

MICHAEL VAN
Can I get both?

JUSTIN JONES
Nope.

MICHAEL VAN
The first option is probably better than the other two options. If there were a way to have – just because the one-stories are all on the one side. If they could cut down the number of lots on the opposite side from – I think it's eight, six or so, that would probably be better. But as it sits right now, these will all be one-stories. If they could cut this down to two or three lots instead of five or six and have one-stories, I think that would be better, or if they could just spread that out a little bit more. But literally you're doubling the number of homes in what everyone believed was what they were getting. Of course, the first option is keep it in the half acre lots. That's the first option.

JUSTIN JONES
Thank you. Ms. Gronauer, I've never said that before. Ms. Gronauer, or your client, I know there's constraints with regards to some of the other lots. With regards to Lot 16.

STEPHANIE GRONAUER
Yes.

JUSTIN JONES
Can that be single story because it is a larger lot?

STEPHANIE GRONAUER
I asked that question. I think it would be a pretty small single story. It wouldn't be the large, more expensive single story we have proposed because you can see it's oriented kind of funny with the driveway so it's not very deep. So that's why right now it has a two-story on it. The lot fit that I think Mr. Van just said if we lost – oops, sorry. If we lost two lots on that side, like he mentioned, these two-stories are called the Seth product. It would fit with their depth. We could put the bigger two-story here, which is a more expensive home. It's the most expensive home of all of them that we just would incorporate. But you can see it's still pretty constrained with the depth. The one-stories are the Powells, and one-stories take up a bigger footprint unfortunately.

But the Paxton, which we hadn't originally proposed is a 4,300 square foot two-story home. So, from a price point it would be the most expensive home probably in all of them. I know they don't want two-stories, but we could still keep the one-stories in this corner. I believe all of his clients live adjacent to these one-stories. The parcel in this corner is vacant. This is where his clients live is the southern half, and then this is vacant land. I know he's worried about precedent on this land next to us. And so again, back to – I think Richmond does a pretty good job of thinking through it. I think precedentially this is probably

the best because you have all one-stories on this, but if we need to lose lots, unfortunately the compromise was to try to add in some of the larger, nicer two-story products.

MOTION

JUSTIN JONES
All right. My motion will be to require that the developer reduce the number of homes on the home count on the southern side of the proposal. That south?

STEPHANIE GRONAUER
East.

JUSTIN JONES
Eastern side of the proposal by two, and to maintain single-story homes for the first – for lots – can we to go back to your lot thing?

STEPHANIE GRONAUER
One, two, and three, I believe.

JUSTIN JONES
For one, two, three and four.

MICHAEL VAN
Is there any way they can just keep all single-story on that left-hand side? That's one of the things that they were looking for. A fair compromise would be the single-story on the left-hand side, two less lots on the right-hand side, if they could go there.

JUSTIN JONES
All right. I'm going to require single-stories on all of those lots on the western side, and I understand that's the burden and I will talk to the seller about reducing the sales price if necessary.

STEPHANIE GRONAUER
Okay.

JUSTIN JONES
Okay. So, Sami?

SAMI REAL
Can I just ask for clarification? So, it's the western side of the western half –

JUSTIN JONES
Yes.

SAMI REAL
– is the single story? So going back to Lots one through six.

STEPHANIE GRONAUER
Yes.

JUSTIN JONES
So, Planning Commission and also an additional condition of reducing the lot count on the eastern side by two lots.

STEPHANIE GRONAUER
A maximum of 14 homes on the west side?

JUSTIN JONES
Yes. That's my motion.

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

VOTE

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

TICK SEGERBLOM
The motion passes.

STEPHANIE GRONAUER
Thank you very much.

TICK SEGERBLOM
Thank you.

51. ZC-24-0485-ROOHANI KHUSROW FAMILY TRUST:

ZONE CHANGE to reclassify the following: 1) 5.00 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone; 2) 4.77 acres from an RS20 (Residential Single-Family 20) Zone and an H-2 (General Highway Frontage) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 3) eliminate within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise (description on file). JJ/rg (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 50, 52, 53, AND 54).

CONDITIONS OF APPROVAL –
Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code;

applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)
- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0181-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

52. VS-24-0486-ROOHANI KHUSROW FAMILY TRUST:

AMENDED VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Ford Avenue, and between Mohawk Street and Decatur Boulevard; a portion of a right-of-way being Edmond Street located between Wigwam Avenue (previously notified as Mohawk Street) and Ford Avenue; and a portion of a right-of-way being Cougar Avenue located between Mohawk Street (previously notified as Decatur Boulevard) and Edmond Street within Enterprise (description on file). JJ/rg/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 50, 51, 53, AND 54).

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

- Right-of-way dedication to include 25 feet to the back of curb for Cougar Avenue, between 25 feet and 50 feet to the back of curb for Edmond Street, 35 feet to the back of curb for Wigwam Avenue and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

53. WS-24-0487-ROOHANI KHUSROW FAMILY TRUST:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fill height; and 2) increase retaining wall height.

DESIGN REVIEW for a single-family detached residential development on 9.77 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise. JJ/rg/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 50, 51, 52, AND 54).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- 1 story homes on Lots 1 through 6;
- No more than 14 homes on the western half of the project consisting of no more than 6 homes on the western half and no more than 8 homes on the eastern half;
- No more than 38 homes on the eastern half of the project;
- Tiered retaining walls on any perimeter walls along a right-of-way that are above the allowed total of 9 feet (3 feet of retaining and 6 feet of screen);
- Wrought iron view fencing on top of any retaining walls on the eastern half of the project above the allowed total of 9 feet (3 feet of retaining and 6 feet of screen);
- 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;
- Right-of-way dedication to include 25 feet to the back of curb for Cougar Avenue, 25 feet to 50 feet to the back of curb for Edmond Street, 35 feet to the back of curb for Wigwam Avenue and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B 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.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0181-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

54. TM-24-500101-ROOHANI KHUSROW FAMILY TRUST:

TENTATIVE MAP consisting of 54 single-family residential lots and 5 common lots on 9.77 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise. JJ/rg/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 50, 51, 52, AND 53).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- No more than 14 homes on the western half of the project consisting of no more than 6 homes on the western half and no more than 8 homes on the eastern half;
- No more than 38 homes on the eastern half of the project.
- 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 25 feet to the back of curb for Cougar Avenue, 25 feet to 50 feet to the back of curb for Edmond Street, 35 feet to the back of curb for Wigwam Avenue and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0181-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

SEC. 6. AGENDA ITEM

55. AG-24-900729 HOLDOVER: Discuss a potential amendment to Title 30 to address how setbacks are measured; and direct staff accordingly. (For possible action)

ACTION: DISCUSSED.

SAMI REAL
Commissioners, next is Item 55, AG-24-900729. This is a holdover of a discussion to discuss a potential amendment to Title 30 to address how setbacks are measured and direct staff accordingly.

This item was requested to be put on the agenda by Commissioner Segerblom. Prior to the rewrite of Title 30, we allowed the setbacks for certain residential lots. Those would be the now RS20, 40 and 80 to be measured from the center line or from property line when there was a private road easement within the front portion of the property. And so, then that would then reduce the amount of setbacks. So, for instance, if the property line was in the center line of a private road easement and that private road easement was 40 feet, then the 40 foot required setback was then essentially reduced down to 20 feet. We removed that provision when we did the rewrite of Title 30 in an effort to standardize how we measured setbacks, and because those same lots when they were on public roads didn't get the benefit of that reduction. So again, this is a discussion item for the Board to possibly direct us to modify how we measure setbacks in those zoning districts.

TICK SEGERBLOM
Thank you. Well, just to start out, I would just like to just continue with the private but go back to the 20 foot as it was before Title 30 was amended. I think we heard a couple of things today about people talking about that, and the developers or the contractors that came in on my behalf also say that that's what they're used to and that makes it easier for them. But I'd open it up for discussion.

MARILYN K. KIRKPATRICK
Mr. Chair, I want to ask a couple questions. So, we worked pretty hard to try and save the rural component of it. So, the one acres, the three quarters acres, two acres, all of those. I wouldn't want that to apply because they can figure out how to make that work. And I struggle a little bit because as I said to you yesterday, I don't understand how – and we've been doing it I guess, how already the arterials, we let them take 10% off the net and all that other stuff so you don't actually end up with a half acre lot. So, the whole point is to have a half-acre lot and the whole reason for that is so that code, Animal Control has requirements on the horse turnouts, when horses can turn out and how much that you can have back there. And then people start asking for waivers on their garage setback because they want to open up the side of their home so they can go in and out.

So, I just hope that whatever we come up with, we protect those areas that we said we were going to protect for one, and two, we just have a streetscape that makes sense, because I don't know – we did detached sidewalks, we did all these things to try and keep it back and now we seem to undo most of our

work. So, I don't know, but I for sure don't want it on the larger lots because they can figure it out, whether private or public. And that's par for the course because I don't have a real direction today because it's just – I don't know why we couldn't just offer them a waiver to come in as opposed to change the Code.

TICK SEGERBLOM
Well, and that's the question. It just seemed like most people on those private cul-de-sacs would just like the 20-foot as an option, and having to go through the waiver process is obviously time-consuming. But is there something we could continue to work on this that you would support?

MARILYN K. KIRKPATRICK
Well, I'm going to be honest, and visually I'd have to see what it looks like visually on the street. But I do think whatever we do, it has to be consistent. But everybody's district is different for a variety of reasons. We're all trying to build something that looks good. Maybe it's the waiver. I don't know. I'm happy to be open-minded, but don't bother my one-acre, two-acre parcels, because they could figure it out regardless.

TICK SEGERBLOM
Well, and I don't think this was intended for the one-acres, obviously.

MARILYN K. KIRKPATRICK
But the way the Code reads it applies uniformly.

TICK SEGERBLOM
Well, but couldn't we limit that to half acres or less?

SAMI REAL
Correct. So, before the provision applied to the zoning districts that had the two-acre, one-acre and then we'll call it the half-acre, even though they're not true half-acres. So, if the direction is to not apply any reductions to the two-acre, one-acres, we can definitely do that.

Commissioner Segerblom, you had said for the cul-de-sac lots. So, if this is about the cul-de-sac lots, that's something else that we can narrow the exception down to if that's the direction of the Board. So those lots that front on a bulb of the cul-de-sac, because the cul-sac lots are a little bit larger in the sense that the private road easement for that cul-de-sac is a little larger. Then we could also just limit the exception to that, should the Board choose to proceed with that now and then continue to allow for the waiver process for all the other lots.

TICK SEGERBLOM
Commissioner Jones.

JUSTIN JONES
So, I'm just trying to think through stuff that we've just done recently. So how would that affect – there were proposals that we had at our last meeting, for example, that we had this discussion. So, if it were just the cul-de-sac – so I'll give you the example of the one that was today. It was a 10-lot development. Is that entire development considered a cul-de-sac?

SAMI REAL
I think that would be part of the direction. So, there's lots that front on cul-de-sac roads, and then there's lots that front on actual the bulb of the cul-de-sac. So, if the request is to have it apply to all the lots that

front on a private road, then we can do that. If the request is the concern with regards to those lots that are on the bulb of cul-de-sac, then we can narrow it down to that.

I'll also add that the City of Las Vegas, North Las Vegas and the City of Henderson don't allow their setbacks to be measured from property line when the property line is encumbered by a private road easement in the front. They instead require it to be measured from the edge of easement. The City of Las Vegas has a reduced width for those lots. So normally they require 50 feet when it's on a public road and then they reduced it down to 30 feet when it's on a private road.

And then City of North Las Vegas and City of Henderson have a 20-foot setback for, we'll just say those same lots, the 20,000 square foot lots. But again, they don't allow those to be measured from the center line or from the property line. For instance, there was a project earlier today where Commissioner Naft in his district, there was a private road easement, and the private road easement wasn't in the center line of the property line. So, on one side, the private road easement, I think probably was 30 feet, and on the other side it was only 10 feet into the property line. So, in that case, if it was measured from property line and there was 30 feet on one side, then the front yard setback theoretically would've been 10 feet. So there might be an argument to say if there is a proposal to do a reduce, that we do from the edge of easement instead of starting to allow people to measure from the front just to address the situation like that, where we do have an RNP lot that is now potentially, if the code was to reflect the regulations that were in effect prior to the rewrite, would then be 10 feet off of a road easement. And I don't think that that's the intent of the RNP or these half acre lots.

JUSTIN JONES
Yeah, I would say I'm definitely with Commissioner Kirkpatrick on not changing anything with regards to the one acre and above, and I feel like I'm a visual person and it would be really helpful to see photos to your point with regards to these cities. Maybe they're doing it better or something like that, but I don't know that I can visualize it unless we have some examples. So maybe if we can get that for the half acres?

TICK SEGERBLOM
That's why I said can we pull it and then I can try to work on it more, and we can get together and see what we're talking about.

SAMI REAL
And I can have staff work on that as well.

TICK SEGERBLOM
I honestly didn't realize this was so complicated, but we don't want to open a can of worms. So anyway, thank you so much and we'll continue to work on it.

SEC. 7. INTRODUCTION OF ORDINANCES

56. ORD-24-900565: Introduce an ordinance to consider adoption of a Development Agreement with Richmond American Homes of Nevada, Inc. for a single-family residential development on 7.11 acres, generally located north of Pebble Road and east of Durango Drive within Enterprise. JJ/dw (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, DECEMBER 4, 2024, AT 10 A.M. (BILL 11-20-24-1).

SAMI REAL
Thank you. All right, the next items are ordinances for introduction. Those are Items 56 through 61. These are, again, ordinances for introduction.

- Item 56 is ORD-24-900565, is an ordinance for our Development Agreement with Richmond American Homes of Nevada Inc for a single family-residential development on 7.11 acres.
- Item 57 is ORD-24-900572 for an ordinance for a Development Agreement with SHLV LLC for a shopping center on four acres.
- Item 58 ORD-24-90-0582 is an ordinance for a Development Agreement with BD Equities LLC for an office warehouse complex on 6.7 acres.
- Item 59 ORD-24-900734 is an ordinance for Development Agreement with SD North Parcels LLC for an office warehouse complex on 19.3 acres.
- Item 60 is ORD-24-900758. This is an ordinance to amend Title 30 to modify the street landscaping requirements and the regulations for manufactured homes.
- And then lastly is Item 61 ORD-24-900766, is an ordinance to amend the official zoning map to reclassify certain properties as approved by the Board of County Commissioners on October 2, 2024.

Commissioners, we request that you set the public hearing for December 4, 2024.

TICK SEGERBLOM
All right. What was the date?

SAMI REAL
December 4, 2024.

TICK SEGERBLOM
Okay, I'll introduce the ordinances and set up for a public hearing for December 4, 2024.

57. ORD-24-900572: Introduce an ordinance to consider adoption of a Development Agreement with SHLV LLC for a shopping center development on 4.0 acres, generally located south of Shelbourne Avenue and west of Rainbow Boulevard within Enterprise. JJ/dw (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, DECEMBER 4, 2024, AT 10 A.M. (BILL 11-20-24-2).

58. ORD-24-900582: Introduce an ordinance to consider adoption of a Development Agreement with BD Equities, LLC for an office/ warehouse complex on 6.7 acres, generally located west of Arville Street and north of Cougar Avenue within Enterprise. JJ/dw (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, DECEMBER 4, 2024, AT 10 A.M. (BILL 11-20-24-3).

59. ORD-24-900734: Introduce an ordinance to consider adoption of a Development Agreement with SD NORTH PARCELS LLC for an office/warehouse complex on 19.3 acres, generally located east of Tenaya Way and south of Patrick Lane within Spring Valley. MN/dd (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, DECEMBER 4, 2024, AT 10 A.M. (BILL 11-20-24-4).

60. ORD-24-900758: Introduce an ordinance to amend Title 30 to modify street landscaping requirements, regulations for manufactured homes, and providing for other matters properly related thereto; and set a public hearing. (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, DECEMBER 4, 2024, AT 10 A.M. (BILL 11-20-24-5).

61. ORD-24-900766: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on October 2, 2024. (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, DECEMBER 4, 2024, AT 10 A.M. (BILL 11-20-24-6).

PUBLIC COMMENTS

SAMI REAL
All right. This is the last time set aside for public comment.

TICK SEGERBLOM
All right. Ms. Coleman.

MARGARET ANN COLEMAN
Yes.

TICK SEGERBLOM
Three minutes.

MARGARET ANN COLEMAN
Good afternoon. My name is Margaret Ann Coleman. I have been fighting for 43 years for my equal rights and for my life. Credit and due from a win on the job upon a writ of execution and garnishment upon collection. I have worked every day on A204984 on my collections. This is one reason why I say cut me a check. I ask you to let me go so I can grow with my money. I am trying to be a part of Nevadan society on growth of development and living arrangements. HUD was introduced to me by Deputy Shannon MulHughes that created the partnership and ownership under my name, placing it under the Mormon manner.

I have the right to take control and be a part of it and move in so I can be part of the society of helping the homeless people and placing them in the locations or getting a job where you have placed homeless people, and making calls to different of the Housing of Authority to see how many empty buildings do they have in order to position these people in the homeless shelter.

We're needing keys, we're needing places to move to. I know I had one and you took that from me, and I need to go back. If not back, pay me the $642,000. That is $300,507 that was from an insurance policy of my father placed in there for my public accommodation. You sold my house for $301,500. All it adds up to $642,000. Thank you.

TICK SEGERBLOM
Thank you. Anyone else wish to make a public comment?

MARGARET ANN COLEMAN
So, could you cut me a check and call me at (702) xxx-xxxx?

WILLIAM MCCURDY II
Don't put your number online.

TICK SEGERBLOM
All right. We'll close the public hearing and adjourn the meeting. Thank you so much.

SAMI REAL
And Happy Thanksgiving, everybody.

TICK SEGERBLOM
Happy Thanksgiving.

END PUBLIC COMMENTS

There being no further business to come before the Board at this time, at the hour of 12:03 p.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: Tick Segerblom (Dec 22, 2024 15:55 PST)

TICK SEGERBLOM, CHAIR

ATTEST: Lynn Marie Goya

LYNN MARIE GOYA, CLARK COUNTY CLERK

Zoning 11/20/2024 Minutes was Approved on 12/18/2024

Final Audit Report 2024-12-23

Created:	2024-12-18 (Pacific Standard Time)
By:	Ricky McColl (FYM@ClarkCountyNV.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAbcIlzQpbHRZM-3PPAaqM0XCxLZCSh_jN

"Zoning 11/20/2024 Minutes was Approved on 12/18/2024" History

Document created by Ricky McColl (FYM@ClarkCountyNV.gov)
2024-12-18 - 2:13:51 PM PST- IP address: 198.200.132.41

Document emailed to tsegerblom@clarkcountynv.gov for signature
2024-12-19 - 7:17:28 AM PST

Email viewed by tsegerblom@clarkcountynv.gov
2024-12-19 - 7:17:41 AM PST- IP address: 20.159.64.138

Agreement viewed by tsegerblom@clarkcountynv.gov
2024-12-19 - 7:18:04 AM PST- IP address: 20.159.64.138

Signer tsegerblom@clarkcountynv.gov entered name at signing as Tick Segerblom
2024-12-22 - 3:55:07 PM PST- IP address: 198.200.132.69

Document e-signed by Tick Segerblom (tsegerblom@clarkcountynv.gov)
Signature Date: 2024-12-22 - 3:55:09 PM PST - Time Source: server- IP address: 198.200.132.69

Document emailed to Lynn Goya (Lynn.Goya@ClarkCountyNV.gov) for signature
2024-12-22 - 3:55:10 PM PST

Email viewed by Lynn Goya (Lynn.Goya@ClarkCountyNV.gov)
2024-12-22 - 3:55:22 PM PST- IP address: 20.159.64.152

Agreement viewed by Lynn Goya (Lynn.Goya@ClarkCountyNV.gov)
2024-12-23 - 2:09:20 PM PST- IP address: 198.200.132.69

Document e-signed by Lynn Goya (Lynn.Goya@ClarkCountyNV.gov)
Signature Date: 2024-12-23 - 2:09:25 PM PST - Time Source: server- IP address: 198.200.132.69

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Acrobat Sign

Agreement completed.

2024-12-23 - 2:09:25 PM PST

Powered by
Adobe
Acrobat Sign

Electronically Filed
3/24/2025 2:48 PM
Steven D. Grierson
CLERK OF THE COURT

ROP

STEVEN B. WOLFSON
District Attorney
CIVIL DIVISION
State Bar No. 001565
By: ROBERT T. WARHOLA
Chief Deputy District Attorney
State Bar No. 4410
500 South Grand Central Pkwy., Suite 5075
Las Vegas, Nevada 89155-2215
(702) 455-4761
Fax (702) 382-5178
E-Mail: Robert.Warhola@ClarkCountyDANV.gov
Attorneys for Respondent
Clark County

DISTRICT COURT

CLARK COUNTY, NEVADA

PALM PROPERTIES, LLC, a Nevada limited liability company; LEADING EDGE VENTURES, LLC, a Nevada limited liability company; ROBERT LAUER, an individually. Petitioners, vs. COUNTY OF CLARK, a political subdivision of the State of Nevada, et al., Respondent.	Case No: A-24-907944-J Dept No: 18

RECORD OF THE PROCEEDINGS, VOLUME II

Respondent hereby files with the Court the Record of the Proceedings pursuant to Eighth Judicial District Court Rule 2.15 consisting of documents from the Clark County Clerk, Commission Division, and the Clark County Current Planning Division numbered ROP 000146 through ROP 000377.

DATED this 24th day of March, 2025.

STEVEN B. WOLFSON
DISTRICT ATTORNEY

By: */s/ Robert T. Warhola*
ROBERT T. WARHOLA
Chief Deputy District Attorney
State Bar No. 4410
500 South Grand Central Pkwy., Suite 5075
Las Vegas, Nevada 89155-2215
Attorney for Respondent

Case Number: A-24-907944-J

CERTIFICATE OF ELECTRONIC SERVICE

I hereby certify that I am an employee of the Office of the Clark County District Attorney and that on this this 24th day of March, 2025 I served a true and correct copy of the foregoing **RECORD OF THE PROCEEDINGS, VOLUME II** (United States District Court Pacer System or the Eighth Judicial District Court Wiznet), by e-mailing the same to the following recipients. Service of the foregoing document by e-mail is in place of service via the United States Postal Service.

Amy L. Sugden, Esq.
SUGDEN LAW
375 E. Warm Springs, Ste. 104
Las Vegas, Nevada 89119
Attorney for Petitioners
amy@sugdenlaw.com

/s/Patricia C. Villa
An Employee of the Clark County District Attorney's Office – Civil Division

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 161-08-810-082 & -083

PROPERTY ADDRESS/ CROSS STREETS: Nellis & Happy Valley Ave (3125 S Nellis Blvd)

DETAILED SUMMARY PROJECT DESCRIPTION

Parking Lot for Commercial Vehicles and a vacation of 5' on Happy Valley

PROPERTY OWNER INFORMATION

NAME: Palm Properties LLC
ADDRESS: 6050 S FORT APACHE RD STE 100
CITY: Las Vegas STATE: NV ZIP CODE: 89148
TELEPHONE: _____ CELL 702-429-7354 EMAIL: raj@milestoneconst.us

APPLICANT INFORMATION

NAME: Leading Edge Ventures LLC
ADDRESS: 850 E Desert Inn #PH3
CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: centurywest1@hotmail.com

CORRESPONDENT INFORMATION

NAME: G.C. Garcia, Inc c/o George Garcia
ADDRESS: 1055 Whitney Ranch Dr, Suite 210
CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID # _____
TELEPHONE: 7024359909 CELL 7023408042 EMAIL: acole@gcgarciainc.com

*Correspondent will receive all project communication

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)* | RAJWINDER S. DHALIWAL Property Owner (Print) | 01-16-2024 Date

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☒ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER _____

APPLICATION # (s) WS-24-0276 ACCEPTED BY JJD
PC MEETING DATE — DATE 07/08/24
BCC MEETING DATE 09/04/24
TAB/CAC LOCATION Sunrise Manor DATE 08/15/24

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 161-08-810-082 & -083

PROPERTY ADDRESS/ CROSS STREETS: Nellis & Happy Valley Ave (3125 S Nellis Blvd)

DETAILED SUMMARY PROJECT DESCRIPTION

Parking Lot for Commercial Vehicles

PROPERTY OWNER INFORMATION

NAME: Palm Properties LLC
ADDRESS: 6050 S FORT APACHE RD STE 100
CITY: Las Vegas STATE: NV ZIP CODE: 89148
TELEPHONE: _____ CELL 702-429-7354 EMAIL: raj@milestoneconst.us

APPLICANT INFORMATION

NAME: Leading Edge Ventures LLC
ADDRESS: 850 E Desert Inn #PH3
CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: centurywest1@hotmail.com

CORRESPONDENT INFORMATION

NAME: G.C. Garcia, Inc c/o George Garcia
ADDRESS: 1055 Whitney Ranch Dr, Suite 210
CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID # _____
TELEPHONE: 7024359909 CELL 7023408042 EMAIL: acole@gcgarciainc.com

*Correspondent will receive all project communication

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)* RAJWINDER S. DHALIWAL Property Owner (Print) 01-16-2024 Date

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	☐ OTHER _____

APPLICATION # (s) _____ ACCEPTED BY _____
PC MEETING DATE _____ DATE _____
BCC MEETING DATE _____
TAB/CAC LOCATION _____ DATE _____

APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-24-0276 & VS-24-0277

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Sunrise Manor TAB Time: 6:30 p.m.

Date: 8/15/2024

Location: *Refer to listing on other side*

Draft staff reports: *Available 3 business days prior to the TAB/CAC meeting on the following website*

https://clarkcountynv.gov/TABCACInformation

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: Click or tap to enter a date. N/A Time: 7:00 PM

Location: *500 S. Grand Central Pkwy, Commission Chambers*

Staff reports: *Available 3 business days prior to the PC meeting on the following website*

https://clarkcountynv.gov/agendas

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 9/4/2024 Time: 9:00 AM

Location: *500 S. Grand Central Pkwy, Commission Chambers*

Staff reports: *Available 3 business days prior to the BCC meeting on the following website*

https://clarkcountynv.gov/agendas

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

  Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
2) To forward the concerns or problems of residents for resolution by County staff.
3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE
Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE
Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gilespie Street, Las Vegas

GOODSPRINGS
Jeri Pinkerton, Secretary
(702) 806-8660
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS
Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN
Tammy Harris, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN
Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

LOWER KYLE CANYON
Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

MOAPA
Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY
Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS
Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON
Dawn VonMendenhall, Secretary
(702) 289-0196
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE
Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK
Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY
Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT
Tammy Harris, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY
Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR
Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr
1650 S. Hollywood, Las Vegas

WHITNEY
Samantha Crunkilton, Secretary
(702) 854-0878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER
Valerie Leiva, Secretary
(702) 468-9839
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Liane Lee	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Timothy Castello	(702) 455-3113*	Ross Miller	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.
*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 4/1/2024

Department of Comprehensive Planning
500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314.
http://www.clarkcountynv.gov/comprehensive-planning

Department of Comprehensive Planning

500 S Grand Central Pkwy · Box 551741 · Las Vegas NV 89155-1741
(702) 455-4314 · Fax (702) 455-3271

Sami Real, Director

NOTICE OF FINAL ACTION

December 03, 2024

G. C. GARCIA, INC.
1055 WHITNEY RANCH DRIVE, SUITE 210
HENDERSON, NV 89014

REFERENCE: WS-24-0276

On the date indicated above, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, pursuant to NRS 278.0235 and NRS 278.3195, which starts the commencement of the twenty-five (25) day limitation period specified therein.

The above-referenced application was presented before the Clark County Board of County Commissioners at their regular meeting of **November 20, 2024.** Please be advised that the application was **DENIED.**

If you have any questions regarding your Notice of Final Action, please call the Department of Comprehensive Planning at (702) 455-4314 (option 2, option 1).

BOARD OF COUNTY COMMISSIONERS
TICK SEGERBLOM, Chair · WILLIAM MCCURDY II, Vice Chair
MICHAEL NAFT · MARILYN KIRKPATRICK · JUSTIN C. JONES · ROSS MILLER · JAMES B. GIBSON
KEVIN SCHILLER, County Manager

BOARD OF COUNTY COMMISSIONERS
AGENDA LOG AMENDMENT
WEDNESDAY, September 4, 2024

Hold to the September 18, 2024 Zoning meeting:

- Item 33 – UC-24-0268 per the applicant. Enterprise/lm
- Item 36 – WS-24-0312 per the Board. Moapa Valley/jud

Hold to the October 2, 2024 Zoning meeting:

- Item 9 – VS-24-0277 per the applicant. Sunrise Manor/jor
- Item 10 – WS-24-0276 per the applicant. Sunrise Manor/jor

Hold to the November 6, 2024 Zoning meeting:

- Item 35 – WC-24-400060 (NZC-22-0028) per the applicant. Enterprise/rg

Hold no date:

- Item 46 – ZC-24-0357 per Commissioner Kirkpatrick. Sunrise Manor/rr
- Item 47 – WS-24-0358 per Commissioner Kirkpatrick. Sunrise Manor/rr

Sami Real, Director — September 4, 2024

09/04/2024

BOARD OF COUNTY COMMISSIONERS
AGENDA LOG AMENDMENT
WEDNESDAY, OCTOBER 2, 2024

Hold to the November 6, 2024 Zoning meeting:

- Item 4 – AR-24-400090 (WC-0174-16 / UC-0849-14) per the applicant. Paradise/bb
- Item 8 – VS-24-0277 per the applicant. Sunrise Manor/jor
- Item 9 – WS-24-0276 per the applicant. Sunrise Manor/jor
- Item 16 – SC-24-0261 per the applicant to rewrite and renotify. Renotification fees are required. Spring Valley/sd
- Item 20 – WS-24-0419 per the applicant. Spring Valley/sd

Sami Real, Director — October 2, 2024

10/02/2024

BOARD OF COUNTY COMMISSIONERS
AGENDA LOG AMENDMENT
WEDNESDAY, NOVEMBER 6, 2024

Hold to the November 20, 2024 Zoning meeting:

- Item 7 – VS-24-0277 per the Commissioner Segerblom. Sunrise Manor/jor
- Item 8 – WS-24-0276 per the Commissioner Segerblom. Sunrise Manor/jor
- Item 12 – UC-24-0436 per the Commissioner Segerblom. Paradise/sd
- Item 26 – AG-24-900729 per the Commissioner Segerblom.

Hold to the December 4, 2024 Zoning meeting:

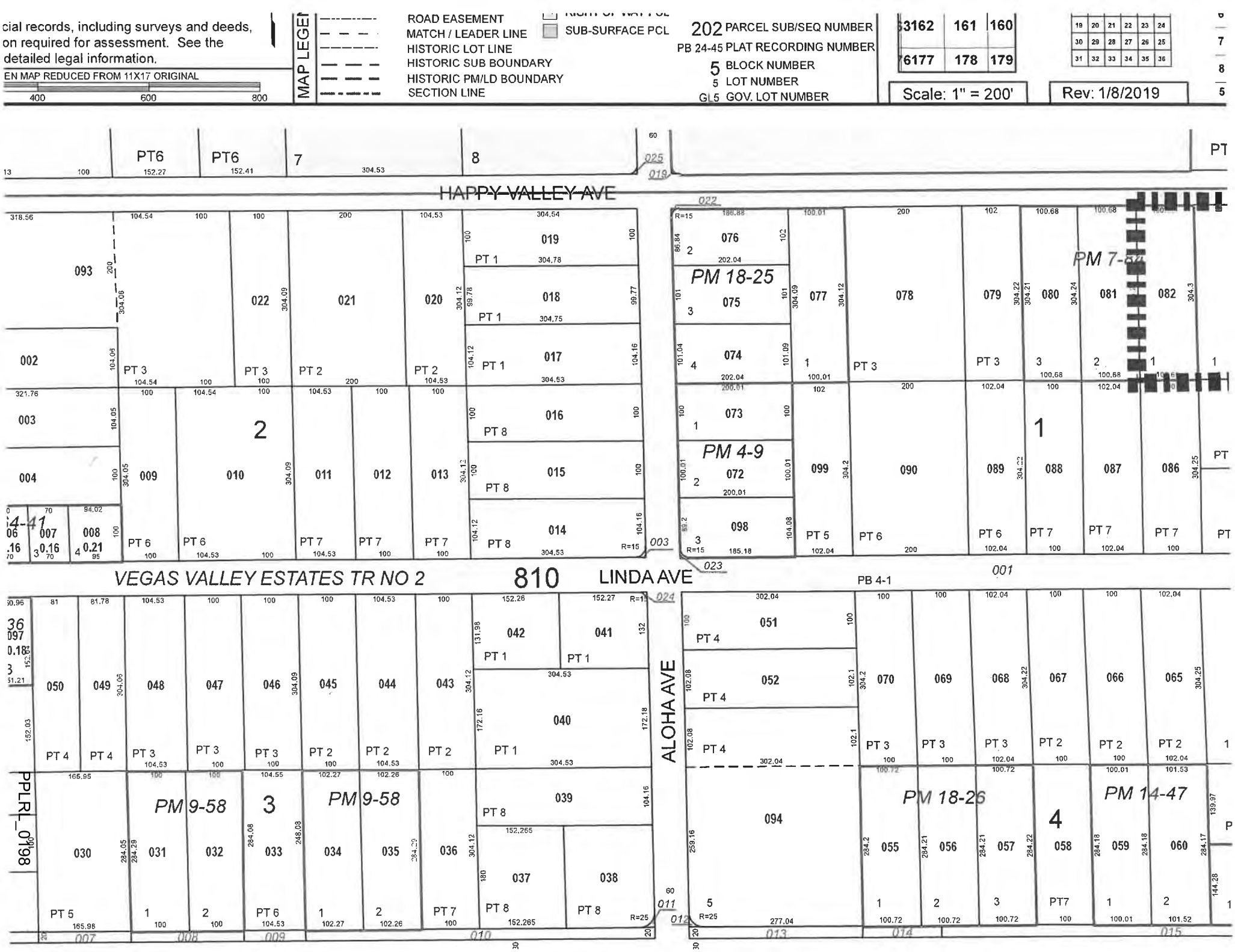
- Item 4 – AR-24-400090 (WC-0174-16 (UC-0849-14)) per the applicant. Paradise/bb
    - NOTE: Application to return to the November 26, 2024 Paradise Town Board meeting per prior email due to data entry error in Accela. Town Board meeting date to be corrected in Accela to ensure application gets placed on the November 26, 2024 meeting agenda.

Hold to the February 5, 2025 Zoning meeting:

- Item 19 – WC-24-400060 (NZC-22-0028) per the applicant. Fees are required to place the item back on an agenda. Enterprise/rg

Sami Real, Director — November 6, 2024

11/06/2024


cial records, including surveys and deeds,
on required for assessment. See the
detailed legal information.
EN MAP REDUCED FROM 11X17 ORIGINAL
400
600
800
MAP LEGEND
ROAD EASEMENT
MATCH / LEADER LINE
HISTORIC LOT LINE
HISTORIC SUB BOUNDARY
HISTORIC PM/LD BOUNDARY
SECTION LINE
SUB-SURFACE PCL
202 PARCEL SUB/SEQ NUMBER
PB 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GL5 GOV. LOT NUMBER
3162
161
160
6177
178
179
Scale: 1" = 200'
Rev: 1/8/2019
HAPPY VALLEY AVE
VEGAS VALLEY ESTATES TR NO 2
810
LINDA AVE
ALOHA AVE
PB 4-1
PM 18-25
PM 4-9
PM 9-58
PM 18-26
PM 14-47
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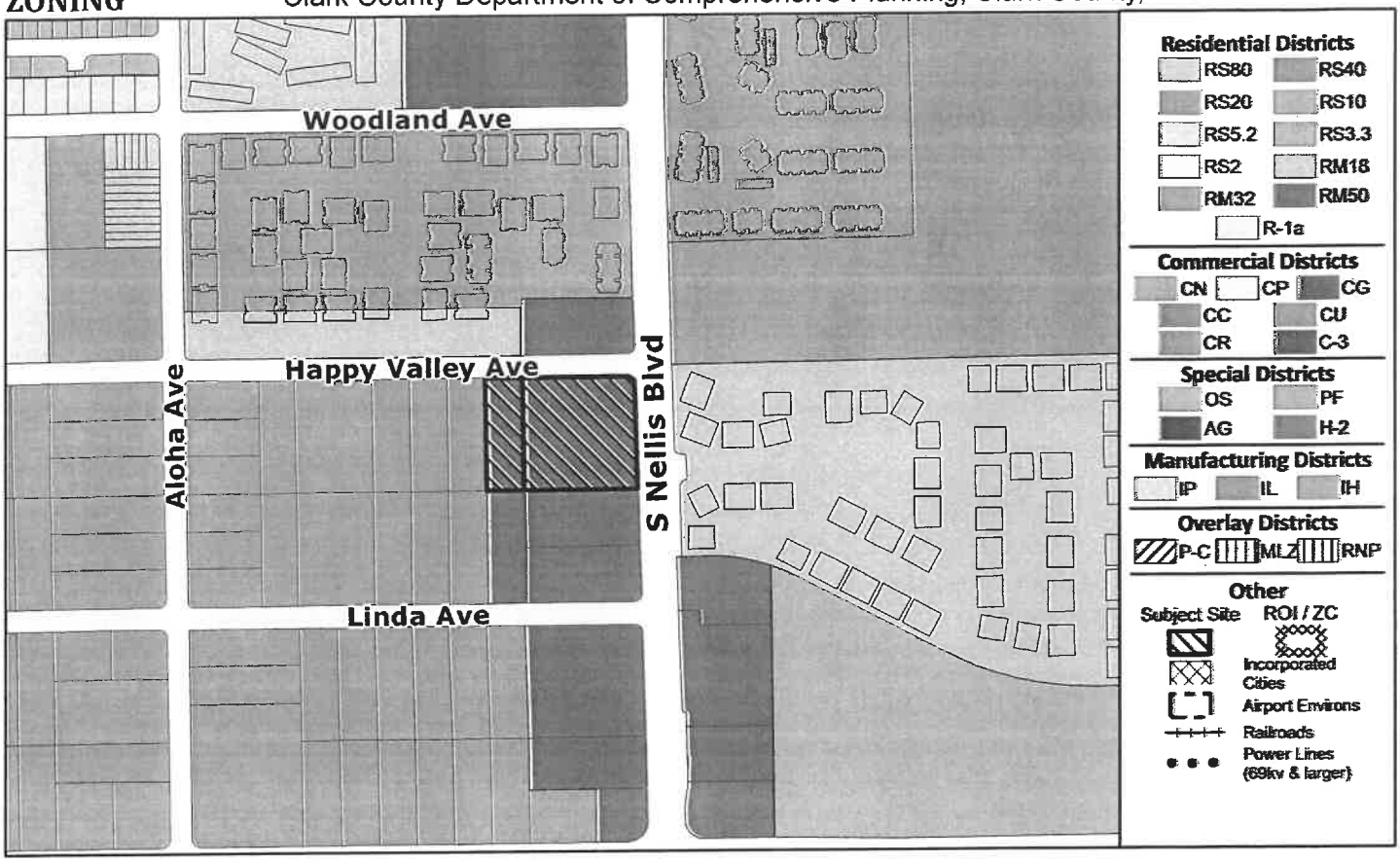
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Commission Agenda Map

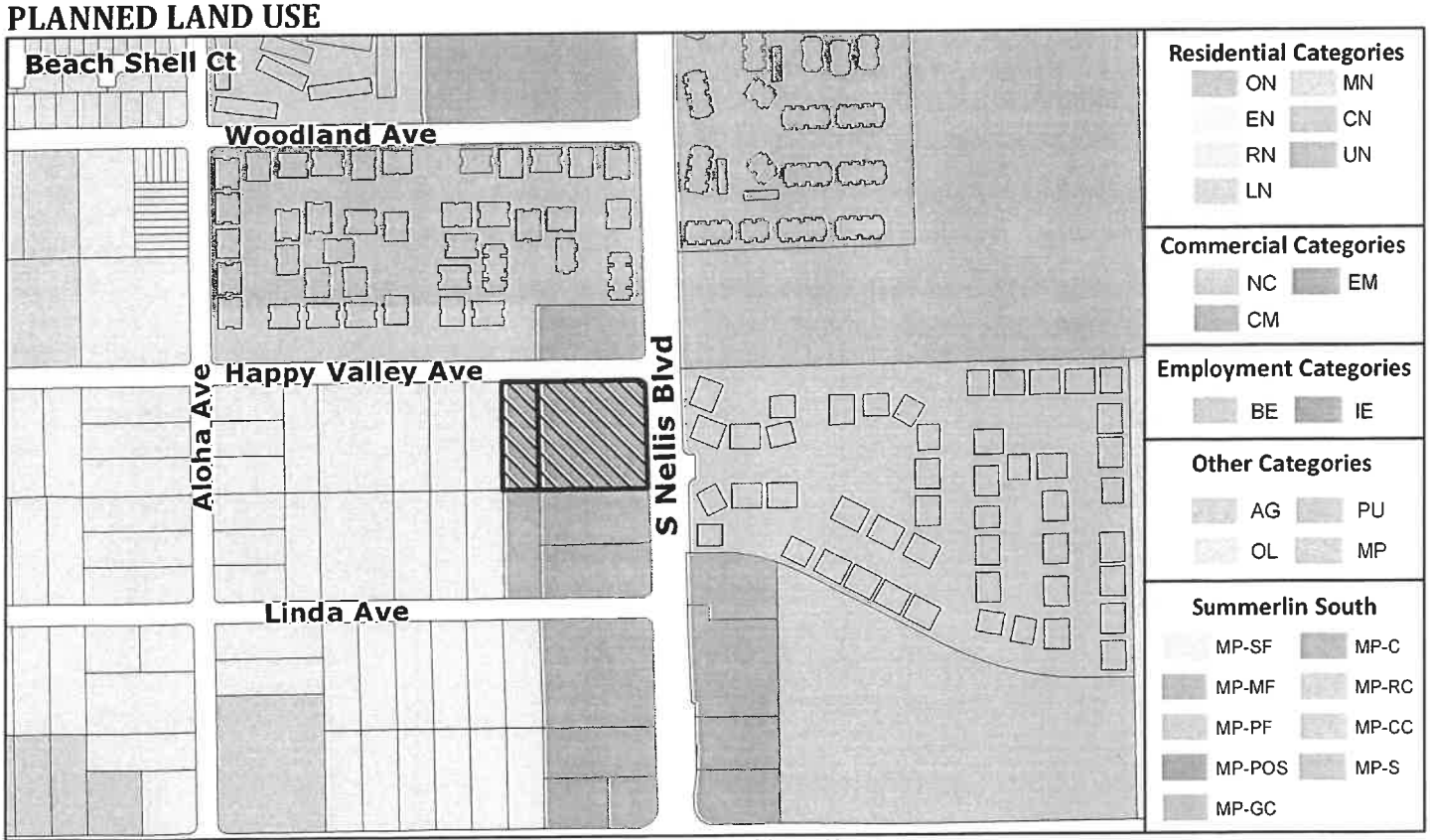
WS-24-0276

Clark County Department of Comprehensive Planning, Clark County, Nevada

ZONING

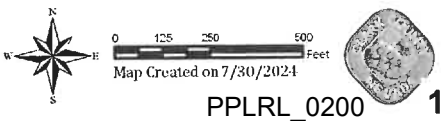


PLANNED LAND USE



This information is for display purposes only.No liability is assumed as to the accuracy of the data delineated hereon.

Subject Parcel(s)
16108810082
16108810083



Map Created on 7/30/2024

09/04/24 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-24-0276-PALM PROPERTIES, LLC:

WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone.

Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. TS/jor/syp (For possible action)

RELATED INFORMATION:

APN:
161-08-810-082; 161-08-810-083

WAIVER OF DEVELOPMENT STANDARDS:
Allow nonresidential vehicular access to a residential local street (Happy Valley Avenue) where not permissible per Section 30.04.06.D.

LAND USE PLAN:
SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
General Summary
- Site Address: 3125 S. Nellis Boulevard
- Site Acreage: 2.83
- Project Type: Commercial truck parking lot
- Number of Stories: 1 (Proposed guard building)
- Building Height (feet): 8 (Proposed guard building)/8 feet, 4 inches (Proposed carport north of guard building)
- Square Feet: 25 (Proposed guard building)/720 (Proposed carport north of guard building)
- Parking Provided: 99
- Sustainability Required/Provided: 7.5/7

History & Site Plan
Records show that as early as the 1980's, parcel 161-08-810-083 included an existing shopping center building (in-line rectangular building) adjacent to Nellis Boulevard. A vehicle sales lot was approved on the southern end of this parcel via DR-1464-97 but expired after 1 year.

ZC-0480-98 reclassified both subject parcels (161-08-810-082 and 161-08-810-083) to C-2 zoning (now CG zoning) for a proposed 34,000 square foot shopping center (L-shaped building along the south and west property lines) with a portion of the existing shopping center building along Nellis Boulevard to the east to be expanded as a grocery store. The proposed 34,000 square foot shopping center under the zone change did not commence. Additional land use applications were approved on-site for vehicle sales, check cashing, a communication tower, and a waiver of conditions of a zone change (WC-0025-99) which re-applied conditions related to landscaping, site circulation, parking, access, and screening. Under DR-0727-99 (a design review for vehicle sales), the conditions of approval under WC-0025-99 were complied with. The existing building and vehicle sales lot adjacent to Nellis Boulevard remained on-site until 2012 and has since been demolished.

Today, the applicant is requesting approval of a design review for a proposed commercial truck parking lot. A waiver of development standards related to modifying residential adjacency to allow access to a local street being Happy Valley Avenue is also part of this application. Access is provided via 1 driveway along the north property line adjacent to Happy Valley Avenue. Although Title 30 does not allow nonresidential vehicular access to a local street, access to Happy Valley Avenue has existed for more than 25 years. The Nevada Department of Transportation (NDOT) closed the existing driveways along the east property line adjacent to Nellis Boulevard, and NDOT reconstructed the attached sidewalk.

The site plan depicts a proposed parking lot with 99 commercial vehicle parking spaces, which are the following:

- 35 parking stalls (40 feet by 12 feet) are located along the north property line and on the southwest corner of the site.
- 17 parking stalls (35 feet by 12 feet) are located along the west property line.
- 42 tandem parking stalls (70 feet by 12 feet) are located along the east property line.
- 4 parking stalls (20 feet by 9 feet) are located east of the driveway along the north side of the site adjacent to Happy Valley Avenue.
- 1 accessible parking stall south of the 4 parking stalls, adjacent to the guard building.

The site plan also shows a proposed guard building adjacent to the driveway on the southeast corner of the driveway throat depth area. There is also a proposed carport north of the guard building to be constructed over 4 parking stalls. The existing communication tower along the south property line will remain, and the applicant will install a trash enclosure along the south property line. There is an existing 8 foot high CMU block wall which will remain on-site along the west property line adjacent to an existing residence. The existing 8 foot high CMU block wall along the south property line will also remain. Proposed light poles up to 18 feet high are located adjacent to the driveway along the north property line at the northeast corner, 2 at the southeast corner, and 2 additional light poles that are centrally located within the parking area. Lastly, proposed lighting meets residential adjacency standards per Title 30.

Landscaping

Detached sidewalks will be installed along the north property line along Happy Valley Avenue with an 8 foot high beige colored vinyl fence set back over 10 feet from the future property line (back of curb). The existing attached sidewalk will remain along the east property line along

Nellis Boulevard. The applicant will continue the 8 foot high beige colored vinyl fence behind the landscape area along Nellis Boulevard.

The applicant provided a landscape plan drafted by a licensed landscape architect. The proposed landscape plan shows that all existing palm trees will remain on-site. The street landscaping along the north property line includes detached sidewalks with 5 foot wide landscape strips on either side of the sidewalk which will feature large trees and shrubs. The west property line includes a 20 foot wide landscape buffer with a double row of large trees and shrubs. The east side of the site will include a 10 foot wide landscape area with large trees and shrubs adjacent to the existing attached sidewalk.

Elevations

The proposed guard building has an overall height of 8 feet and will be constructed of pre-manufactured steel. The exterior color of the guard building is blue and features 6 windows and 1 door. The proposed carport north of the guard building has an overall height of 8 feet, 4 inches. This carport is comprised of pre-treated cedarwood for outdoor durability.

Floor Plans

The proposed guard building has an overall area of 25 square feet. The proposed carport has an overall area of 720 square feet.

Applicant's Justification

The applicant is proposing a commercial truck parking lot which will enable truck drivers to have a place to legally park their local trucks (no long haul trucks). This will help keep trucks from parking on public streets creating enforcement and neighborhood issues. It will also provide a safer, more secure parking environment that will have solar powered cameras that the Las Vegas Metropolitan Police Department can access. Additionally, a security guard is always present. The site as proposed is compatible as a parking lot on an arterial street (Nellis Boulevard) with completion of infrastructure, lighting, landscaping, and fencing.

The site is zoned for commercial (CG), and the prior development had access from Happy Valley Avenue. The Nevada Department of Transportation (NDOT) closed previously existing driveways along Nellis Boulevard in 2021 during NDOT's improvements to Nellis Boulevard. Happy Valley is the sole means of access given this limitation. The proposed commercial truck parking lot use will provide a location for truck drivers to park their vehicles outside of residential subdivisions and not on public roadways. This will also help minimize safety hazards, trash dumping, graffiti control, homeless encampments, and Code citations. It will also add to the appearance with fencing and landscaping. The use is compatible with the surrounding commercial and residential development in the area as it is supported by the neighbors.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0630	Temporary construction storage for an off-site Las Vegas Valley Water District project (main replacement and The Dales subdivision)	Approved by PC	October 2019

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0578	Increased height of existing communication tower, and design review for additional antenna	Approved by PC	October 2018
ADR-0333-05	73 foot high monopole communication tower with an antenna array	Approved by ZA	April 2005
UC-0040-04	Vehicle, watercraft, and recreational vehicle sales	Approved by PC	February 2005
UC-0431-02	Check cashing facility	Approved By BCC	June 2002
ADR-1086-01	Communication facility	Approved by ZA	November 2001
DR-0727-99	Revised plans for a previously approved shopping center and to continue the use of a vehicle sales lot	Approved by BCC	June 1999
WC-0025-99 (ZC-0480-98)	Waiver of conditions of a zone change for the proposed shopping center with an existing restaurant building on site	Approved by BCC	March 1999
ZC-0480-98	Reclassified the site (both subject parcels- 161-08-810-082 and 161-08-810-083) to C-2 zoning (now CG) for a proposed 34,000 square foot shopping center	Approved by BCC	May 1998
DR-1464-97	Vehicle sales lot within an existing shopping center - expired	Approved by PC	September 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	CG & RM18	Multi-family residential & a tavern
South	Corridor Mixed-Use	CG	Commercial center
East	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

Related Applications

Application Number	Request
VS-24-0277	A request to vacate and abandon a portion of a right-of-way is a companion item on this agenda.

CLARK COUNTY PUBLIC RESPONSE OFFICE:
There is an active case, CE23-05369, for vehicles parked on unpaved areas.

STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis
Comprehensive Planning
Waiver of Development Standards
The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

The applicant provided correspondence from NDOT which states that access to Nellis Boulevard is not required, and if access is requested in the future, the applicant must comply with NDOT's 2017 Access Management System and Standards with sufficient engineering justification. Per the correspondence on file, the applicant's engineer determined that the site does not meet NDOT's access location and spacing standards. Per photos on file, NDOT closed 3 driveways along the east property line of the site adjacent to Nellis Boulevard and NDOT reconstructed the attached sidewalk sometime in 2021. Today, Title 30 does not allow nonresidential access on a local street; although records show that access to Happy Valley Avenue has been in place for over 25 years and the access has been used by commercial vehicles for over 3 years with no impact to the residences. Also, the average daily trips for this use are expected to be less trips than for other commercial uses. Staff determines that the aforementioned circumstances warrant staff's support for the waiver of development standards.

Design Review
Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed project complies with Policy 5.5.3 under the Master Plan which encourages the retention and revitalization of established local business districts. The site has been vacant since 2012 and the proposed improvements comply with today's Code. For example, the applicant is proposing detached sidewalks along Happy Valley Avenue with street landscaping, and since there is an existing attached sidewalk along Nellis Boulevard (NDOT right-of-way), the applicant will install a 10 foot wide landscape strip. The applicant is also providing a decorative fence along the north and east property lines to mitigate the view of any trucks parked on site. In addition, the site will be monitored by on site security. The applicant also provided 7.5 points worth of sustainability design features where 7 is required per Title 30. For these reasons staff recommends approval.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation;
- 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;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - denial.
APPROVALS:
PROTESTS:

APPLICANT: LEADING EDGE VENTURES, LLC
CONTACT: G.C. GARCIA, INC, 1055 WHITNEY RANCH DRIVE, SUITE 210, HENDERSON, NV 89014

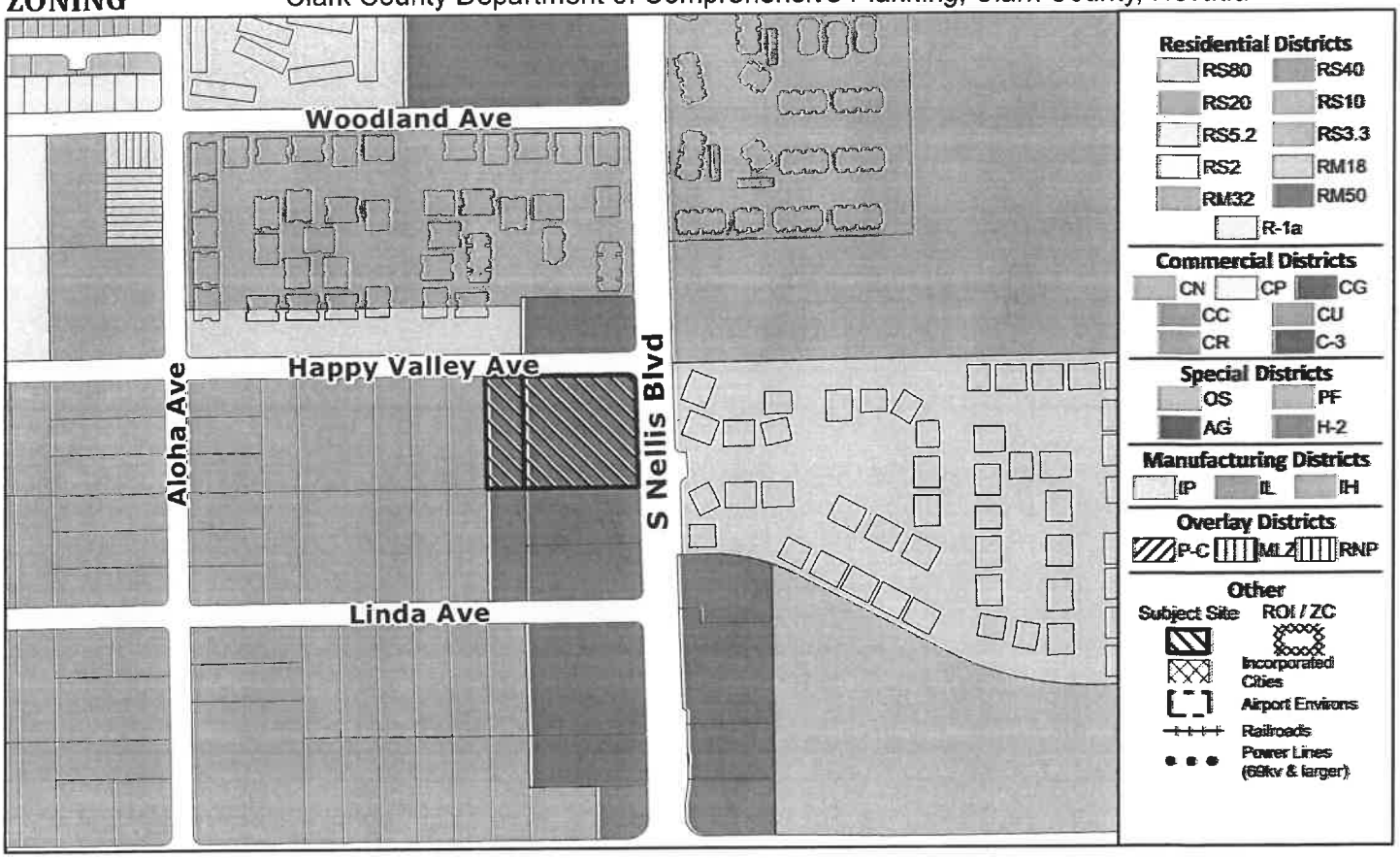
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Commission Agenda Map

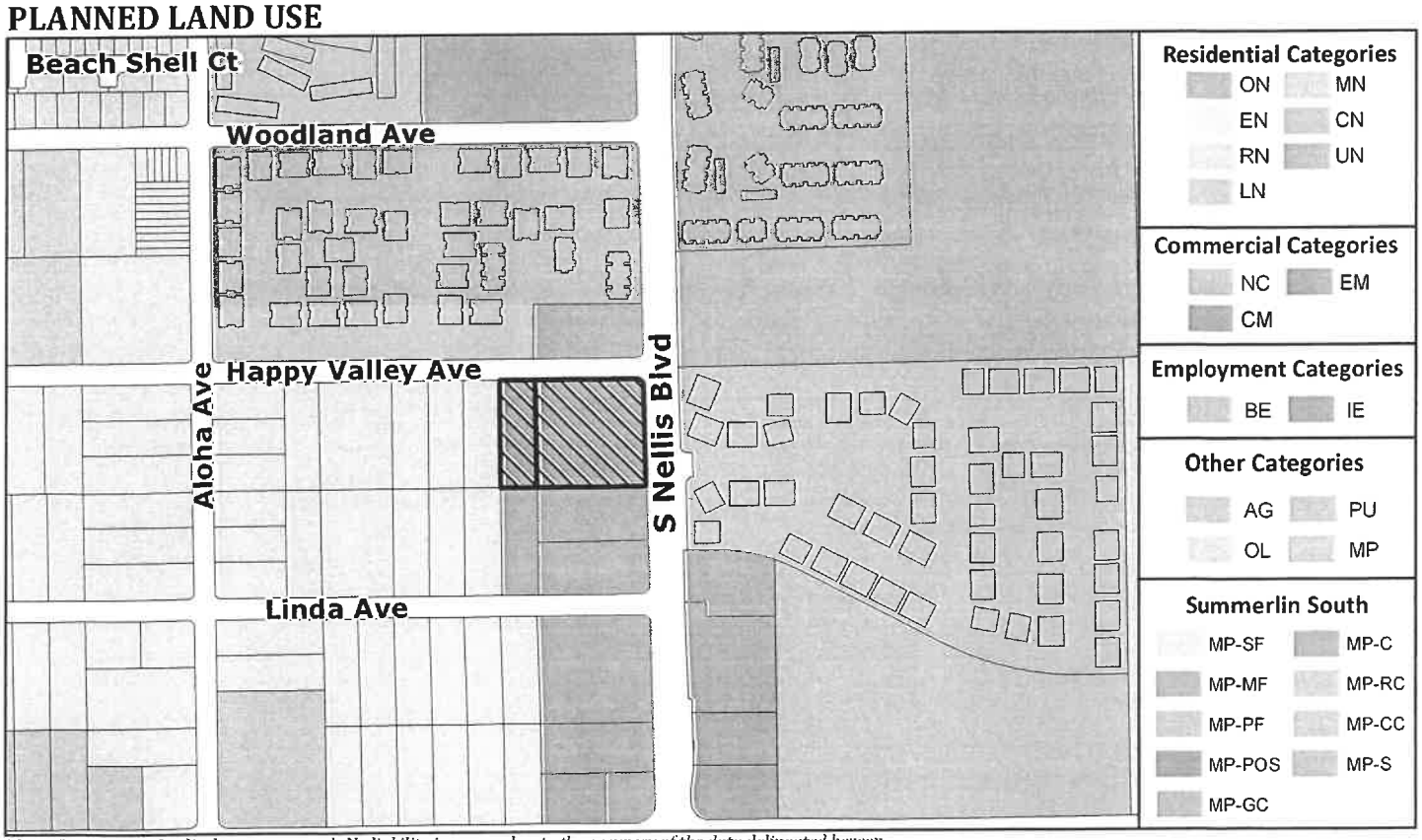
WS-24-0276

ZONING

Clark County Department of Comprehensive Planning, Clark County, Nevada

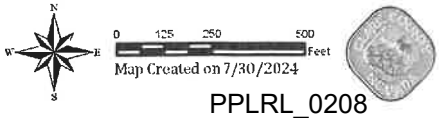


PLANNED LAND USE



This information is for display purposes only.No liability is assumed as to the accuracy of the data delineated hereon.

Subject Parcel(s)
16108810082
16108810083



Map Created on 7/30/2024

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-24-0276-PALM PROPERTIES, LLC:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone.

Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. TS/jor/syp (For possible action)

RELATED INFORMATION:

APN:
161-08-810-082; 161-08-810-083

WAIVER OF DEVELOPMENT STANDARDS:
Allow nonresidential vehicular access to a residential local street (Happy Valley Avenue) where not permissible per Section 30.04.06.D.

LAND USE PLAN:
SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
General Summary
- Site Address: 3125 S. Nellis Boulevard
- Site Acreage: 2.83
- Project Type: Commercial truck parking lot
- Number of Stories: 1 (proposed guard building)
- Building Height (feet): 8 (proposed guard building)/8 feet, 4 inches (proposed carport north of guard building)
- Square Feet: 25 (proposed guard building)/720 (proposed carport north of guard building)
- Parking Provided: 99
- Sustainability Required/Provided: 7.5/7

History & Site Plan
Records show that as early as the 1980's, parcel 161-08-810-083 included an existing shopping center building (in-line rectangular building) adjacent to Nellis Boulevard. A vehicle sales lot was approved on the southern end of this parcel via DR-1464-97 but expired after 1 year.

ZC-0480-98 reclassified both subject parcels (161-08-810-082 and 161-08-810-083) to C-2 zoning (now CG zoning) for a proposed 34,000 square foot shopping center (L-shaped building along the south and west property lines) with a portion of the existing shopping center building along Nellis Boulevard to the east to be expanded as a grocery store. The proposed 34,000 square foot shopping center under the zone change did not commence. Additional land use applications were approved on-site for vehicle sales, check cashing, a communication tower, and a waiver of conditions of a zone change (WC-0025-99) which re-applied conditions related to landscaping, site circulation, parking, access, and screening. Under DR-0727-99 (a design review for vehicle sales), the conditions of approval under WC-0025-99 were complied with. The existing building and vehicle sales lot adjacent to Nellis Boulevard remained on-site until 2012 and has since been demolished.

Today, the applicant is requesting approval of a design review for a proposed commercial truck parking lot. A waiver of development standards related to modifying residential adjacency to allow access to a local street being Happy Valley Avenue is also part of this application. Access is provided via 1 driveway along the north property line adjacent to Happy Valley Avenue. Although Title 30 does not allow nonresidential vehicular access to a local street, access to Happy Valley Avenue has existed for more than 25 years. The Nevada Department of Transportation (NDOT) closed the existing driveways along the east property line adjacent to Nellis Boulevard, and NDOT reconstructed the attached sidewalk.

The site plan depicts a proposed parking lot with 99 commercial vehicle parking spaces, which are the following:

- 35 parking stalls (40 feet by 12 feet) are located along the north property line and on the southwest corner of the site.
- 17 parking stalls (35 feet by 12 feet) are located along the west property line.
- 42 tandem parking stalls (70 feet by 12 feet) are located along the east property line.
- 4 parking stalls (20 feet by 9 feet) are located east of the driveway along the north side of the site adjacent to Happy Valley Avenue.
- 1 accessible parking stall south of the 4 parking stalls, adjacent to the guard building.

The site plan also shows a proposed guard building adjacent to the driveway on the southeast corner of the driveway throat depth area. There is also a proposed carport north of the guard building to be constructed over 4 parking stalls. The existing communication tower along the south property line will remain, and the applicant will install a trash enclosure along the south property line. There is an existing 8 foot high CMU block wall which will remain on-site along the west property line adjacent to an existing residence. The existing 8 foot high CMU block wall along the south property line will also remain. Proposed light poles up to 18 feet high are located adjacent to the driveway along the north property line at the northeast corner, 2 at the southeast corner, and 2 additional light poles that are centrally located within the parking area. Lastly, proposed lighting meets residential adjacency standards per Title 30.

Landscaping

Detached sidewalks will be installed along the north property line along Happy Valley Avenue with an 8 foot high beige colored vinyl fence set back over 10 feet from the future property line (back of curb). The existing attached sidewalk will remain along the east property line along

Nellis Boulevard. The applicant will continue the 8 foot high beige colored vinyl fence behind the landscape area along Nellis Boulevard.

The applicant provided a landscape plan drafted by a licensed landscape architect. The proposed landscape plan shows that all existing palm trees will remain on-site. The street landscaping along the north property line includes detached sidewalks with 5 foot wide landscape strips on either side of the sidewalk which will feature large trees and shrubs. The west property line includes a 20 foot wide landscape buffer with a double row of large trees and shrubs. The east side of the site will include a 10 foot wide landscape area with large trees and shrubs adjacent to the existing attached sidewalk.

Elevations

The proposed guard building has an overall height of 8 feet and will be constructed of pre-manufactured steel. The exterior color of the guard building is blue and features 6 windows and 1 door. The proposed carport north of the guard building has an overall height of 8 feet, 4 inches. This carport is comprised of pre-treated cedarwood for outdoor durability.

Floor Plans

The proposed guard building has an overall area of 25 square feet. The proposed carport has an overall area of 720 square feet.

Applicant's Justification

The applicant is proposing a commercial truck parking lot which will enable truck drivers to have a place to legally park their local trucks (no long haul trucks). This will help keep trucks from parking on public streets creating enforcement and neighborhood issues. It will also provide a safer, more secure parking environment that will have solar powered cameras that the Las Vegas Metropolitan Police Department can access. Additionally, a security guard is always present. The site as proposed is compatible as a parking lot on an arterial street (Nellis Boulevard) with completion of infrastructure, lighting, landscaping, and fencing.

The site is zoned for commercial (CG), and the prior development had access from Happy Valley Avenue. The Nevada Department of Transportation (NDOT) closed previously existing driveways along Nellis Boulevard in 2021 during NDOT's improvements to Nellis Boulevard. Happy Valley is the sole means of access given this limitation. The proposed commercial truck parking lot use will provide a location for truck drivers to park their vehicles outside of residential subdivisions and not on public roadways. This will also help minimize safety hazards, trash dumping, graffiti control, homeless encampments, and Code citations. It will also add to the appearance with fencing and landscaping. The use is compatible with the surrounding commercial and residential development in the area as it is supported by the neighbors.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0630	Temporary construction storage for an off-site Las Vegas Valley Water District project (main replacement and The Dales subdivision)	Approved by PC	October 2019

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0578	Increased height of existing communication tower, and design review for additional antenna	Approved by PC	October 2018
ADR-0333-05	73 foot high monopole communication tower with an antenna array	Approved by ZA	April 2005
UC-0040-04	Vehicle, watercraft, and recreational vehicle sales	Approved by PC	February 2005
UC-0431-02	Check cashing facility	Approved By BCC	June 2002
ADR-1086-01	Communication facility	Approved by ZA	November 2001
DR-0727-99	Revised plans for a previously approved shopping center and to continue the use of a vehicle sales lot	Approved by BCC	June 1999
WC-0025-99 (ZC-0480-98)	Waiver of conditions of a zone change for the proposed shopping center with an existing restaurant building on site	Approved by BCC	March 1999
ZC-0480-98	Reclassified the site (both subject parcels- 161-08-810-082 and 161-08-810-083) to C-2 zoning (now CG) for a proposed 34,000 square foot shopping center	Approved by BCC	May 1998
DR-1464-97	Vehicle sales lot within an existing shopping center - expired	Approved by PC	September 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	CG & RM18	Multi-family residential & a tavern
South	Corridor Mixed-Use	CG	Commercial center
East	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

Related Applications

Application Number	Request
VS-24-0277	A request to vacate and abandon a portion of a right-of-way is a companion item on this agenda.

CLARK COUNTY PUBLIC RESPONSE OFFICE:
There is an active case, CE23-05369, for vehicles parked on unpaved areas.

STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis
Comprehensive Planning
Waiver of Development Standards
The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

The applicant provided correspondence from NDOT which states that access to Nellis Boulevard is not required, and if access is requested in the future, the applicant must comply with NDOT's 2017 Access Management System and Standards with sufficient engineering justification. Per the correspondence on file, the applicant's engineer determined that the site does not meet NDOT's access location and spacing standards. Per photos on file, NDOT closed 3 driveways along the east property line of the site adjacent to Nellis Boulevard and NDOT reconstructed the attached sidewalk sometime in 2021. Today, Title 30 does not allow nonresidential access on a local street; although records show that access to Happy Valley Avenue has been in place for over 25 years and the access has been used by commercial vehicles for over 3 years with no impact to the residences. Also, the average daily trips for this use are expected to be less trips than for other commercial uses. Staff determines that the aforementioned circumstances warrant staff's support for the waiver of development standards.

Design Review
Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed project complies with Policy 5.5.3 under the Master Plan which encourages the retention and revitalization of established local business districts. The site has been vacant since 2012 and the proposed improvements comply with today's Code. For example, the applicant is proposing detached sidewalks along Happy Valley Avenue with street landscaping, and since there is an existing attached sidewalk along Nellis Boulevard (NDOT right-of-way), the applicant will install a 10 foot wide landscape strip. The applicant is also providing a decorative fence along the north and east property lines to mitigate the view of any trucks parked on site. In addition, the site will be monitored by on site security. The applicant also provided 7.5 points worth of sustainability design features where 7 is required per Title 30. For these reasons staff recommends approval.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
- Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation;
- 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;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau
- No comment.

Clark County Water Reclamation District (CCWRD)
- No comment.

TAB/CAC: Sunrise Manor - denial.
APPROVALS:
PROTESTS: 5 cards, 2 letters

COUNTY COMMISSION ACTION: September 4, 2024 – HELD – To 10/02/24 – per the applicant.

APPLICANT: LEADING EDGE VENTURES, LLC
CONTACT: G.C. GARCIA, INC, 1055 WHITNEY RANCH DRIVE, SUITE 210, HENDERSON, NV 89014

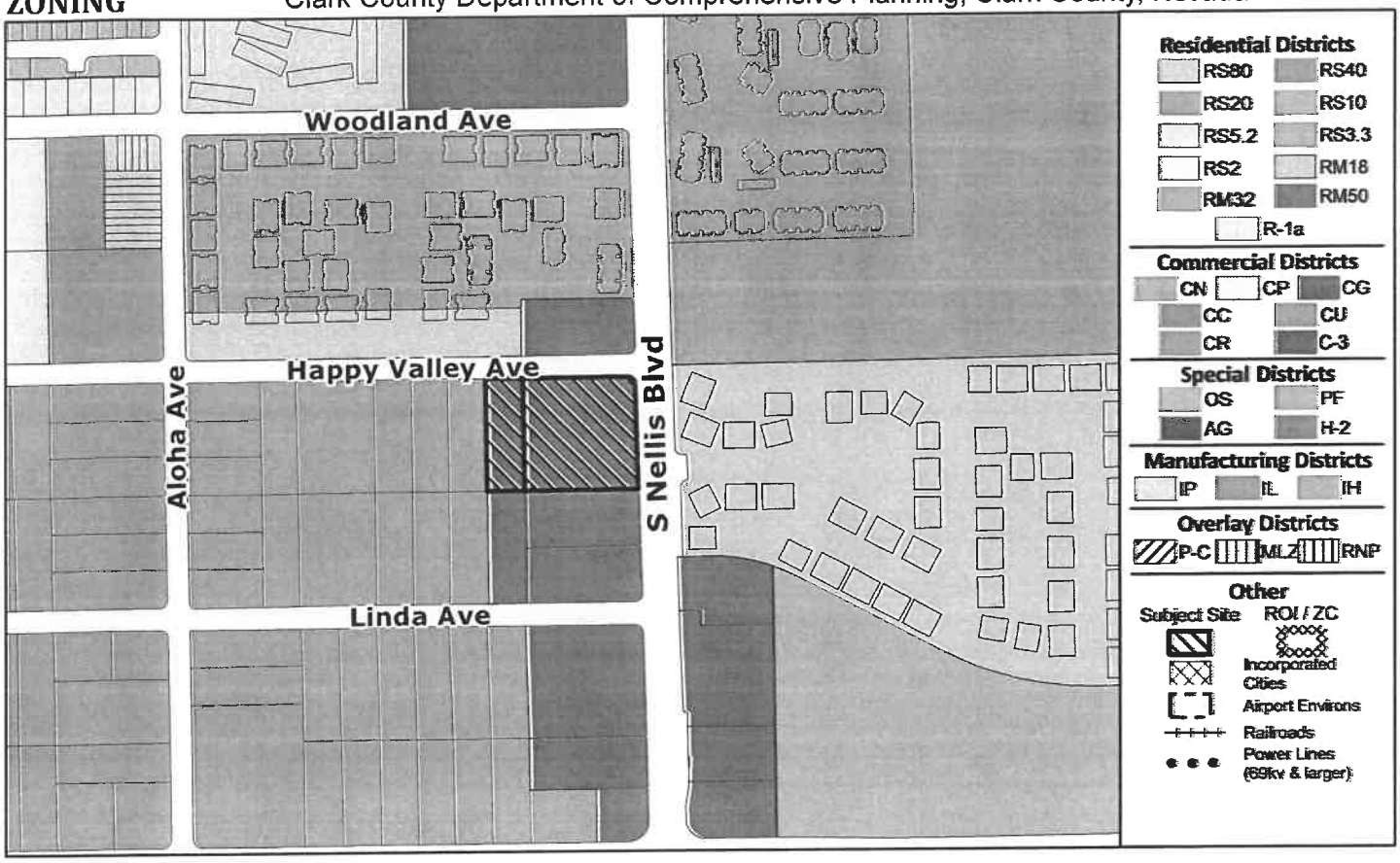
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Commission Agenda Map

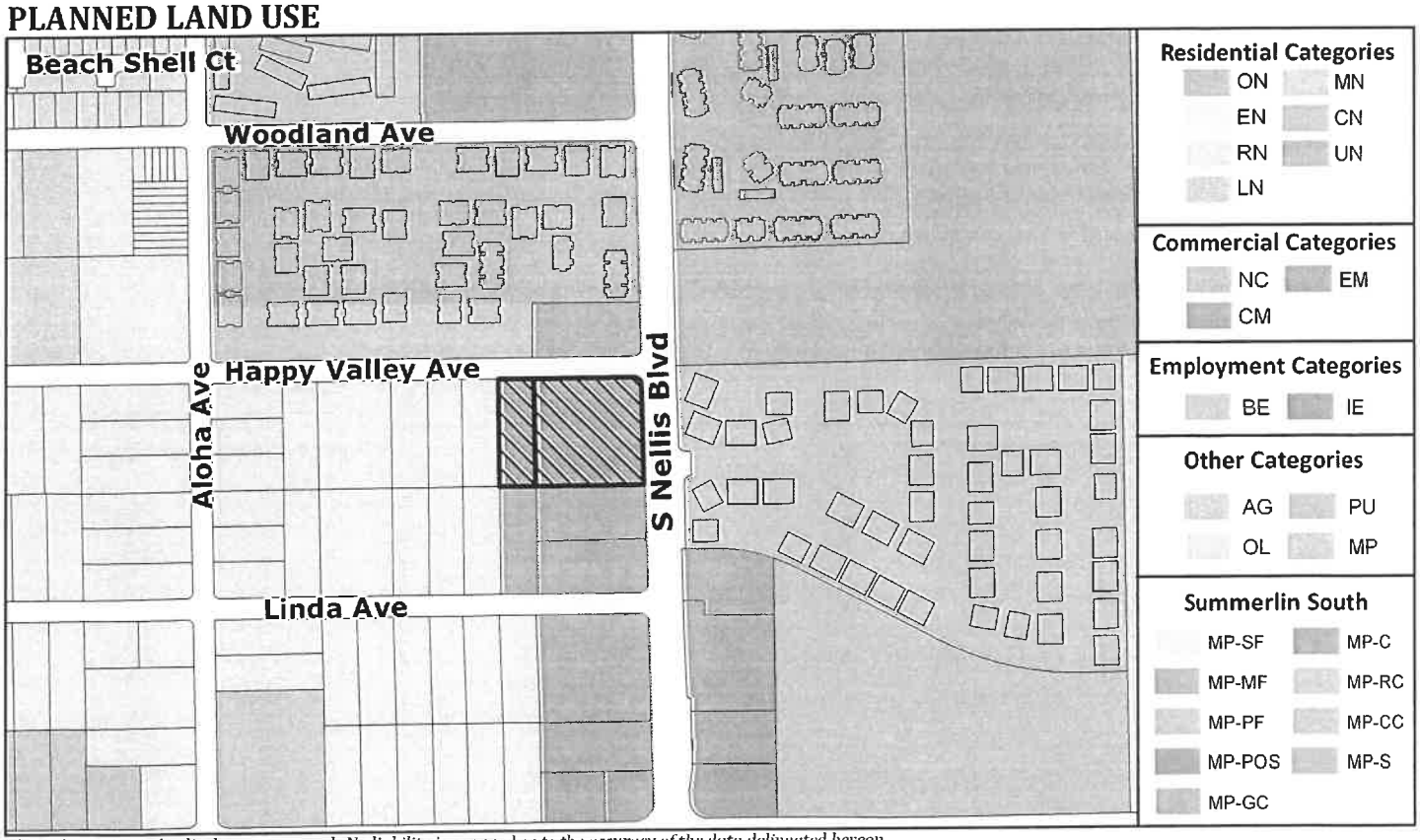
WS-24-0276

ZONING

Clark County Department of Comprehensive Planning, Clark County, Nevada

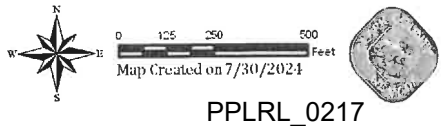


PLANNED LAND USE



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Subject Parcel(s)
16108810082
16108810083



11/06/24 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-24-0276-PALM PROPERTIES, LLC:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone.

Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. TS/jor/syp (For possible action)

RELATED INFORMATION:

APN:
161-08-810-082; 161-08-810-083

WAIVER OF DEVELOPMENT STANDARDS:
Allow nonresidential vehicular access to a residential local street (Happy Valley Avenue) where not permissible per Section 30.04.06.D.

LAND USE PLAN:
SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
General Summary
- Site Address: 3125 S. Nellis Boulevard
- Site Acreage: 2.83
- Project Type: Commercial truck parking lot
- Number of Stories: 1 (proposed guard building)
- Building Height (feet): 8 (proposed guard building)/8 feet, 4 inches (proposed carport north of guard building)
- Square Feet: 25 (proposed guard building)/720 (proposed carport north of guard building)
- Parking Provided: 99
- Sustainability Required/Provided: 7.5/7

History & Site Plan
Records show that as early as the 1980's, parcel 161-08-810-083 included an existing shopping center building (in-line rectangular building) adjacent to Nellis Boulevard. A vehicle sales lot was approved on the southern end of this parcel via DR-1464-97 but expired after 1 year.

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Floor Plans

The proposed guard building has an overall area of 25 square feet. The proposed carport has an overall area of 720 square feet.

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Surrounding Land Use

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Related Applications

Application Number	Request
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Staff Recommendation
Approval.

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PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
- Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation;
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Fire Prevention Bureau
- No comment.

Clark County Water Reclamation District (CCWRD)
- No comment.

TAB/CAC: Sunrise Manor - denial.
APPROVALS:
PROTESTS: 5 cards, 2 letters

COUNTY COMMISSION ACTION: September 4, 2024 – HELD – To 10/02/24 – per the applicant.

COUNTY COMMISSION ACTION: October 2, 2024 – HELD – To 11/06/24 – per the applicant.

APPLICANT: LEADING EDGE VENTURES, LLC
CONTACT: G.C. GARCIA, INC, 1055 WHITNEY RANCH DRIVE, SUITE 210, HENDERSON, NV 89014

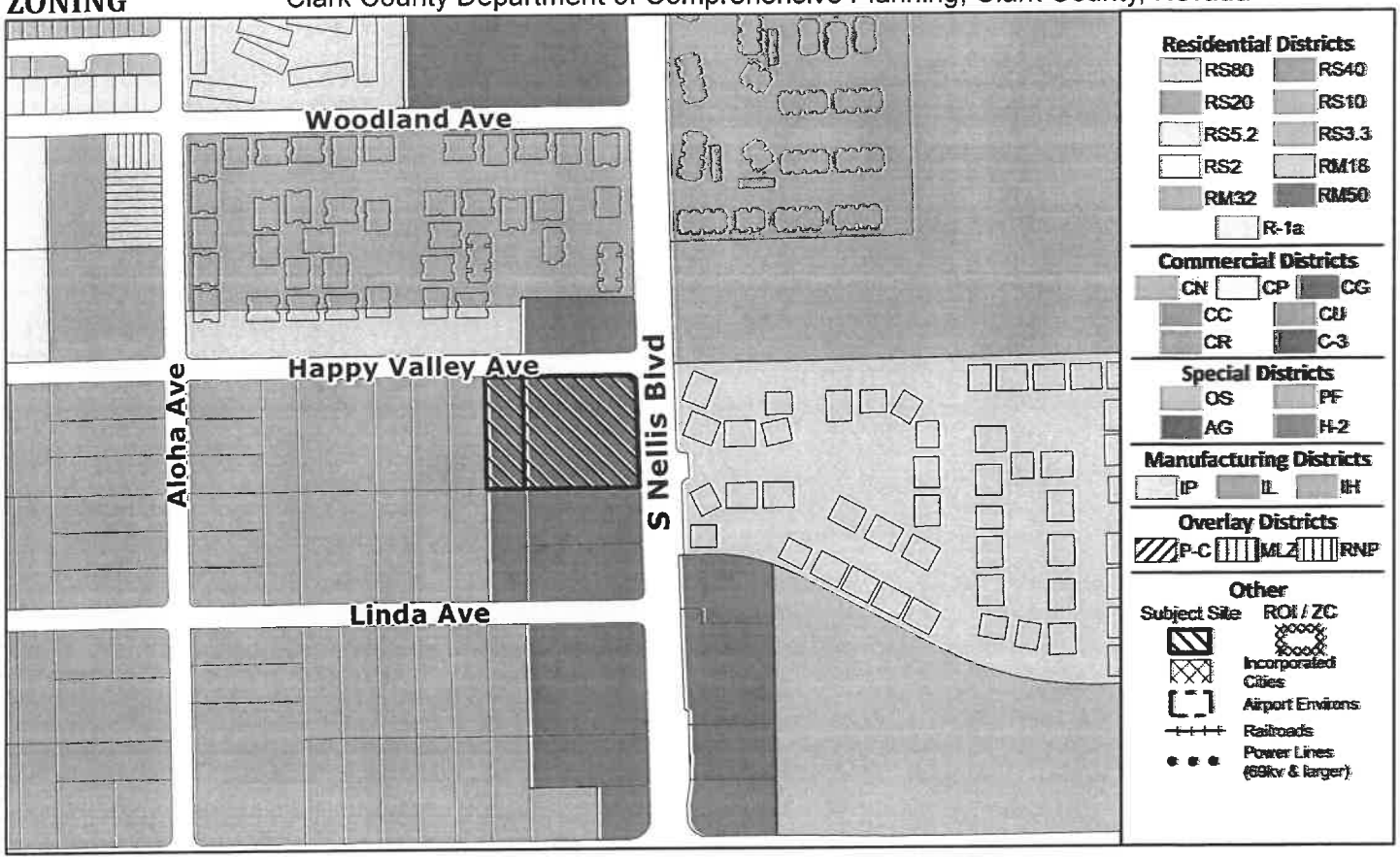
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Commission Agenda Map

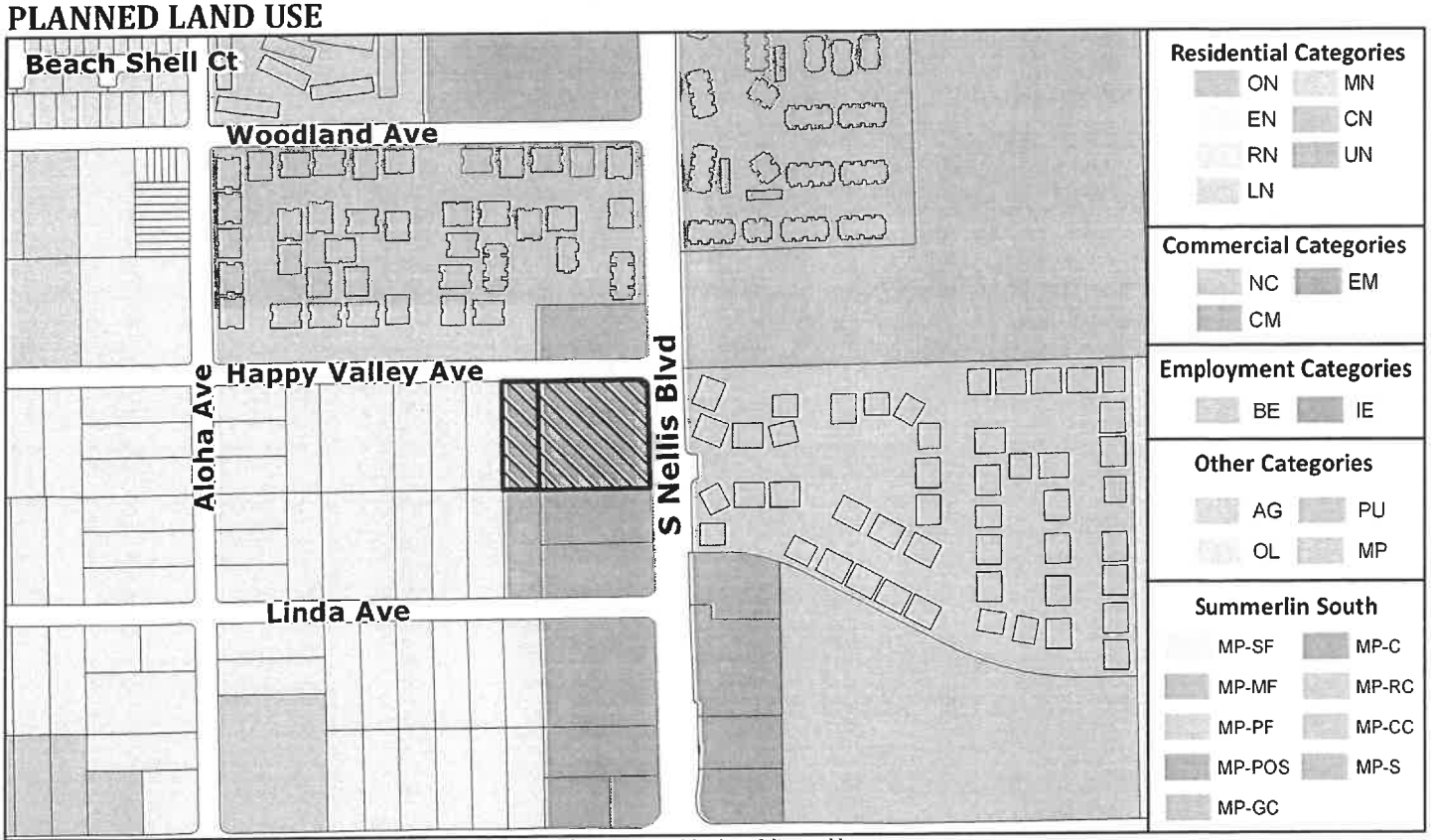
WS-24-0276

Clark County Department of Comprehensive Planning, Clark County, Nevada

ZONING



PLANNED LAND USE



This information is for display purposes only.No liability is assumed as to the accuracy of the data delineated hereon.

Subject Parcel(s)
16108810082
16108810083

N W E S

0 125 250 500 Feet

Map Created on 7/30/2024

11/20/24 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-24-0276-PALM PROPERTIES, LLC:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone.

Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. TS/jor/syp (For possible action)

RELATED INFORMATION:

APN:
161-08-810-082; 161-08-810-083

WAIVER OF DEVELOPMENT STANDARDS:
Allow nonresidential vehicular access to a residential local street (Happy Valley Avenue) where not permissible per Section 30.04.06.D.

LAND USE PLAN:
SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
General Summary
- Site Address: 3125 S. Nellis Boulevard
- Site Acreage: 2.83
- Project Type: Commercial truck parking lot
- Number of Stories: 1 (proposed guard building)
- Building Height (feet): 8 (proposed guard building)/8 feet, 4 inches (proposed carport north of guard building)
- Square Feet: 25 (proposed guard building)/720 (proposed carport north of guard building)
- Parking Provided: 99
- Sustainability Required/Provided: 7.5/7

History & Site Plan
Records show that as early as the 1980's, parcel 161-08-810-083 included an existing shopping center building (in-line rectangular building) adjacent to Nellis Boulevard. A vehicle sales lot was approved on the southern end of this parcel via DR-1464-97 but expired after 1 year.

ZC-0480-98 reclassified both subject parcels (161-08-810-082 and 161-08-810-083) to C-2 zoning (now CG zoning) for a proposed 34,000 square foot shopping center (L-shaped building along the south and west property lines) with a portion of the existing shopping center building along Nellis Boulevard to the east to be expanded as a grocery store. The proposed 34,000 square foot shopping center under the zone change did not commence. Additional land use applications were approved on-site for vehicle sales, check cashing, a communication tower, and a waiver of conditions of a zone change (WC-0025-99) which re-applied conditions related to landscaping, site circulation, parking, access, and screening. Under DR-0727-99 (a design review for vehicle sales), the conditions of approval under WC-0025-99 were complied with. The existing building and vehicle sales lot adjacent to Nellis Boulevard remained on-site until 2012 and has since been demolished.

Today, the applicant is requesting approval of a design review for a proposed commercial truck parking lot. A waiver of development standards related to modifying residential adjacency to allow access to a local street being Happy Valley Avenue is also part of this application. Access is provided via 1 driveway along the north property line adjacent to Happy Valley Avenue. Although Title 30 does not allow nonresidential vehicular access to a local street, access to Happy Valley Avenue has existed for more than 25 years. The Nevada Department of Transportation (NDOT) closed the existing driveways along the east property line adjacent to Nellis Boulevard, and NDOT reconstructed the attached sidewalk.

The site plan depicts a proposed parking lot with 99 commercial vehicle parking spaces, which are the following:

- 35 parking stalls (40 feet by 12 feet) are located along the north property line and on the southwest corner of the site.
- 17 parking stalls (35 feet by 12 feet) are located along the west property line.
- 42 tandem parking stalls (70 feet by 12 feet) are located along the east property line.
- 4 parking stalls (20 feet by 9 feet) are located east of the driveway along the north side of the site adjacent to Happy Valley Avenue.
- 1 accessible parking stall south of the 4 parking stalls, adjacent to the guard building.

The site plan also shows a proposed guard building adjacent to the driveway on the southeast corner of the driveway throat depth area. There is also a proposed carport north of the guard building to be constructed over 4 parking stalls. The existing communication tower along the south property line will remain, and the applicant will install a trash enclosure along the south property line. There is an existing 8 foot high CMU block wall which will remain on-site along the west property line adjacent to an existing residence. The existing 8 foot high CMU block wall along the south property line will also remain. Proposed light poles up to 18 feet high are located adjacent to the driveway along the north property line at the northeast corner, 2 at the southeast corner, and 2 additional light poles that are centrally located within the parking area. Lastly, proposed lighting meets residential adjacency standards per Title 30.

Landscaping

Detached sidewalks will be installed along the north property line along Happy Valley Avenue with an 8 foot high beige colored vinyl fence set back over 10 feet from the future property line (back of curb). The existing attached sidewalk will remain along the east property line along

Nellis Boulevard. The applicant will continue the 8 foot high beige colored vinyl fence behind the landscape area along Nellis Boulevard.

The applicant provided a landscape plan drafted by a licensed landscape architect. The proposed landscape plan shows that all existing palm trees will remain on-site. The street landscaping along the north property line includes detached sidewalks with 5 foot wide landscape strips on either side of the sidewalk which will feature large trees and shrubs. The west property line includes a 20 foot wide landscape buffer with a double row of large trees and shrubs. The east side of the site will include a 10 foot wide landscape area with large trees and shrubs adjacent to the existing attached sidewalk.

Elevations

The proposed guard building has an overall height of 8 feet and will be constructed of pre-manufactured steel. The exterior color of the guard building is blue and features 6 windows and 1 door. The proposed carport north of the guard building has an overall height of 8 feet, 4 inches. This carport is comprised of pre-treated cedarwood for outdoor durability.

Floor Plans

The proposed guard building has an overall area of 25 square feet. The proposed carport has an overall area of 720 square feet.

Applicant's Justification

The applicant is proposing a commercial truck parking lot which will enable truck drivers to have a place to legally park their local trucks (no long haul trucks). This will help keep trucks from parking on public streets creating enforcement and neighborhood issues. It will also provide a safer, more secure parking environment that will have solar powered cameras that the Las Vegas Metropolitan Police Department can access. Additionally, a security guard is always present. The site as proposed is compatible as a parking lot on an arterial street (Nellis Boulevard) with completion of infrastructure, lighting, landscaping, and fencing.

The site is zoned for commercial (CG), and the prior development had access from Happy Valley Avenue. The Nevada Department of Transportation (NDOT) closed previously existing driveways along Nellis Boulevard in 2021 during NDOT's improvements to Nellis Boulevard. Happy Valley is the sole means of access given this limitation. The proposed commercial truck parking lot use will provide a location for truck drivers to park their vehicles outside of residential subdivisions and not on public roadways. This will also help minimize safety hazards, trash dumping, graffiti control, homeless encampments, and Code citations. It will also add to the appearance with fencing and landscaping. The use is compatible with the surrounding commercial and residential development in the area as it is supported by the neighbors.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0630	Temporary construction storage for an off-site Las Vegas Valley Water District project (main replacement and The Dales subdivision)	Approved by PC	October 2019

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0578	Increased height of existing communication tower, and design review for additional antenna	Approved by PC	October 2018
ADR-0333-05	73 foot high monopole communication tower with an antenna array	Approved by ZA	April 2005
UC-0040-04	Vehicle, watercraft, and recreational vehicle sales	Approved by PC	February 2005
UC-0431-02	Check cashing facility	Approved By BCC	June 2002
ADR-1086-01	Communication facility	Approved by ZA	November 2001
DR-0727-99	Revised plans for a previously approved shopping center and to continue the use of a vehicle sales lot	Approved by BCC	June 1999
WC-0025-99 (ZC-0480-98)	Waiver of conditions of a zone change for the proposed shopping center with an existing restaurant building on site	Approved by BCC	March 1999
ZC-0480-98	Reclassified the site (both subject parcels- 161-08-810-082 and 161-08-810-083) to C-2 zoning (now CG) for a proposed 34,000 square foot shopping center	Approved by BCC	May 1998
DR-1464-97	Vehicle sales lot within an existing shopping center - expired	Approved by PC	September 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	CG & RM18	Multi-family residential & tavern
South	Corridor Mixed-Use	CG	Commercial center
East	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

Related Applications

Application Number	Request
VS-24-0277	A request to vacate and abandon a portion of a right-of-way is a companion item on this agenda.

CLARK COUNTY PUBLIC RESPONSE OFFICE:
There is an active case, CE23-05369, for vehicles parked on unpaved areas.

STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis
Comprehensive Planning
Waiver of Development Standards
The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

The applicant provided correspondence from NDOT which states that access to Nellis Boulevard is not required, and if access is requested in the future, the applicant must comply with NDOT's 2017 Access Management System and Standards with sufficient engineering justification. Per the correspondence on file, the applicant's engineer determined that the site does not meet NDOT's access location and spacing standards. Per photos on file, NDOT closed 3 driveways along the east property line of the site adjacent to Nellis Boulevard and NDOT reconstructed the attached sidewalk sometime in 2021. Today, Title 30 does not allow nonresidential access on a local street; although records show that access to Happy Valley Avenue has been in place for over 25 years and the access has been used by commercial vehicles for over 3 years with no impact to the residences. Also, the average daily trips for this use are expected to be less trips than for other commercial uses. Staff determines that the aforementioned circumstances warrant staff's support for the waiver of development standards.

Design Review
Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed project complies with Policy 5.5.3 under the Master Plan which encourages the retention and revitalization of established local business districts. The site has been vacant since 2012 and the proposed improvements comply with today's Code. For example, the applicant is proposing detached sidewalks along Happy Valley Avenue with street landscaping, and since there is an existing attached sidewalk along Nellis Boulevard (NDOT right-of-way), the applicant will install a 10 foot wide landscape strip. The applicant is also providing a decorative fence along the north and east property lines to mitigate the view of any trucks parked on site. In addition, the site will be monitored by on site security. The applicant also provided 7.5 points worth of sustainability design features where 7 is required per Title 30. For these reasons staff recommends approval.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation;
- 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;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - denial.
APPROVALS:
PROTESTS: 5 cards, 2 letters

COUNTY COMMISSION ACTION: September 4, 2024 – HELD – To 10/02/24 – per the applicant.

COUNTY COMMISSION ACTION: October 2, 2024 – HELD – To 11/06/24 – per the applicant.

COUNTY COMMISSION ACTION: October 2, 2024 – HELD – To 11/06/24 – per the applicant.

COUNTY COMMISSION ACTION: November 6, 2024 – HELD – To 11/20/24 – per Commissioner Segerblom.

APPLICANT: LEADING EDGE VENTURES, LLC
CONTACT: G.C. GARCIA, INC, 1055 WHITNEY RANCH DRIVE, SUITE 210, HENDERSON, NV 89014

AUTHORIZATION TO SUBMIT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

Application Pre-review (APR) record number: APR-23-101485

Application Materials have been deemed ready to submit ☐ **without revisions,** ☒ **with minor revisions.**

Notes: L/S plan and JL revised

By: JUD **Date:** 06/05/2024

Advisory Authorization to submit expires 2 weeks after determination is made. If all required documents are not provided to staff within this timeframe, an appointment to re-review the application materials is required.

Required Application(s):

- ☐ Master Plan Amendment
- ☐ Land Use
  - ☐ Zone Change (ZC)
  - ☐ Special Use Permit (UC)
  - ☒ Waiver of Development Standards (WS)
  - ☒ Design Review (DR)
- ☐ Land Use – Administative Design Review (ADR)
- ☐ Land Use – Wavier of Conditions (WC)
- ☐ Land Use – Application for Review (AR)
- ☐ Land Use – Extension of Time (ET)
- ☐ Tentative Map (TM)
- ☒ Vacation and Abandonment (VS)
- ☐ Other: _____

Required Fees:

- Refer to the attached Fee Sheet.

Next Steps:

- Review the attached submittal requirements for the applicable application type(s).
- Go to the Application Pre-review record in the County's Citizen Access Portal (ACA) and upload all required application documents in PDF format (regardless of the format specified in the submittal requirements).
- Once all the application documents are uploaded, coordinate the transmittal of the required hard copy documents with the planner who authorized the submittal (see name above); all transmittals shall include a cover letter and/or transmittal memo and a copy of this form. The Personnel Contact Information list on Department's Contact Us webpage includes the phone number and email address for all planners.
- When the application package is received, the documents will be re-reviewed to ensure no changes except those noted above have been made and, if in an acceptable form, the planner will accept the application documents. Staff will then create the application records. If payment for the application fees was not included in the application package, an email notice will be sent to the record(s) contact indicating the application fees are due. This step may take up to 2 business days to complete.
- Once fees are paid, the application(s) will be considered "Submitted".

sprint

PROJECT:	SPRINT NE PROJECT
SITE CASCADE: CROWN CASTLE	VG90XC440
SITE NAME: CROWN CASTLE	LV115 NELLIS & DI
SITE NUMBER:	825521
SITE ADDRESS:	3125 S. NELLIS BOULEVARD LAS VEGAS, NV 89121
SITE TYPE:	67'-0" MONOPINE W/ 10'-0" EXTENSION

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ROAD, SUITE 100

NUMBER:

NAME:

LICATION ID:

VARD

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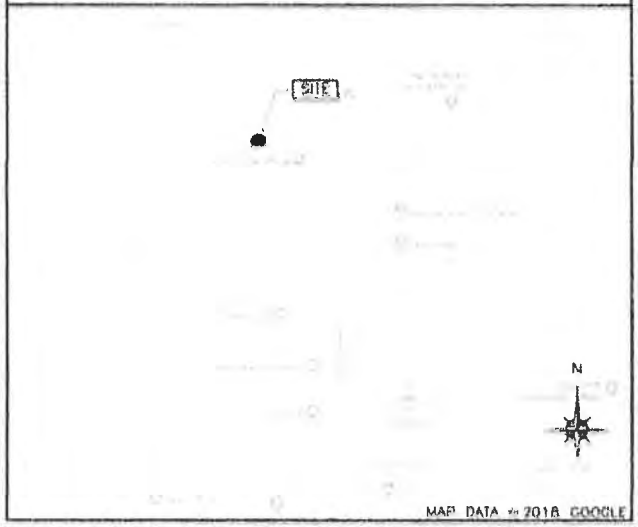
INTACT:
IC.
1700

FISCHER
30
ier@crowncastle.com

DESIGN GROUP, LLC
E, SUITE 220

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AREA MAP



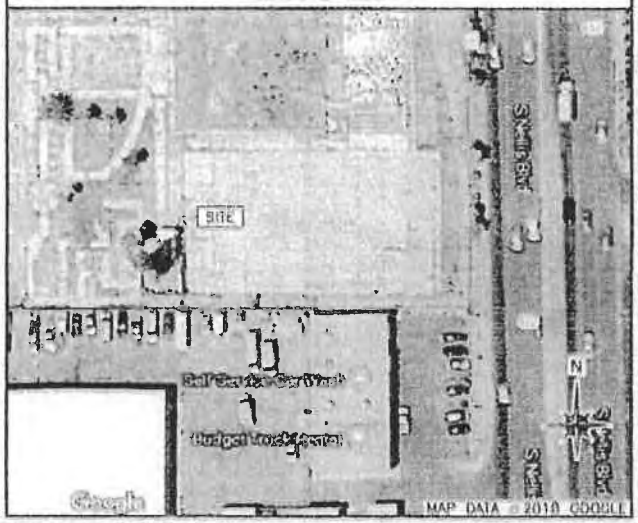
PROJECT DESCRIPTION

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- INSTALL NEW 10'-0" x 10'-0" CONCRETE EQUIPMENT PAD
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GR-2	GROUNDING DETAILS
GR-3	GROUNDING DETAILS

AERIAL MAP



APPLICABLE CODES

* ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

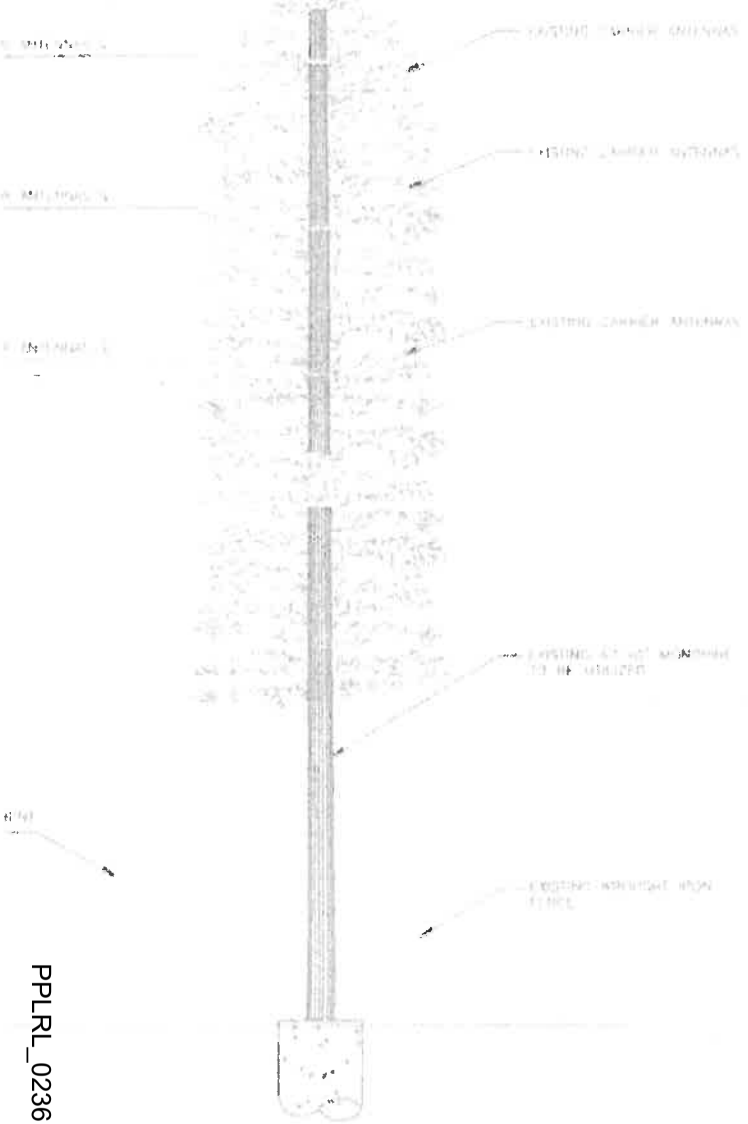
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PLUMBING CODE: 2012 UNIFORM PLUMBING CODE
MECHANICAL CODE: 2012 UNIFORM MECHANICAL CODE
ELECTRICAL CODE: 2011 NATIONAL ELECTRICAL CODE

811
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NOTE:
48 HOURS PRIOR TO DIGGING, CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES TO LOCATE ALL UNDERGROUND UTILITIES.

SITE CONTACTS

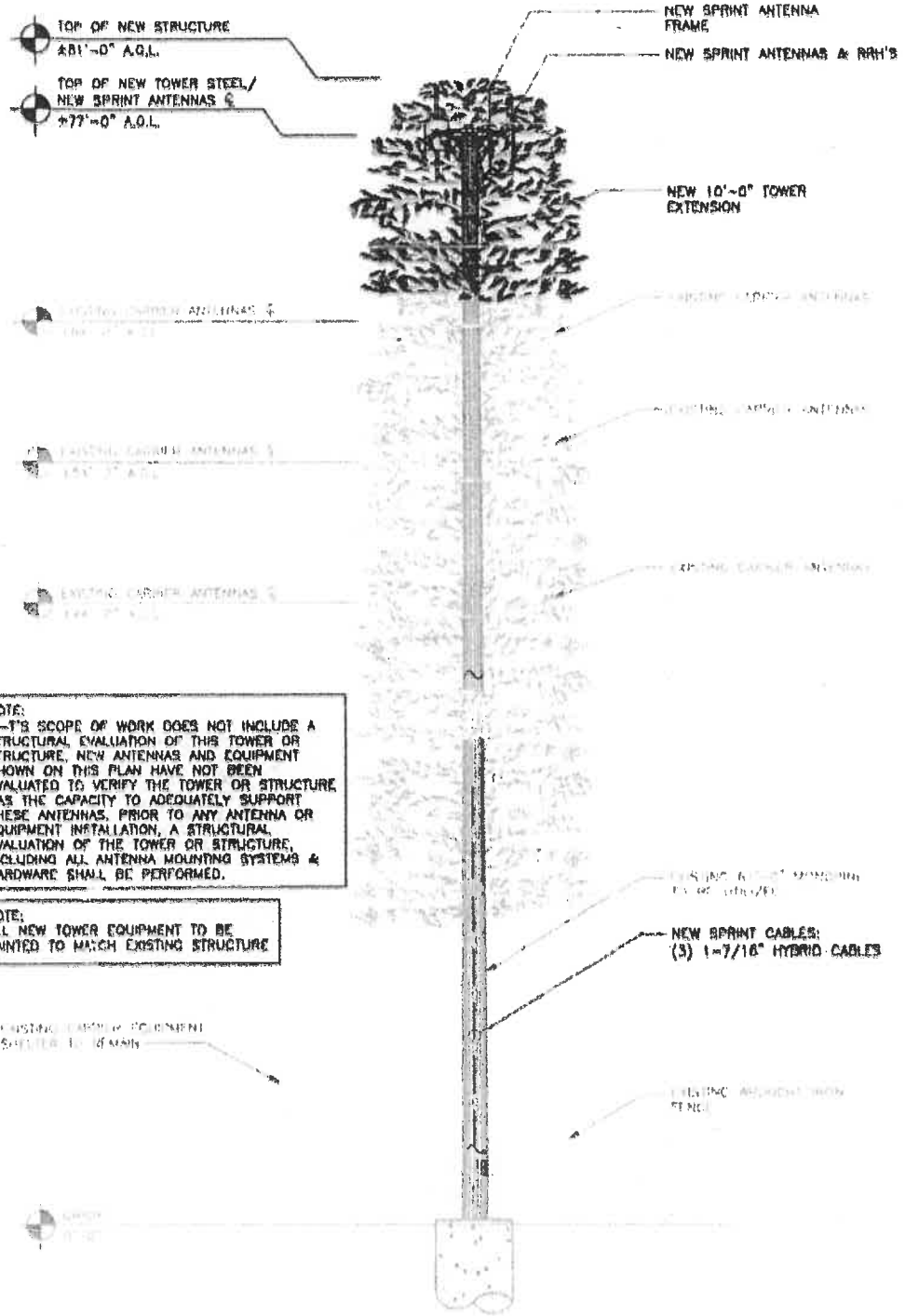
CROWN CASTLE USA, INC.:	ZONING & PERMITTING SPECIALIST:
CM: LUKE CHRISTIAN PHONE: (702) 408-5147	CM: WILLIAM GAUL PHONE: (702) 518-4348
PM: TIMOTHY MILLER PHONE: (949) 936-0221	PM: BARBARA BROWN PHONE: (925) 484-3434



EXISTING TOWER ELEVATION

SCALE: 1" = 10'-0"

1

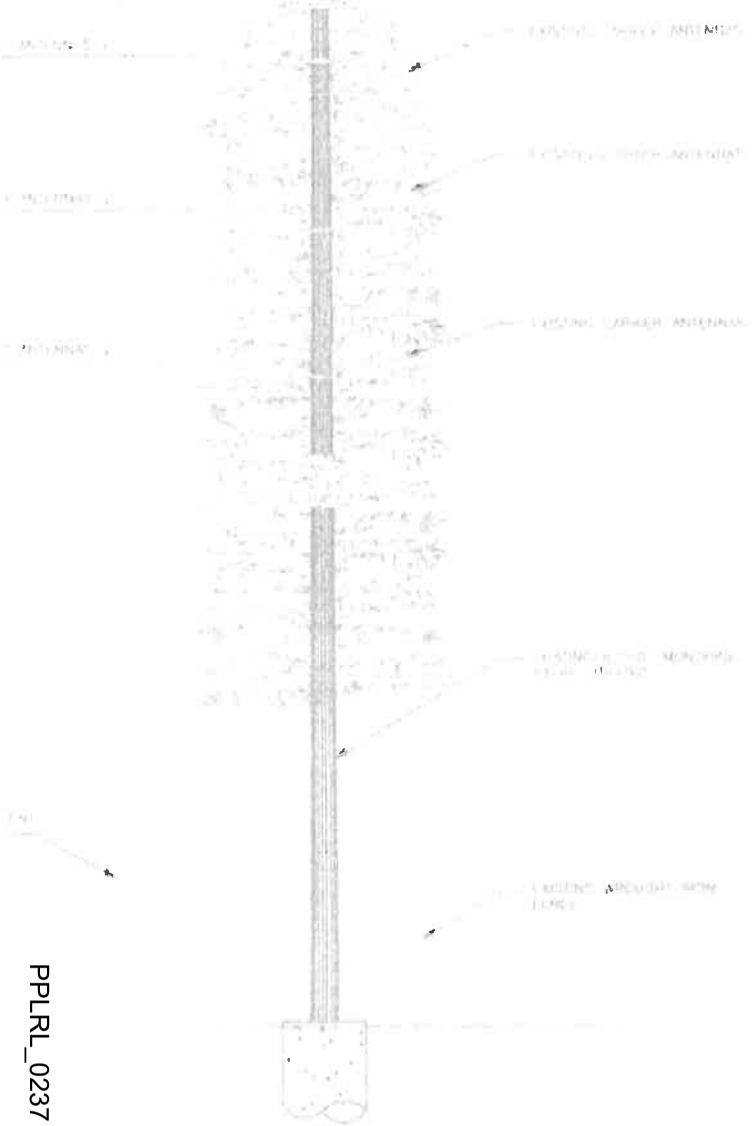


PROPOSED TOWER ELEVATION

SCALE: 1" = 10'-0"

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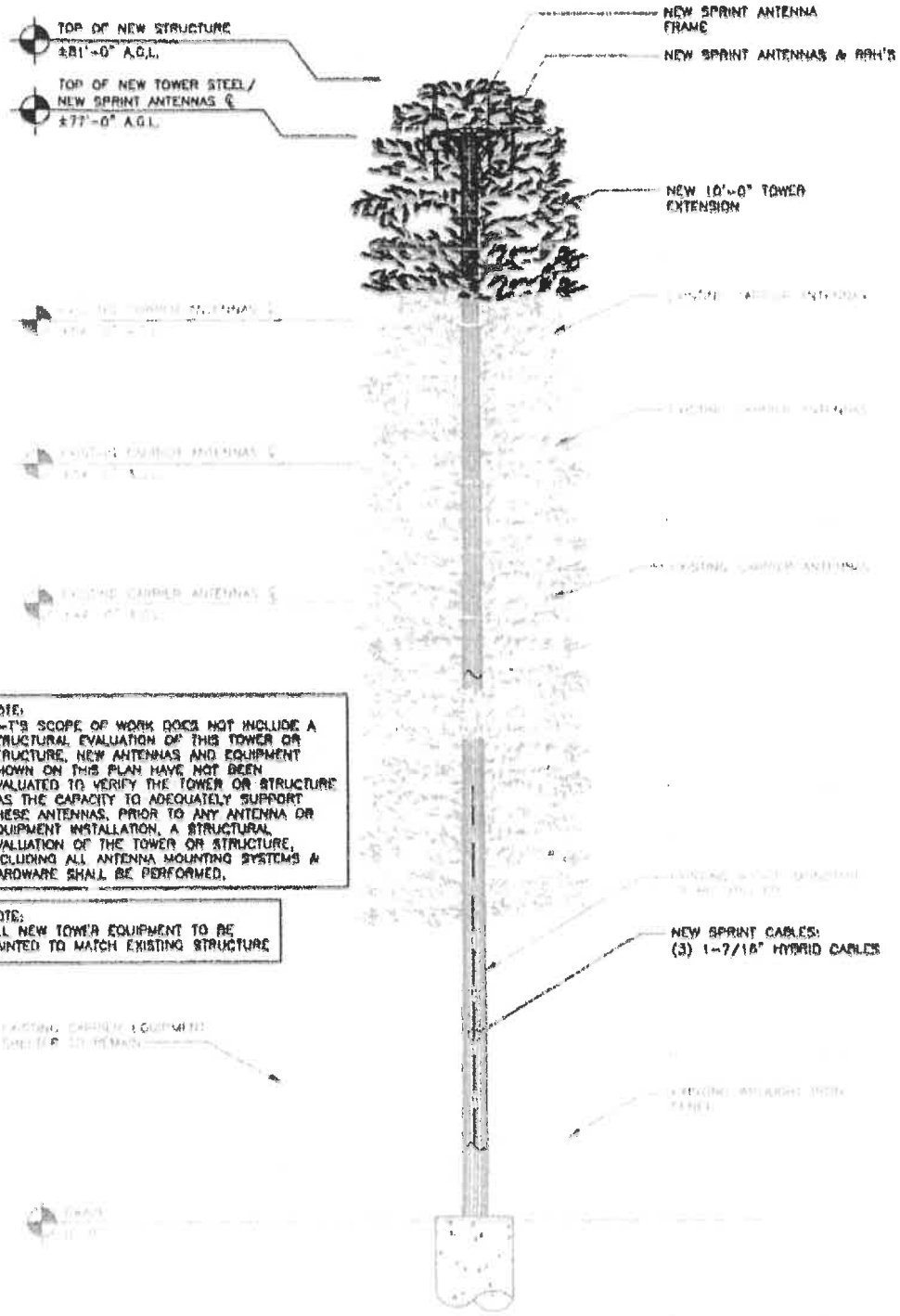
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EXISTING TOWER ELEVATION

SCALE: 1" = 10'-0"

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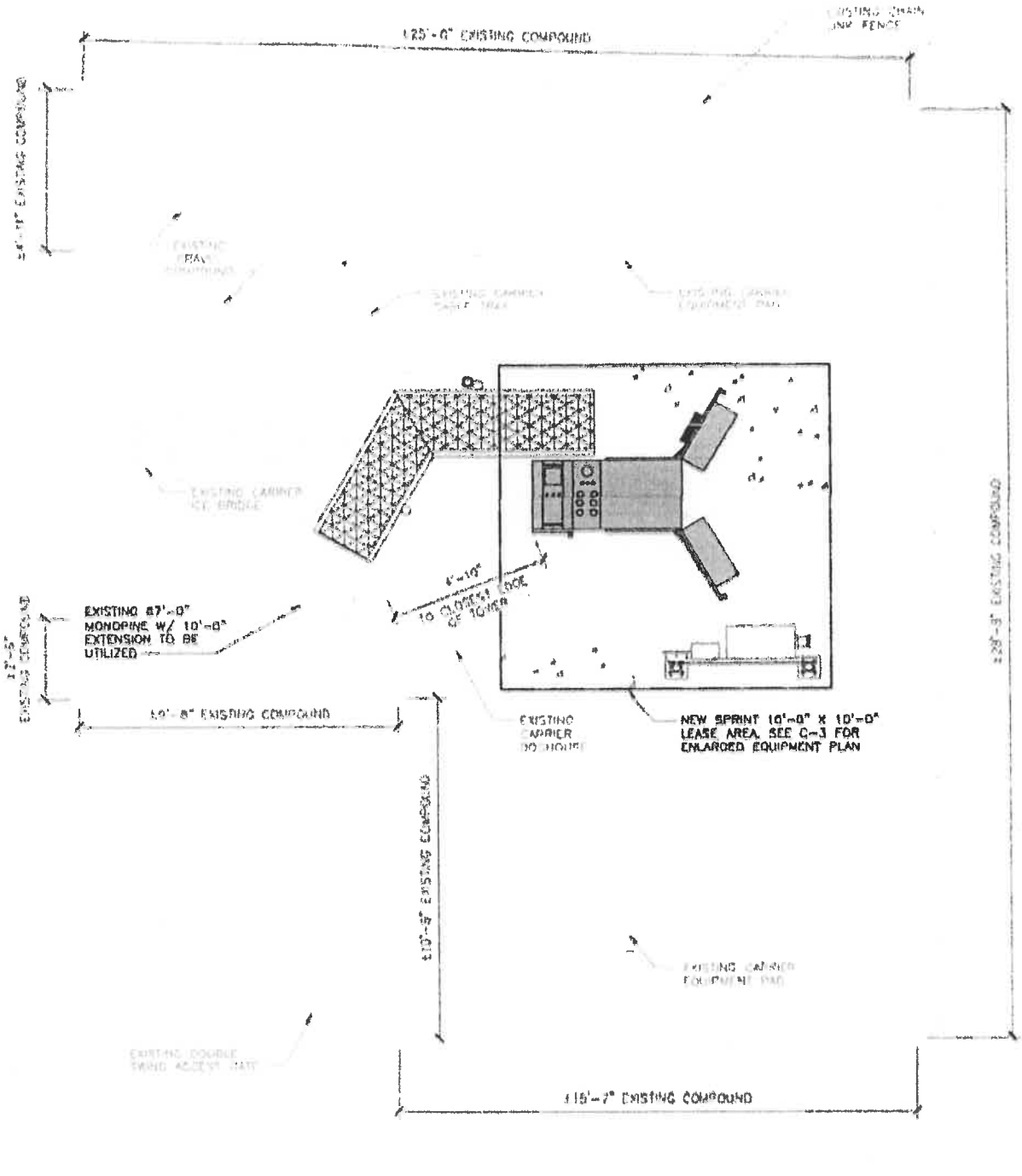


PROPOSED TOWER ELEVATION

SCALE: 1" = 10'-0"

2

PPLRL_0237



PPLRL_0238

OVERALL COMPOUND PLAN

SCALE: 1/4" = 1'-0"

1

S. NELLIS BLVD
S Nellis Blvd
Nellis Blvd
HAPPY VALLEY
OVERALL SITE PLAN
N

PPLRL_0239

print®

TM

PROJECT:	SPRINT NE PROJECT
SITE CASCADE: CROWN CASTLE	VG90XC440
SITE NAME: CROWN CASTLE	LV115 NELLIS & DI
SITE NUMBER:	825521
SITE ADDRESS:	3125 S. NELLIS BOULEVARD LAS VEGAS, NV 89121
SITE TYPE:	67'-0" MONOPINE W/ 10'-0" EXTENSION

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SUITE 100

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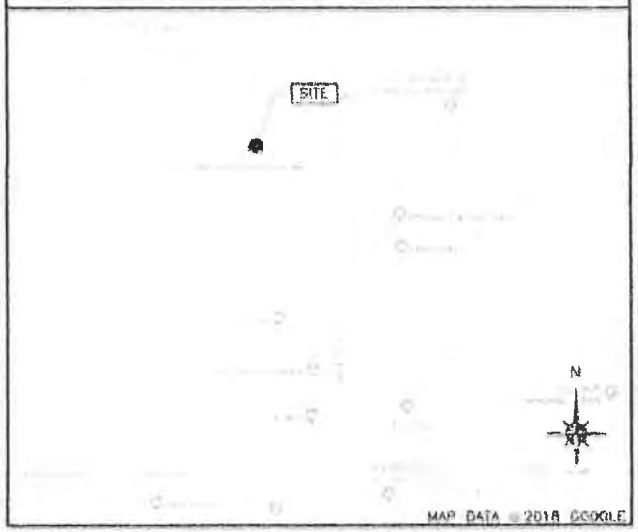
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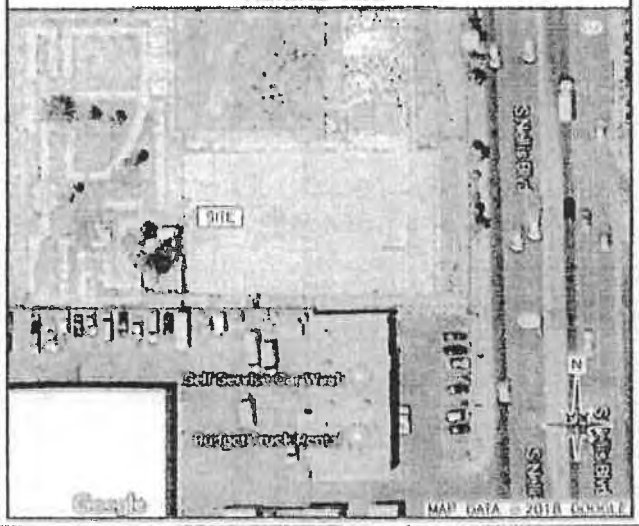
I GROUP, LLC

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AREA MAP



AERIAL MAP



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Plan
Co

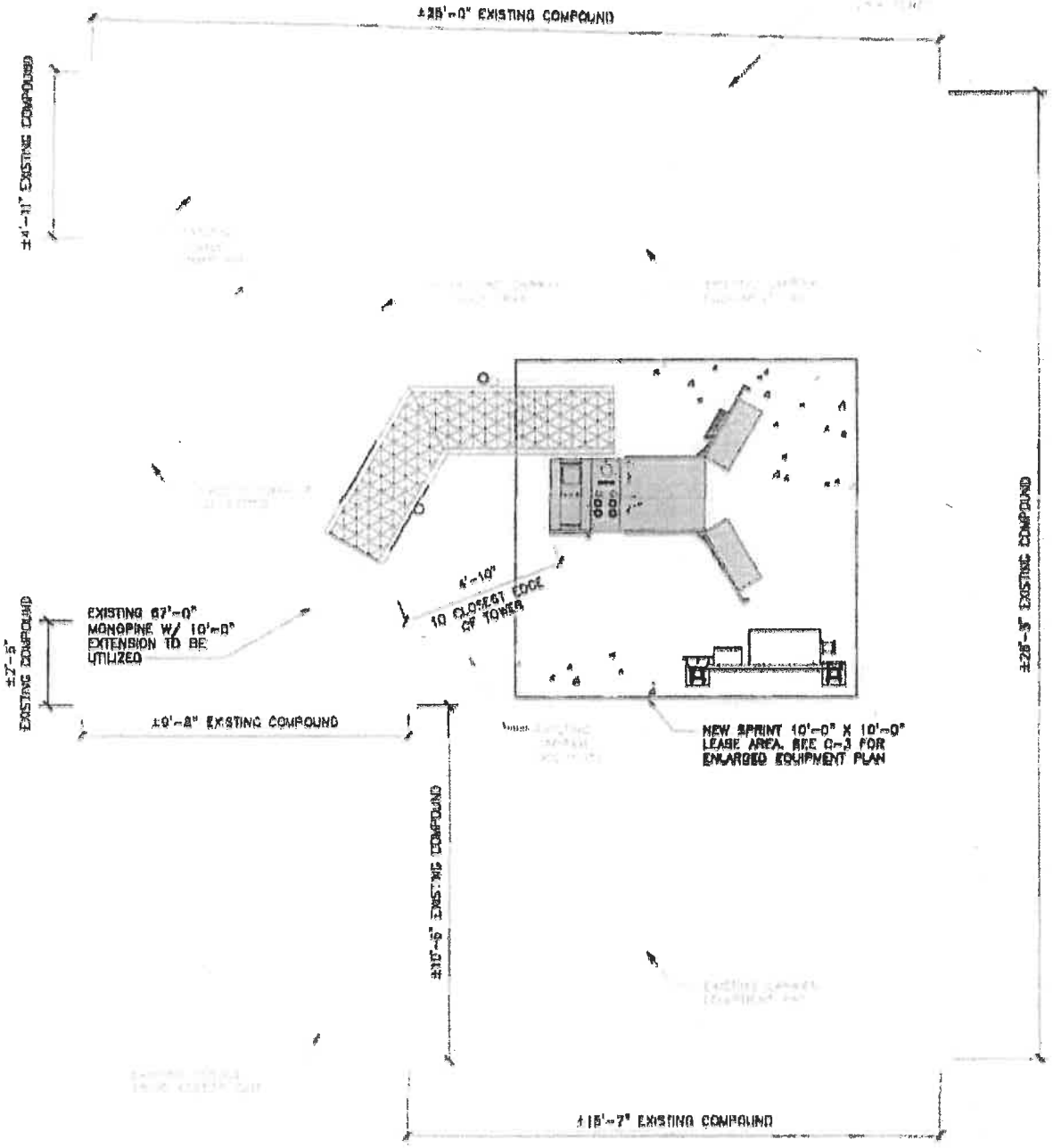
SITE CONTACTS

CROWN CASTLE USA, INC.:
CM: LUKE CHRISTIAN
PHONE: (702) 408-5147

PM: TIMOTHY MILLER
PHONE: (949) 838-0331

ZONING & PERMITTING SPECIALIST:
CM: WILLIAM GAUL
PHONE: (703) 518-4348

PM: BARBARA BROWN
PHONE: (925) 484-3434

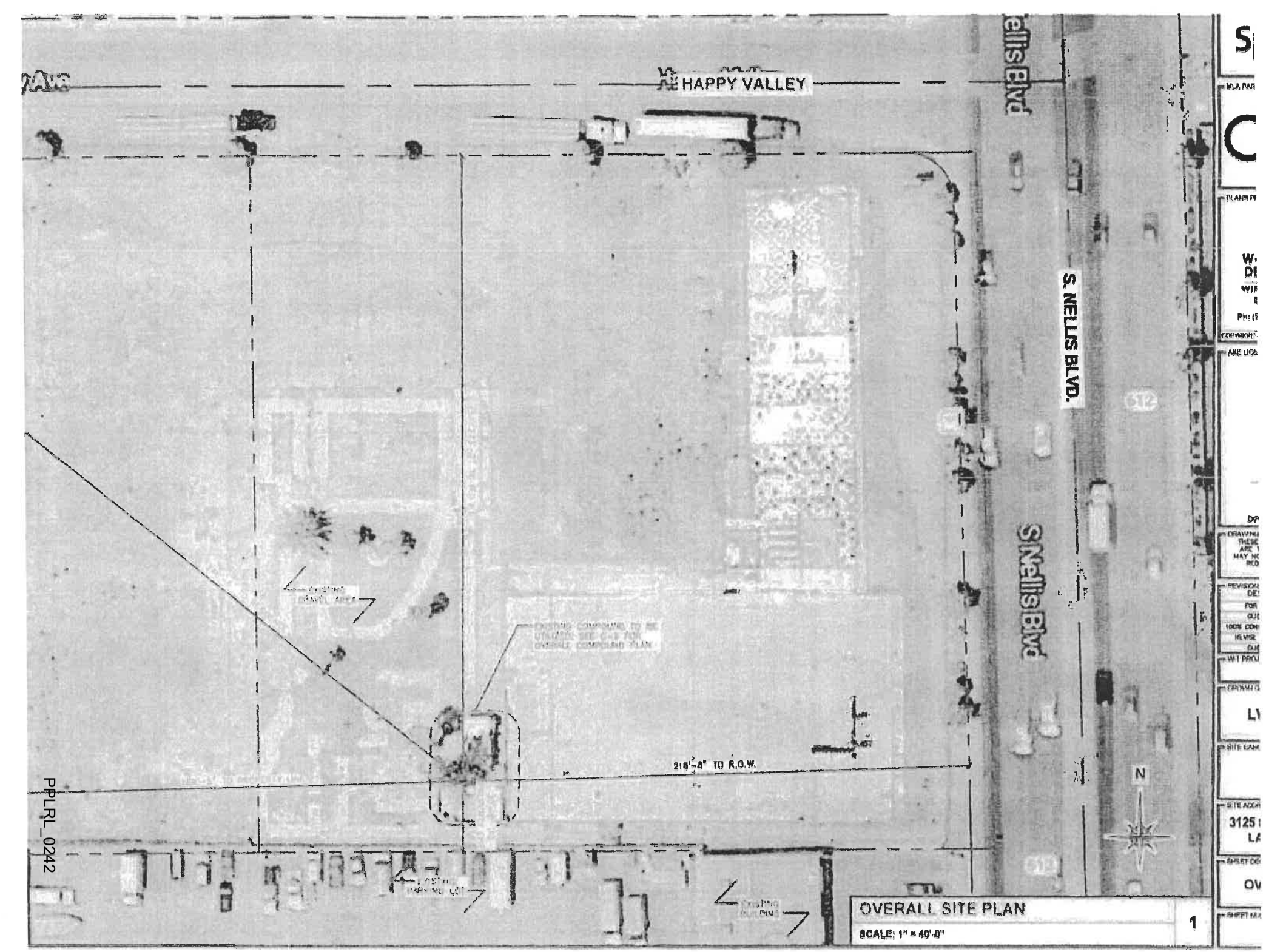


OVERALL COMPOUND PLAN

SCALE: 1/4" = 1'-0"

1

PPLRL_0241


HAPPY VALLEY
S. NELLIS BLVD.
S Nellis Blvd
218'-8" TO R.O.W.
N
OVERALL SITE PLAN
SCALE: 1" = 40'-0"
1

PPLRL_0242

Andrea Cole

From: Clark County <Clarkcounty-accela@clarkcountynv.gov>
Sent: Tuesday, February 27, 2024 4:47 PM
To: centurywest1@hotmail.com; Andrea Cole
Cc: PWLanduse@ClarkCountyNV.gov
Subject: New Submittal: APR-23-101485 - APN: 161-08-810-083 Public Works ok

Good afternoon,

Public Works has no further comments on this Application Pre-Review (APR). Please contact Comprehensive Planning at 702-455-4314 or zoning@ClarkCountyNV.gov for information on how to proceed.

Thank you
JaWaan Dodson

Important information:

Please note that although Public Works has no further comments on this APR, it does not mean that we will recommend approval.

GCGARCIA

June 4, 2024

Comprehensive Planning
Clark County
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Response to Planning Comments: Parking Lot for Commercial Vehicles
APN#s 161-08-810-082 & -083

Dear Judith:

On behalf of my client, Leading Edge Ventures LLC, we wish to address the 3rd round of comments received on February 20, 2024, for the application listed above.

02/20/24 Comments:
Please see the Current Planning comments below. Note, you must secure another appointment in order to address this APR.

- Vacation site plan
    1. Project information shall be updated to today's code zoning districts.
       Response – Vacation Site plan has been revised with the current zoning districts
- Site Plan (did not review)
- Justification Letter
    1. Include language about the active CCPRO violation CE23-05369.
       Response – Included In revised letter
    2. Include language regarding the proposed sustainability points and design review.
       Response – Included in revised letter
    3. Address Sections 30.04.06 I (signs) & M (cut through traffic).
       Response – Included in revised letter
    4. Include waiver of development standards request to allow access to a local street, see Section 30.04.06 D & 30.04.06 M.
       Response – Included in revised letter

- Elevations
    1. Guard building does not provide the building height.
       Response – Height added to exhibit
    2. The awning above the entry door must extend 3 feet in order to count towards sustainability.
       Response – Awning added to exhibit

- Landscape Plan
    1. Buffering and screening shall to residential shall be 8-foot-high decorative wall.
       Response – Landscape & Site plans revised to show the existing 8' high cmu wall
    2. A 15-foot landscaped buffer with a double row of evergreen trees planted offset from one another. In each row trees shall be planted 20 feet apart on center. (staff understands the applicant is providing 20 feet of LS; however, the proposed trees are not evergreen).
       Response – Landscape plan revised to show the above.
    3. Mondel pines are not recommended per SNWA plant list.
       Response – Mondel pines removed from plan

- Cross Sections (residential adjacency only)
    4. Site zoning district as well as surrounding zoning districts shall be labeled with the current zoning district names.
       Response – Cross Sections exhibit has been revised to show current zoning districts.

Please e-mail PWLandUse@ClarkCountyNV.gov your application package as this application shall also be reviewed and concurrence shall be received from Public Works Development Review prior to its submittal. Make sure to include your APR number on the subject line when sending your APR to PW.
Response – PW's signed off on 02/28/24, see attached email

We respectfully request your consideration of the above responses and would appreciate any request for further clarification or expansion you may require.

Sincerely,

George Garcia
Founder

Andrea Cole

From: Andrea Cole
Sent: Tuesday, February 27, 2024 10:48 AM
To: PWLanduse@ClarkCountyNV.gov
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-083 Public Works comments
Attachments: site-6-SP1.pdf; Map that dedicated the ROW for Happy Valley MapPL0040001.pdf

See below responses and the attached.

From: Clark County Clarkcounty-accela@clarkcountynv.gov
Sent: Tuesday, February 27, 2024 8:46 AM
To: centurywest1@hotmail.com; Andrea Cole acole@gcgarciainc.com
Cc: PWLanduse@ClarkCountyNV.gov
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-083 Public Works comments

Good morning,

Please see the Public Works comments below:
The comments from 2/15/2024 are in black. My original responses are in blue. PW's comments from 2/27/2024 are in red. Additional responses in Green.

Be advised that Nellis Boulevard is a Nevada Department of Transportation (NDOT) right-of-way.

Detached sidewalks are required, this application will need to include a vacation of the right-of-way. Application revised to include the vacation.

Site Plan:

- The minimum required throat is 100 feet per Uniform Standard Drawing 222.1. Site Plan revised to show 100'. It looks like the parking was reduced with this revision and 75 feet is now the minimum. Resolved.
- Provide and show the back of curb radius on the east side of the Happy Valley Avenue commercial driveway and at the intersection. Shown on revised site plan. Not provided (2nd request). Previously provided, attached for reference.
- Correct the right-of-way width for Happy Valley Avenue. ROW corrected on revised site plan. Resolved.

Vacation:

- Provide a the record information for the right-of-way being vacated. See attached recorded map that dedicated the ROW on Happy Valley.

Thank you

JaWaan Dodson

-

Directions for when you make the necessary changes

- Email the following to Public Works – Development Review at PWLandUse@ClarkCountyNV.gov:
  - A detailed written response to each of our comments.
  - Copies of revised plans and documents.
  - If you make changes other than those that are specified in our comments, provide a detailed list of the changes and an explanation for why the changes were made.

Contacts for the Public Works - Land Use Application Team

- Email:
  - PWLandUse@ClarkCountyNV.gov
- Phone numbers:
  - 702-455-4607 – Sarah Mabry-Padovese
  - 702-455-6387 – JaWaan Dodson
  - 702-455-6385 – Nick Goodman
  - 702-455-4600 – Main number for Development Review

GCGARCIA

February 19, 2024

Comprehensive Planning
Clark County
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Response to Planning Comments: Parking Lot for Commercial Vehicles
APN#s 161-08-810-082 & -083

Dear Steve:

On behalf of my client, Leading Edge Ventures LLC, we wish to address the 2nd round of comments received on February 1, 2024, for the application listed above.

02/01/24 Comments:
Per our morning meeting for the parking lot for commercial trucks below is a summary of our discussion.

Comments:

- Parking lot for commercial trucks in CG zone and is permitted use. Design review required.
  Response – A Design Review for Commercial Truck Parking is requested through a Design Review as well as a Vacation request.
- Possible waiver for ingress/egress onto residential street. Public Works will determine.
  Response – Traffic believed retaining access on a low volume local street, Happy Valley, was acceptable but was Planning decision not Traffic. Putting an access drive onto a major arterial will cause more delays and potential for accidents on Nellis.
- Asked applicant to have their Engineer(s) to review the section in Title 30 30.04.07 on "Operational Standards" for requirements on lighting, including shielding, type of lighting, motion sensors etc.
  Response – The requested code required section is referenced on the revised plans for this pre-submittal
- Provide elevations for the existing cell tower with setback dimensions and for the security building, including exterior materials and setbacks and height.
  Response – Information from the County records is provided with the revised plans for this pre-submittal
- Will still need to provide vacation application for 5 feet of right-of-way being Happy Valley Lane. Will discuss with Public Works.
  Response – A Vacation application for 5 feet of Happy Valley is included with this resubmittal.

- Sustainability information provided on landscape plan.
  Response – The sustainability information was previously provided and is on the landscape plans with this resubmittal.
- Applicant provided revised letter based upon first review of plans.
  Response – Applicant has made minor revisions to the justification letter as part of this resubmittal.
  Public Works will need to review these plans. Their email is PWLanduse@ClarkCountyNV.gov Provide them electronically with APN number, APR number and your contact information.
  Response – The plans were submitted to PW and comments received and address per the provided revised plans and response letter as part of this revised pre-submittal
- Please setup your next appointment after comments are provided by Public Works with a Planner to provide for review.
  Response – The next pre-submittal is February 20, 2024 in compliance with the above comment.

We respectfully request your consideration of the above responses and would appreciate any request for further clarification or expansion you may require.

Sincerely,

George Garcia
Founder

WS-24-0276 BACK-UP (NDOT) (CORS)

Jillee Opiniano-Rowland

J. Rowland 7/30/24

From: Andrea Cole <acole@gcgarciainc.com>
Sent: Tuesday, July 30, 2024 9:20 AM
To: Jillee Opiniano-Rowland
Cc: George Garcia; Melissa Eure
Subject: LEDGE - Nellis (WS-24-0276 & VS-24-0277): Engineer's assessment & Email from NDOT

VTN as, our engineer, contacted NDOT and discussed the driveways. Below is the formal response from NDOT. The informal discussions and assessment by VTN, is that driveways will not get approved on Nellis per NDOT's 2017 Access Management System and Standards (see below).

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

From: Robert Hosea <roberth@vtnnv.com>
Sent: Monday, July 29, 2024 5:05 PM
To: Andrea Cole <acole@gcgarciainc.com>
Cc: George Garcia <ggarcia@gcgarciainc.com>
Subject: RE: SWC of Nellis and Happy Valley NDOT

PPLRL_0250

Nellis Boulevard has a functional classification of **Other Principal Arterials.**

An access on Nellis Boulevard would need to meet the following criteria:

4.2. Access Location Standards

Table 4-1: Access Spacing Standards

3: Other Principal Arterials, 40-55 mph – Right-in/Right-out only Minimum Spacing is 660' (measured center to center).
There is only approximately 410' from Happy Valley to the existing access to the south.
Therefore **any** access to Nellis Blvd would not meet minimum access spacing.

PPLRL_0251

S Nellis Blvd
S Nellis Blvd
S Nellis Blvd
410.66 ft
300.00 ft
200.00 ft
100.00 ft
Happy Valley Ave
Happy Valley Ave
Happy Valley Ave
Moondance
La Estética Nellis
Nellis Self Storage
612
612
612
612
3070
3125
4925

4.2.3. Spacing Standards near Intersections

Figure 4-3: Intersection Corner Clearances

Downstream corner clearance along the major roadway Stopping sight distance (Section 4.3.1)

A 55 mph design speed level road, the Stopping Sight Distance is 495' (measured along the curb line from the point of curvature of the radius of the intersection to the point of curvature of the radius of the driveway).

There is only approximately 280' from the Happy Valley return to the southerly property line.

Therefore any access to Nellis Blvd would not meet intersection corner clearance spacing.

PPLRL_0253

S Nellis Blvd
S Nellis Blvd
S Nellis Blvd
612
612
612
3070
3025
100.00 ft
200.00 ft
279.78 ft
Happy Valley Ave
Happy Valley Ave
Valley Ave
Laundromat
Express Freedry #1
La Estética Nellis

Robert C. Hosea, III, P.E., PTOE
Principal
Phone (702) 253-2477 **Mobile** (702) 497-7406
Web vtnnv.com **Email** roberth@vtnnv.com
2727 S Rainbow Blvd, Las Vegas, NV 89146
consulting engineers • planners • surveyors

From: Parsons, Angela <AParsons@dot.nv.gov>
Sent: Wednesday, February 28, 2024 5:22 PM
To: Robert Hosea <roberth@vtnnv.com>
Cc: Ken Nicholson <kenn@vtnnv.com>
Subject: RE: SWC of Nellis and Happy Valley

Hello Robert,

NDOT will not require that this parcel create access off of Nellis Blvd. However, if access is desired in the future, it will need to be requested through our 2017 AMSS process with sufficient engineering justification provided for all requests for major deviations to access spacing standards.

As to the sidewalk question, typically NDOT's involvement/review with respect to sidewalk requirements would be engaged upon submission of Encroachment Permit application(s) for work along Nellis Blvd, and if permits are being reviewed, there would likely be the requirement that ADA compliant sidewalk along the properties' Nellis Blvd frontage is provided. I did review with one of our Assistant District Engineers and he said that he does not anticipate that NDOT would condition any sidewalk alterations at this parcel.

Please feel free to contact me for additional clarification as needed.

Best regards,

Angela Parsons
Associate Engineer
District 1 Traffic Division
Nevada Department of Transportation
m 702.370.2219 | o 702.385.6508
e aparsons@dot.nv.gov | w dot.nv.gov

PPLRL_0255

From: Robert Hosea <roberth@vtnnv.com>
Sent: Friday, February 23, 2024 12:19 PM
To: Parsons, Angela <AParsons@dot.nv.gov>
Cc: Ken Nicholson <kenn@vtnnv.com>
Subject: SWC of Nellis and Happy Valley

Hi Angela,

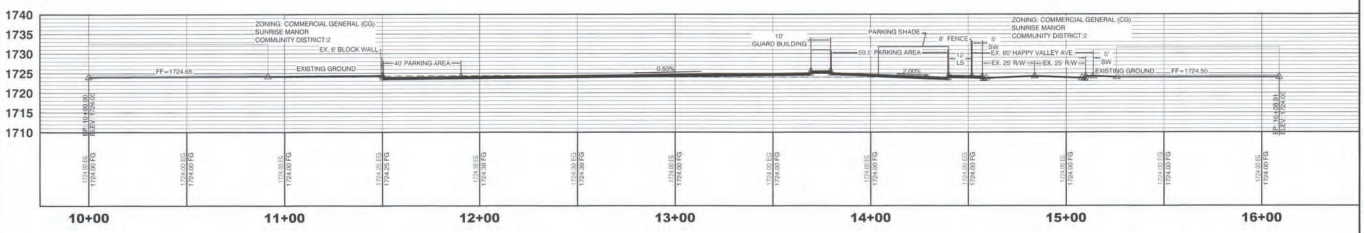
VTN is assisting a property owner with permitting for an existing outdoor storage yard on the SWC of Nellis Blvd and Happy Valley Ave. Access to the property is and will remain from Happy Valley Ave. Clark County Planning is requesting support and confirmation from NDOT that access for this property is not required and that keeping the existing sidewalk on Nellis Blvd attached to the curb is acceptable. Are you able to provide a statement indicating if NDOT supports these items?

Robert C. Hosea, III, P.E., PTOE
Principal

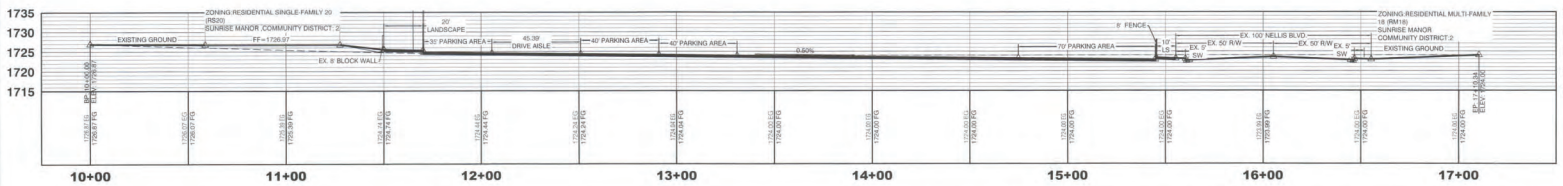
Phone (702) 253-2477 **Mobile** (702) 497-7406
Web vtnnv.com **Email** roberth@vtnnv.com
2727 S Rainbow Blvd, Las Vegas, NV 89146
consulting engineers • planners • surveyors

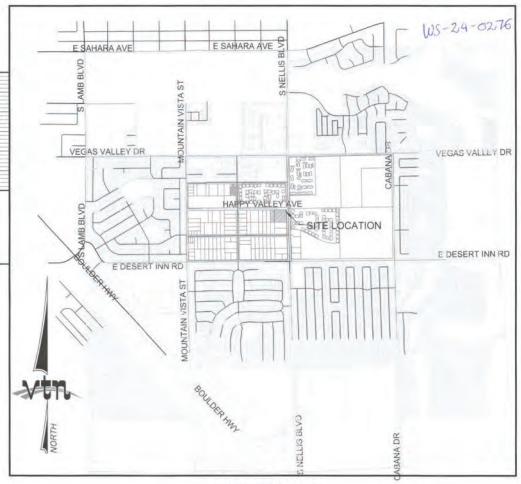
PPLRL_0256

SECTION A



SECTION B





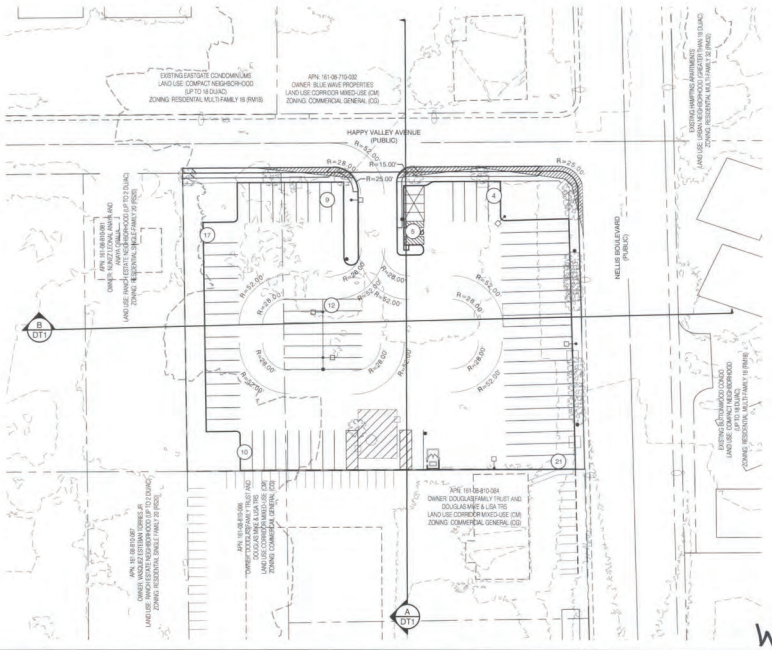
VICINITY MAP



GRAPHIC SCALE

30 0 15 30 60

1" = 30'



WS-24-0276 CSP - CS1

CLARK COUNTY, NEVADA

CROSS SECTION

APN:161-08-810-082, 083
NELLIS AND HAPPY VALLEY

PPLRL_0257

REV	DATE	BY	REVISION

DRAWN BY: R.M.S. NOV. '23
DESIGNED BY: R.M.S. NOV. '23
CHECKED BY:
PROJECT NO.
SCALE: 1"=30' HORZ. N/A VERT.

SHEET
CS1
1 OF 1 SHEETS
DRAWING NO.

2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 873-7500 FAX (702) 362-2597 WEB WWW.VTNNV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

H:\8322\Planning\site-6.dwg, 2/27/2024 1:03:33 PM, VTNPDF.pc3

Inst #: 20150911-0001608
Fees: $20.00 N/C Fee: $0.00
RPTT: $3570.00 Ex: #
09/11/2015 01:08:51 PM
Receipt #: 2550965
Requestor:
FIDELITY NATIONAL TITLE - L
Recorded By: CYV Pgs: 5
DEBBIE CONWAY
CLARK COUNTY RECORDER

GBS Deed

A.P.N. 161-08-810-082 and
161-08-810-083

RECORDING REQUESTED AND WHEN RECORDED RETURN TO:

Palm Properties, LLC
6050 S. Fort Apache Rd #100
Las Vegas, NV 89148

SEND TAX STATEMENTS TO:

SAME AS ABOVE

ASSESSOR'S COPY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE (this "**Deed**"), made and entered into on this 9th day of September, 2015, by RG Properties, LLC, a Nevada limited liability company ("**Grantor**"), in favor of Palm Properties, LLC, a Nevada limited liability company ("**Grantee**").

WITNESSETH:

The Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00), lawful money of the United States, to it in hand paid by the said Grantee, and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and convey unto the said Grantee, its respective successors and assigns forever, all of Grantor's rights, title, interests, and estate in and the real property more particularly described as follows:

See the Exhibit A attached hereto and incorporated herein by this reference

Subject To:

1. Taxes for the current fiscal year, and any and all taxes (including supplemental taxes) and assessments levied or assessed after the recording date of this document.

2. Rights of way, reservations, restrictions, easements and conditions of record.

//

//

//

//

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining , and any reversions, remainders, rents, issues or profits thereof.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed on the day and year first above written.

RG Properties, LLC, a Nevada limited liability company

Roula Grillas by Janina Jones her attorney in fact

By: Roula Grillas, Manager (by Janina Jones, her duly appointed attorney-in-fact)

STATE OF CA
COUNTY OF Los Angeles } ss.

This instrument was acknowledged before me on this 9th day of September, 2015, by Janina Jones as power of attorney for Roula Grillas, Manager of RG Properties, LLC, a Nevada limited liability company.

NOTARY PUBLIC

December 4, 2016
Commission expires

Please add the attached acknowledgment

(Seal)

ASSESSOR'S COPY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California
County of Los Angeles }

On Sept 9 (Date) before me, Cherie May Faught, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Janina Maria Jones (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

CHERIE MAY FAUGHT
Commission # 2000015
Notary Public - California
Los Angeles County
My Comm. Expires Dec 6, 2016

My Comm. Expires Dec 6, 2016

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Cherie May Faught
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

ASSESSOR'S COPY

© 2010 National Notary Association · NationalNotary.org · 1-800-US NOTARY (1-800-876-6827)

Item #5907

Order No.: **00039824-118-DS**

EXHIBIT A

Parcel 1:

Lot One (1) in Block One (1) of Vegas Valley Estates Tract No. 2 as shown by map thereof on file in Book 4 of Plats, Page 1, in the Office of the County Recorder, Clark County, Nevada.

Excepting therefrom that portion as conveyed to the County of Clark by that certain deed recorded November 6, 1975 in Book 568 as Document No. 527120 of Official Records.

Parcel 2:

That portion of Lot Two (2) in Block One (1) of Vegas Valley Estates Tract No. 2, as shown by map thereof on file in Book 4 of Plats, Page 1, in the Office of the County Recorder of Clark County, Nevada described as follows:

Parcel One (1) as shown by map thereof on file in File 7 of Parcel Maps, Page 84, in the Office of the County Recorder of Clark County, Nevada.

Assessor's Parcel Number: 161-08-810-082, 161-08-810-083

ASSESSOR'S COPY

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s) ☐
   a) 161-08-810-083
   b) _____
   c) 161-08-810-082
   d) _____

2. Type of Property:
   a) ☐ Vacant Land b) ☐ Single Fam. Res.
   c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
   e) ☐ Apt. Bldg. f) ☑ Comm'l/Ind'l
   g) ☐ Agricultural h) ☐ Mobile Home
   i) ☐ Other ___

FOR RECORDER'S OPTIONAL USE ONLY
Document/Instrument #_____
Book:_____ Page:_____
Date of Recording:_____
Notes: _____

3. Total Value/Sales Price of Property: $700,000.00
   Deed in Lieu of Foreclosure Only (value of property): (0.00)
   Transfer Tax Value: $700,000.00
   Real Property Transfer Tax Due: $3,570.00

4. **If Exemption Claimed:**
   a. Transfer Tax Exemption, per NRS 375.090, Section: ____
   b. Explain Reason for Exemption: ___

5. Partial Interest: Percentage being transferred: __%

The undersigned Seller/(Grantor)/Buyer (Grantee) declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature_____ **Capacity** Grantor

Signature_____ **Capacity** Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)		BUYER (GRANTEE) INFORMATION (REQUIRED)	
Print Name	RG Properties, LLC, a Nevada limited liability company	Print Name:	Palm Properties, LLC, a Nevada limited liability company
Address:	c/o Singer Burke 6345 Balboa Blvd #375 Bldg 4	Address:	6050 S. Fort Apache Rd #100
City, St., Zip:	Encino, CA 91316	City, St., Zip:	Las Vegas, NV 89148

COMPANY REQUESTING RECORDING

Print Name: Fidelity National Title Agency of Nevada, Inc.
Address: 2450 St. Rose Parkway, Suite 150
City/State/Zip: Henderson, NV 89074

Escrow #:00039824-118

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

ASSESSOR'S COPY

DISCLOSURE FORM

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

OWNERSHIP/INTEREST FORM FOR APPLICANT AND PROPERTY OWNER

Clark County Unified Development Code (Title 30), Section 30.16.240(a)16, requires applicants to list the names of individuals holding more than 5% ownership or financial interest in the business entity appearing before the Board, except for publicly traded corporations as provided below. A disclosure form(s) shall be submitted with each application when required in accordance with the application submittal requirements. "Business entities" include all business associations organized under or governed by Title 7 of the Nevada Revised Statutes, including but not limited to private corporations, close corporations, foreign corporations, limited liability companies, partnerships, limited partnerships, and professional corporations. Publicly traded corporations shall list all Corporate Officers and Board of Directors in lieu of disclosing the names of individuals with ownership or financial interest.

The disclosure requirement extends to both applicant and the property owner.

Use the available fields below to list all names[1]. Note: for a Non-Profit Organization, list all Directors; for Trusts, list Trustee(s)/Beneficiary(ies):

Names listed below are for ☑ Applicant, ☐ Property Owner, or ☐ Applicant and Property Owner

Full Name	Title
Leading Edge Ventures LLC	Applicant
- Robert Lauer	Manager

[1] Requires documentation evidencing listed names to be submitted concurrently with form.

☐ Additional list of names is attached hereto.

I certify under penalty of perjury, that all the information provided herein is current, complete, and accurate. I also understand final action on land use approvals will not occur without the completed disclosure form.

Robert Lauer
Print Name

1-10-23
Date

ENTITY INFORMATION

ENTITY INFORMATION

Entity Name:	LEADING EDGE VENTURES LLC	**Entity Number:**	E23741252022-9
Entity Type:	Domestic Limited-Liability Company (86)	**Entity Status:**	Active
Formation Date:	06/07/2022	**NV Business ID:**	NV20222470546
Termination Date:	Perpetual	**Annual Report Due Date:**	6/30/2023
Series LLC:	☐	**Restricted LLC:**	☐

REGISTERED AGENT INFORMATION

Name of Individual or Legal Entity:	The Corporate Experts Limited	**Status:**	Active
CRA Agent Entity Type:	CRA - LIMITED-LIABILITY CORPORATION	**Registered Agent Type:**	Commercial Registered Agent
NV Business ID:	NV20181139686	**Office or Position:**	
Jurisdiction:	NEVADA		
Street Address:	9708 GILLESPIE STREET, SUITE 104, Las Vegas, NV, 89183, USA		
Mailing Address:			
Individual with Authority to Act:	Barry Michaels		
Fictitious Website or Domain Name:			

OFFICER INFORMATION

☐ VIEW HISTORICAL DATA

Title	Name	Address	Last Updated	Status
Manager	Robert Lauer	5001 East Gowan Ave, Las Vegas, NV, 89115, USA	01/11/2023	Active

Page 1 of 1, records 1 to 1 of 1

Filing History Name History Mergers/Conversions

Return to Search Return to Results

DISCLOSURE FORM

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

OWNERSHIP/INTEREST FORM FOR APPLICANT AND PROPERTY OWNER

Clark County Unified Development Code (Title 30), Section 30.16.240(a)16, requires applicants to list the names of individuals holding more than 5% ownership or financial interest in the business entity appearing before the Board, except for publicly traded corporations as provided below. A disclosure form(s) shall be submitted with each application when required in accordance with the application submittal requirements. "Business entities" include all business associations organized under or governed by Title 7 of the Nevada Revised Statutes, including but not limited to private corporations, close corporations, foreign corporations, limited liability companies, partnerships, limited partnerships, and professional corporations. Publicly traded corporations shall list all Corporate Officers and Board of Directors in lieu of disclosing the names of individuals with ownership or financial interest.

The disclosure requirement extends to both applicant and the property owner.

Use the available fields below to list all names[1]. Note: for a Non-Profit Organization, list all Directors; for Trusts, list Trustee(s)/Beneficiary(ies):

Names listed below are for ☐ Applicant, ☑ Property Owner, or ☐ Applicant and Property Owner

Full Name	Title
Palm Properties LLC	Property Owner
- Dhaliwal S Rajwinder	Managing Member
- Dhaliwal K Dhanminder	Managing Member

[1] Requires documentation evidencing listed names to be submitted concurrently with form.

☐ Additional list of names is attached hereto.

I certify under penalty of perjury, that all the information provided herein is current, complete, and accurate. I also understand final action on land use approvals will not occur without the completed disclosure form.

RAJWINDER S. DHALIWAL
Print Name

01-16-2024
Date

ENTITY INFORMATION

ENTITY INFORMATION

Entity Name:

PALM PROPERTIES, LLC

Entity Number:

E0342702013-6

Entity Type:

Domestic Limited Liability Company (86)

Entity Status:

Active

Formation Date:

07/15/2013

NV Business ID:

NV20131420281

Termination Date:

Annual Report Due Date:

7/31/2024

Compliance Hold:

Series LLC:

Restricted LLC:

REGISTERED AGENT INFORMATION

Name of Individual or Legal Entity:

DHANMINDER K DHALIWAL

Status:

Active

CRA Agent Entity Type:

Registered Agent Type:

Non-Commercial Registered Agent

NV Business ID:

Office or Position:

Jurisdiction:

Street Address:

6050 S FORT APACHE RD STE 100, LAS VEGAS, NV, 89148, USA

Mailing Address:

Individual with Authority to Act:

Fictitious Website or Domain Name:

OFFICER INFORMATION

☐ VIEW HISTORICAL DATA

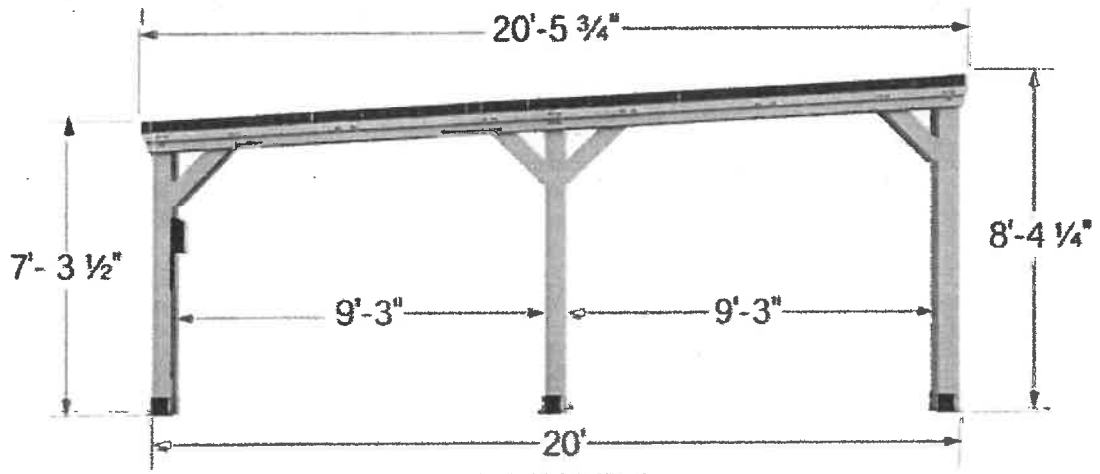
Title	Name	Address	Last Updated	Status
Managing Member	RAJWINDER S DHALIWAL	6050 S FORT APACHE RD., SUITE 100, LAS VEGAS, NV, 89148 - 5614, USA	06/04/2018	Active
Managing Member	DHANMINDER K DHALIWAL	6050 S FORT APACHE RD., SUITE 100., LAS VEGAS, NV, 89148 - 5614, USA	06/04/2018	Active

Page 1 of 1, records 1 to 2 of 2

Filing History Name History Mergers/Conversions

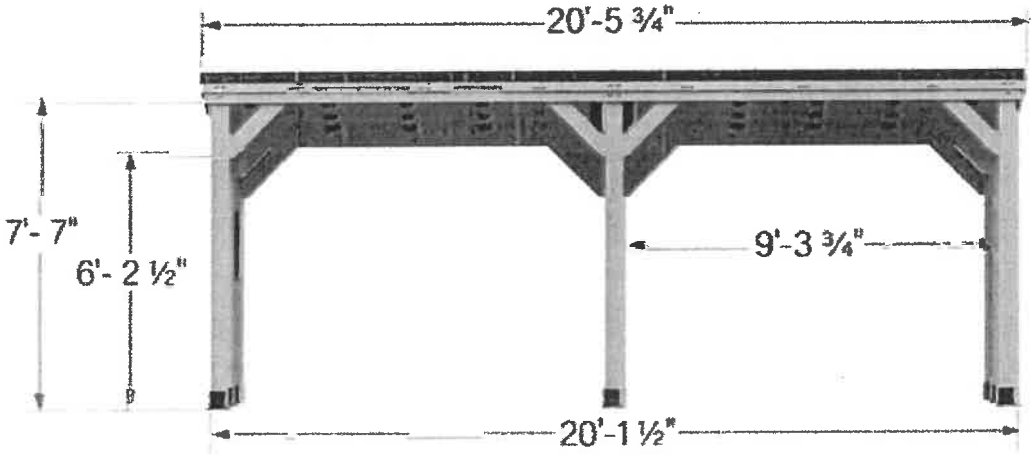
Return to Search Return to Results

WS-24-0276



SIDE VIEW

20X20 KINGSPORT CARPORT



FRONT VIEW

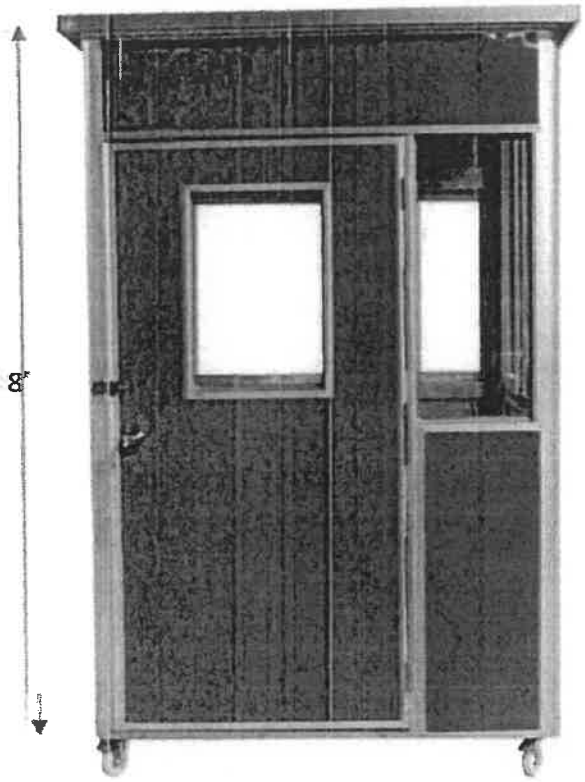
The 20x20 x 2 Kingsport Carport, fits all of your shade and element protection needs! This clean yet versatile slope roof design will minimize water from accumulating on the roof while complimenting any home's architectural style. The 20x20 Kingsport Carport is a reliable Pro-Tect® structure; certified to withstand a roof load of up to 20,000 pounds and up to 100 MPH winds. Naturally resistant to decay; the 100% Cedar Kingsport Carport includes our exclusive PowerPort with 3 electrical outlets and 3 USB ports to power up anything you might need while working outside. the 20x20 Kingsport

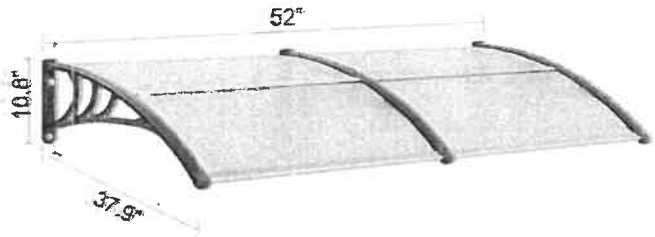
FEP ELEVATION

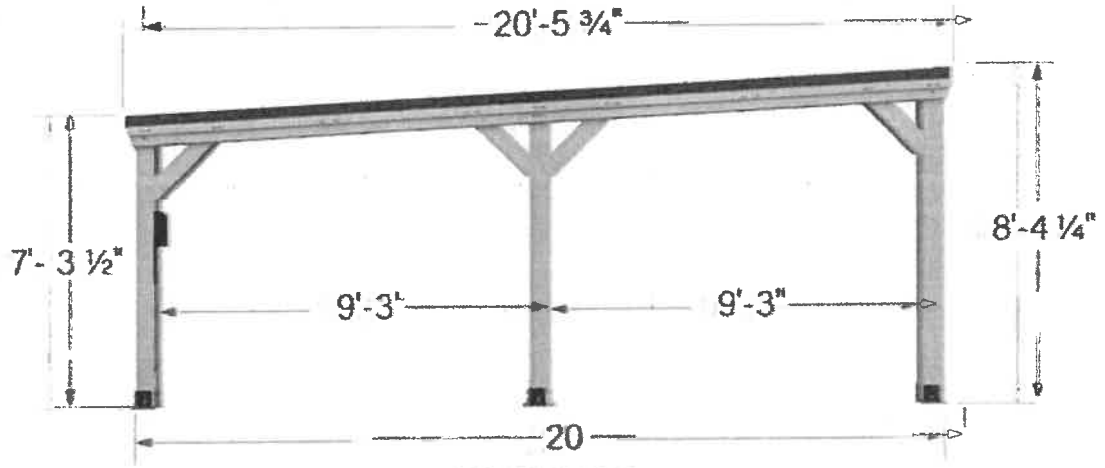
WS-24-0276

GUARD BUILDING

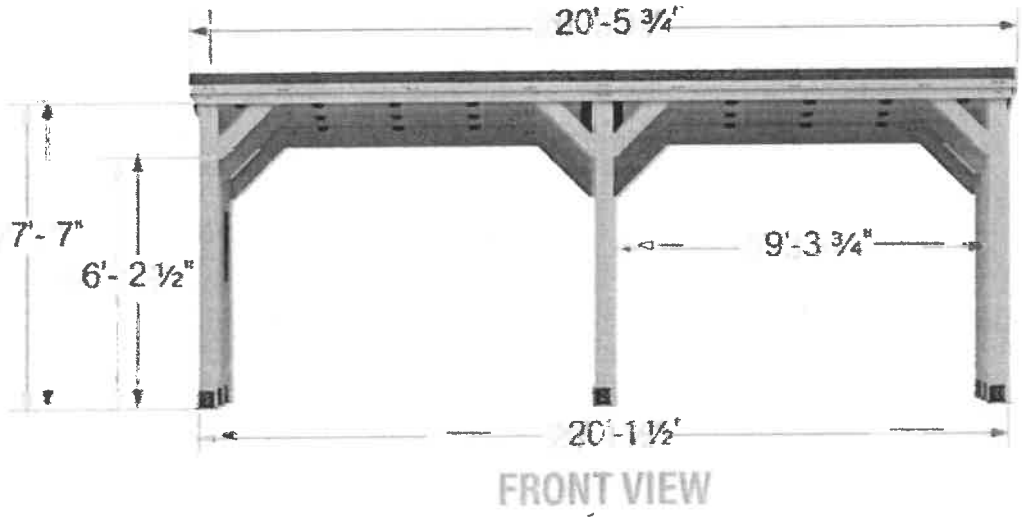
- **Color:** Blue
- **Size:** 5 ft. x 5 ft.
- **Material:** Steel
- **Door Size:** 80.75" x 36"
- **# of Windows:** 6
- **Lights:** LED
- **Electrical:** Solar & Battery Pack







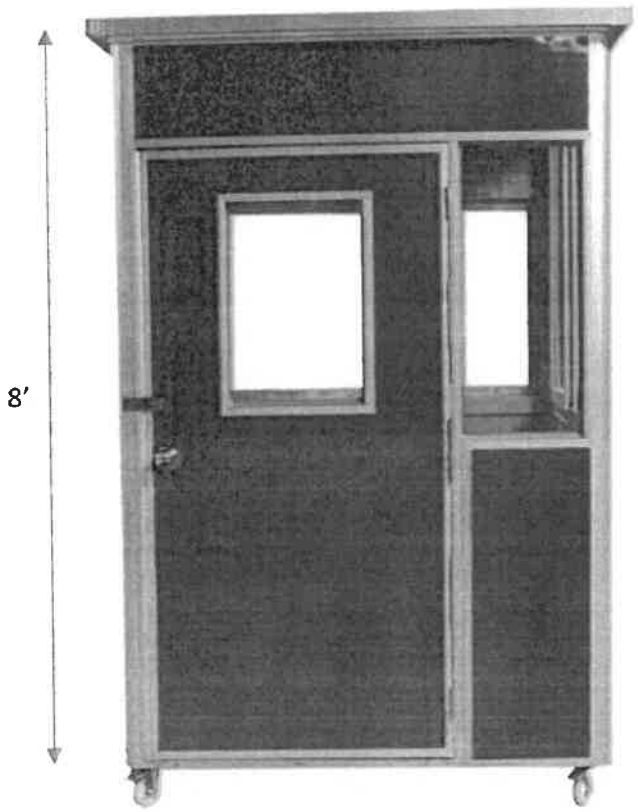
20X20 KINGSPORT CARPORT

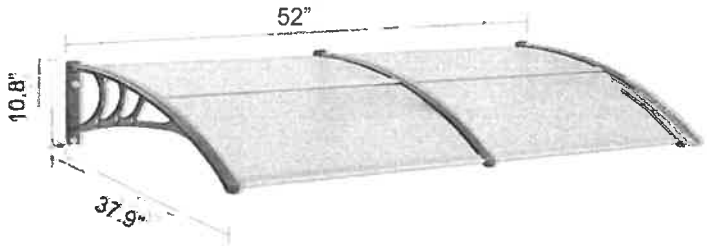


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GUARD BUILDING

- **Color**: Blue
- **Size**: 5 ft. x 5 ft.
- **Material**: Steel
- **Door Size**: 80.75" x 36"
- **# of Windows**: 6
- **Lights**: LED
- **Electrical: Solar & Battery Pack**





10

GCGARCIA

HOLD

September 3, 2024

Clark County Board of County Commissioners
500 S. Grand Central Parkway
Las Vegas, NV

RE: Nellis & Happy Valley (#9 VS-24-0277 & #10 WS/DR-24-0276)

Dear Commissioner Segerblom:

Per communication with the District Commissioner's office, we are submitting a request for a continuance from the Board of County Commissioners meeting for items #9 and #10 on September 4, 2024, to the Board of County Commissioners meeting on October 2, 2024.

We respectfully request your consideration in the above-listed matter. If you have any questions, please feel free to contact us at (702) 435-9909.

Sincerely,

George C. Garcia
Founder

GCG: ag

GCGARCIA
A Planning & Development Services Corporation
1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: ggarcia@gcgarciainc.com

GCGARCIA

9

September 24, 2024

HOLD

Tick Segerblom, Chairman
Clark County Board of County Commissioners
500 S. Grand Central Parkway
Las Vegas, NV

RE: Nellis & Happy Valley (VS-24-0277 & WS/DR-24-0276)

Dear Chairman Segerblom and Board of County Commissioners:

The following is a request for a continuance on items #8 and #9 (VS-24-0277 & WS/DR-24-0276) on the Board of County Commissioners hearing for October 2, 2024 to the Board of County Commissioners meeting on November 6, 2024. This will allow us additional time to work with the Commissioner's office.

We respectfully request your consideration in the above-listed matter. If you have any questions, please feel free to contact us at (702) 435-9909.

Sincerely,

George C. Garcia
Founder

GCG: ac

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A Planning & Development Services Corporation
1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: ggarcia@gcgarciainc.com

10

GCGARCIA

HOLD

September 3, 2024

Clark County Board of County Commissioners
500 S. Grand Central Parkway
Las Vegas, NV

RE: Nellis & Happy Valley (#9 VS-24-0277 & #10 WS/DR-24-0276)

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Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: ggarcia@gcgarciainc.com

Katherine Corrow

From: Sami Real
Sent: Thursday, October 31, 2024 11:41 AM
To: CPAdmin
Subject: FW: HOLD Items VS-24-0277 and WS-24-0276

Please process this hold request from Commissioner Segerblom's office.
This hold is for two items, Items 7 and 8, on the 11/6 Zoning Agenda. The Commissioner is requesting these items be held until November 20, 2024.
Thank you.

Sami R. Real
Director, Department of Comprehensive Planning
Ph: (702) 455-3129
Business Hours: Mon. – Thurs., 7:30am to 5:30pm

From: Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Sent: Thursday, October 31, 2024 11:39 AM
To: Sami Real <Sami.Real@ClarkCountyNV.gov>
Cc: Jennifer Ammerman <jad@ClarkCountyNV.gov>; Tick Segerblom <Tsegerblom@ClarkCountyNV.gov>
Subject: RE: HOLD Items VS-24-0277 and WS-24-0276

Sorry about that! I will be to the second meeting in November.

Thank you!

Beatriz Martinez
***Community Liaison* | District E, Commissioner Tick Segerblom**
500 S. Grand Central Parkway, 6th Floor, Las Vegas, NV 89155
Email: Beatriz.Martinez@ClarkCountyNV.gov
Office: 702.455.0560



From: Sami Real <Sami.Real@ClarkCountyNV.gov>
Sent: Thursday, October 31, 2024 11:37 AM
To: Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Cc: Jennifer Ammerman <jad@ClarkCountyNV.gov>; Tick Segerblom <Tsegerblom@ClarkCountyNV.gov>
Subject: RE: HOLD Items VS-24-0277 and WS-24-0276

Bea..
How long will these items be held for???
No date? Second meeting in November? Or???

Sami R. Real
Director, Department of Comprehensive Planning
Ph: (702) 455-3129
Business Hours: Mon. – Thurs., 7:30am to 5:30pm

From: Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Sent: Thursday, October 31, 2024 11:23 AM
To: Sami Real <Sami.Real@ClarkCountyNV.gov>
Cc: Jennifer Ammerman <jad@ClarkCountyNV.gov>; Tick Segerblom <Tsegerblom@ClarkCountyNV.gov>
Subject: HOLD Items VS-24-0277 and WS-24-0276

Hi Sami,

Commissioner Segerblom would like to hold items VS-24-0277 and WS-24-0276, we have made the consultant aware of the hold.

Thank you,

Beatriz Martinez
***Community Liaison* | District E, Commissioner Tick Segerblom**
500 S. Grand Central Parkway, 6th Floor, Las Vegas, NV 89155
Email: Beatriz.Martinez@ClarkCountyNV.gov
Office: 702.455.0560



GCGARCIA

June 5, 2024

WS-24-0276

Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Letter of Justification
Request for Design Review for Commercial Truck Parking – 3125 Nellis
APN#s: 161-08-810-082 & -083

Dear Sami,

On behalf of the applicant, Leading Edge Ventures, LLC, please accept this letter and attached materials for a Design Review to create a Commercial Truck Parking Lot. This lot will enable truckers to have a place to legally park their local trucks (not long haul over-the road). This will help keep trucks from parking on public streets creating enforcement and neighborhood issues. It will also provide a safer, more secure parking environment that always has solar powered cameras Metro can access. Additionally, a security guard is always present. The truck drivers arrive and park in the spaces vacated by their truck.

This also takes a site that previously occupied by a homeless encampment after the retail center was demolished. Their presence was a security and nuisance issue for the abutting residential and commercial. This use puts an active set of eyes on the street in an area that is relatively high in crime and will bring an informal parking lot into compliance after 3 years of operation. It also improves the tax value and employes a military veteran as the security guard.

The zoning of Commercial General (CG) and land use of Corridor Mixed-Use use designations provide for a Parking Lot as a permitted Commercial Use in CG. The zoning along Nellis, from Desert Inn to Vegas Valley Dr. is for Commercial General and Multifamily (RM32 & RM18). Happy Valley is RS20 on the south and RM-32 on the north.

This application will also resolve the pending CCPRO matter CE23-05369.
The site design meets both the Sustainability and Residential Adjacency requirements.

Design Review Approval Criteria 30.06.07-9(i)

1. Compatibility, in terms of scale and architectural features, with the site and surrounding area.

   The site as proposed with be compatible as a parking lot on an arterial street with completion of infrastructure, lighting, landscaping and fencing. This will equal or exceed the rest of the older neighborhood. This replaces and is far more compatible than the prior homeless encampment and helps reduce crime in a high crime area.

   Building and landscape materials are appropriate for the area and for the County;

Along with the parking lot there is a guard and shade building structures proposed. The buildings will have energy saving sustainability elements incorporated.

All new landscaping will be consistent with the current low watering flow planting and reduced heat island requirements. The mature existing palms will remain/ All new trees will be replaced new drought tolerant landscaping along with the completion of the curb, gutter and sidewalk to enhance the aesthetics, safety, drainage and heat island and provide the required Buffering & Screening for Residential Adjacency (UDC 30.04.06.L.2).

SUSTAINABILY CHECKLIST ***(see attached landscape plan and completed checklist). The plans meet the required points .As a synopsis, the plans includes a 20% larger Landscape Buffer, More Trees, Water-Efficient Plantings; Cool Roof; Awnings; & Alternative Energy to power the Solar Lighting and Security Cameras. This accounts for 7.5 points, and more points, if needed, can be added for a Battery Backup and Low E Glass for another 1.5 points..***

2. Harmony with the character of the neighborhood

The proposed development is in harmony with the adjacent development and development in the area. The commercial neighbors to the north and south find the use compatible and support the truck parking lot, that has been operating for 3 years with only one complaint. They appreciate the applicants' desire to further enhance the lot width: lighting, security cameras, security guard, landscaping, paving and fencing and keep the prior homeless camp away.

The retail center on this site was demolished. The surrounding area has older commercial storage sites and apartments near the major streets and to the west some residential homes. Across Happy Valley to the north there is a saloon/tavern.

A. Sunrise Manor Policies:

a) SM 1-1 Encourage Reinvestment and Revitalization – This will improve a highly visible vacant commercial property. It will help deter further deterioration, homeless encampment, and safety issues. It will provide an interim use that helps promote reinvestment until area economic conditions attract a higher use. The abutting neighbors find this use compatible.

b) SM-1.3 Corridor Revitalization – This use will support the revitalization and prevent further deterioration and supports a use and improvements that will help some existing businesses and create a more aesthetic and vibrant appearance to help attract greater investment to the area compared to a vacant lot with a homeless encampment.

RESIDENTIAL ADJACENCY

The plan complies with the Residential Adjacency requirements. The proposed site design as depicted on the Site and Landscape plans meets the Residential Adjacency requirements of the code: There is an existing 8FT decorative wall. 1) Grading – Not more than 3 feet of fill within 50 feet of the residential; 2) Site and Building Orientation – the guard building is oriented well away from the residential and at the entry point from Happy Valley. a) Additional Buffering and Screening is provided with a 20' foot landscape buffer with an 8-foot wall. 3) Building Configuration – The guard building is tiny one-story building and moved to about 200 feet away from the residential property line. Building Height and Facades is about 8-9 feet in height, well below the allowable height 50 feet, with articulation and consistent roof lines and roof

treatments. 4) Setbacks – the building at nearly 200 feet from residential and 75 feet from the street easily meet setbacks. 5) Lighting will be solar and will comply with no spill over lighting and no light fixture above 18 height (show on plan). 6) Trash Receptacles are located well beyond 50 feet to the adjacent residential at about 200+ feet 7) Parking Area Screening is provided with 20 feet or 5 feet & 33% more than the minimum of 15 FT of landscaped buffer and a staggered double row of evergreen trees 20 feet on center 8) Cut-Through Traffic is not possible.

3. Impact on the surrounding land uses; and

Site access and circulation will not negatively impact adjacent roadways or any neighborhoods as this is not like the prior commercial, retail or office parking lot that have higher frequency and volume of trips. The proposed project has a single appropriately located driveway to control access. The site has far less average daily trips than other permissible CG uses. The proposed use will add minimal traffic to the area and will complete the offsite improvements to Happy Valley including curb, gutter, and street lighting. The existing commercial access drive on Happy Valley will be reconstructed to current commercial drive standards.

4. The health, safety and welfare of the inhabitants of the area.

Removing the homeless encampment, completing the street, sidewalk, addition of lighting, a 24/7 security guard, intense landscape buffer, defensive landscaping, fencing and security cameras coupled with cooperation with Metro on implementing its recommendations and access to camera recordings as well as helping illegal and unsafe truck parking & CCPRO code enforcement will in combination, greatly enhance the public health, safety and welfare. It will also help address trash dumping and graffiti control.

The proposed project is consistent with the zoning and regulations, plans and policies of the County.

B. (i) A Parking Lot is a Permitted Use in CG.
(ii) The parking lot design is intended to fully comply with all codes.
(iii) Illegal Parking of Commercial Trucks on public streets has become a significant issue putting residents, businesses, and truck drivers at risk.
(iv) Jason's Law is a federal law to encourage safe parking havens for truckers.

C. Sunrise Manor Policies:
c) SM 1-1 Encourage Reinvestment and Revitalization – This will improve a highly visible vacant commercial property. It will help deter further deterioration, homeless encampment, and safety issues. It will provide an interim use that helps promote reinvestment until area economic conditions attract a higher use. The abutting neighbors find this use compatible.
d) SM-1.3 Corridor Revitalization – This use will support the revitalization and prevent further deterioration and supports a use and improvements that will help some existing businesses and create a more aesthetic and vibrant appearance to help attract greater investment to the area compared to a vacant lot with a homeless encampment.

5. N/A as this is not a Comprehensive Sign Plan

Waiver of Standards

1. Request to allow continuation of commercial access from Happy Valley Avenue (30.04.06D).

   The site is zoned for commercial (CG) and the prior development had its access from Happy Valley. NDOT does not want access to Nellis given the volumes of traffic on Nellis and location of a driveway so close to the signal and bus stop as well as the existing driveway to the south. Happy Valley is the sole means of access given this limitation. It also appears that the prior driveway with access on Nellis was closed in 2021 during NDOT's improvements to Nellis. This meets the basis for an exception under 30.04.06.D.2.

Summary

The proposed Commercial Truck parking Lot use will provide a location for truck drivers to park their vehicles outside of residential subdivisions and not on public roadways. This will also help minimize safety hazards, trash dumping, graffiti control, homeless encampments, and code citations. It will add to appearance with fencing and landscaping. It will enhance public safety by completing the road and sidewalk on Happy Valley. It will help with crime prevention.

The use is compatible with the surrounding commercial and residential development in the area as it is supported by the neighbors. It will not be detrimental to the surrounding properties; it will not overwhelm infrastructure and services; and will not negatively affect the public health, safety and welfare. We respectfully request your favorable consideration of this request.

Please do not hesitate to contact us if you have any questions or need additional information.

Sincerely,

George Garcia
Founder

GCGARCIA

June 5, 2024

Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Letter of Justification
Request for Design Review for Commercial Truck Parking – 3125 Nellis
APN#s: 161-08-810-082 & -083

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Along with the parking lot there is a guard and shade building structures proposed. The buildings will have energy saving sustainability elements incorporated.

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SUSTAINABILY CHECKLIST (***see attached landscape plan and completed checklist). The plans meet the required points .As a synopsis, the plans includes a 20% larger Landscape Buffer, More Trees, Water-Efficient Plantings; Cool Roof; Awnings; & Alternative Energy to power the Solar Lighting and Security Cameras. This accounts for 7.5 points, and more points, if needed, can be added for a Battery Backup and Low E Glass for another 1.5 points..***

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The retail center on this site was demolished. The surrounding area has older commercial storage sites and apartments near the major streets and to the west some residential homes. Across Happy Valley to the north there is a saloon/tavern.

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Site access and circulation will not negatively impact adjacent roadways or any neighborhoods as this is not like the prior commercial, retail or office parking lot that have higher frequency and volume of trips. The proposed project has a single appropriately located driveway to control access. The site has far less average daily trips than other permissible CG uses. The proposed use will add minimal traffic to the area and will complete the offsite improvements to Happy Valley including curb, gutter, and street lighting. The existing commercial access drive on Happy Valley will be reconstructed to current commercial drive standards.

4. The health, safety and welfare of the inhabitants of the area.

Removing the homeless encampment, completing the street, sidewalk, addition of lighting, a 24/7 security guard, intense landscape buffer, defensive landscaping, fencing and security cameras coupled with cooperation with Metro on implementing its recommendations and access to camera recordings as well as helping illegal and unsafe truck parking & CCPRO code enforcement will in combination, greatly enhance the public health, safety and welfare. It will also help address trash dumping and graffiti control.

The proposed project is consistent with the zoning and regulations, plans and policies of the County.

B. (i) A Parking Lot is a Permitted Use in CG.
(ii) The parking lot design is intended to fully comply with all codes.
(iii) Illegal Parking of Commercial Trucks on public streets has become a significant issue putting residents, businesses, and truck drivers at risk.
(iv) Jason's Law is a federal law to encourage safe parking havens for truckers.

C. Sunrise Manor Policies:
c) SM 1-1 Encourage Reinvestment and Revitalization – This will improve a highly visible vacant commercial property. It will help deter further deterioration, homeless encampment, and safety issues. It will provide an interim use that helps promote reinvestment until area economic conditions attract a higher use. The abutting neighbors find this use compatible.
d) SM-1.3 Corridor Revitalization – This use will support the revitalization and prevent further deterioration and supports a use and improvements that will help some existing businesses and create a more aesthetic and vibrant appearance to help attract greater investment to the area compared to a vacant lot with a homeless encampment.

5. N/A as this is not a Comprehensive Sign Plan

Waiver of Standards

1. Request to allow continuation of commercial access from Happy Valley Avenue (30.04.06D).

   The site is zoned for commercial (CG) and the prior development had its access from Happy Valley. NDOT does not want access to Nellis given the volumes of traffic on Nellis and location of a driveway so close to the signal and bus stop as well as the existing driveway to the south. Happy Valley is the sole means of access given this limitation. It also appears that the prior driveway with access on Nellis was closed in 2021 during NDOT's improvements to Nellis. This meets the basis for an exception under 30.04.06.D.2.

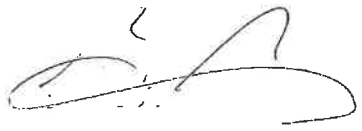
Summary

The proposed Commercial Truck parking Lot use will provide a location for truck drivers to park their vehicles outside of residential subdivisions and not on public roadways. This will also help minimize safety hazards, trash dumping, graffiti control, homeless encampments, and code citations. It will add to appearance with fencing and landscaping. It will enhance public safety by completing the road and sidewalk on Happy Valley. It will help with crime prevention.

The use is compatible with the surrounding commercial and residential development in the area as it is supported by the neighbors. It will not be detrimental to the surrounding properties; it will not overwhelm infrastructure and services; and will not negatively affect the public health, safety and welfare. We respectfully request your favorable consideration of this request.

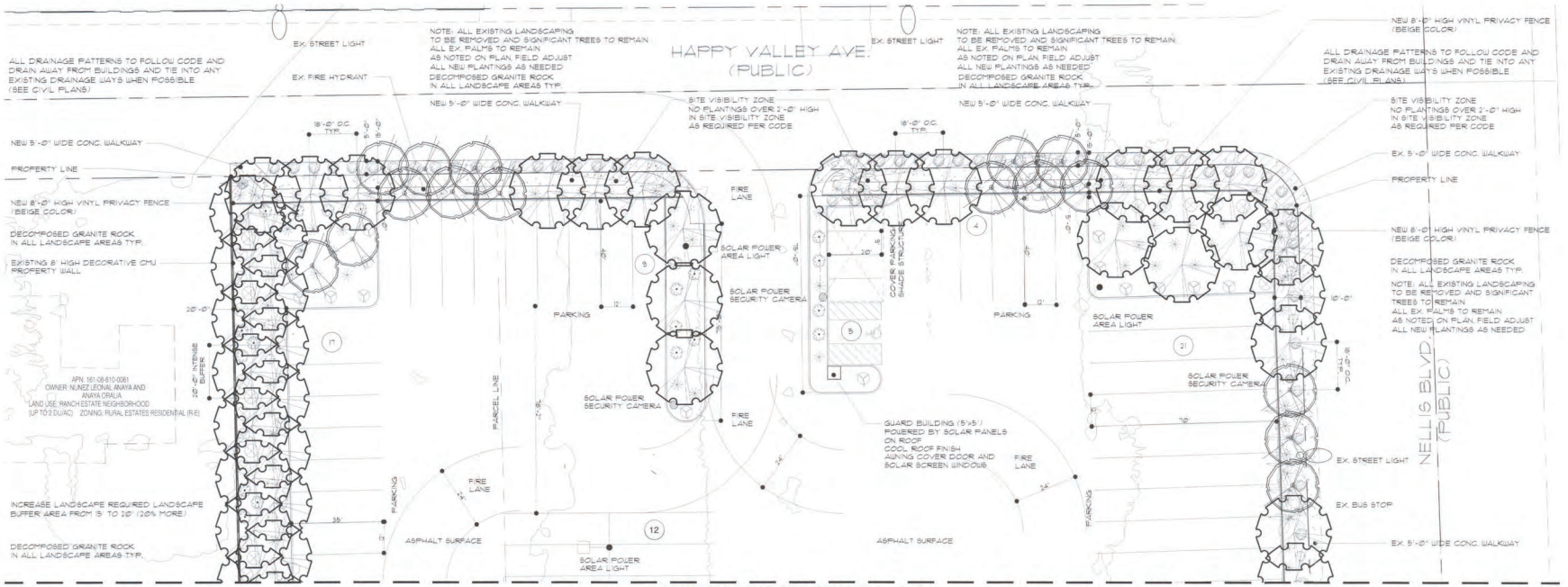
Please do not hesitate to contact us if you have any questions or need additional information.

Sincerely,



George Garcia
Founder

WS-24-0276



MATCH LINE SEE SHEET L-1.1

PLANT SCHEDULE

SYM.	QTY.	SIZE	SCIENTIFIC NAME	COMMON NAME	M.H.X.M.S.	P.C.	S.F./EA.	TOT./S.F.
TREES								
	21	25" Cal.	Acacia stenophylla	Shoestring acacia	30ft. x 30ft.	None	236 s.f.	3,776 s.f.
	57	3" Cal.	Quercus fusiformis	Escarpment oak	30ft. x 30ft.	None	530 s.f.	30,210 s.f.
SHRUBS								
	131	5 Gal	Dasylirion wheeleri	Desert spoon	5ft. x 6ft.	None	28 s.f.	3,668 s.f.
	16	5 Gal	Hesperaloe parviflora	Red yucca	3ft. x 3ft.	Red	7 s.f.	112 s.f.
	40	5 Gal	Leucophyllum frutescens	Green texas ranger	6ft. x 6ft.	Magenta	28 s.f.	1,120 s.f.
	30	5 Gal	Senna artemisioides	Feathery cassia	6ft. x 6ft.	Yellow	28 s.f.	868 s.f.
GROUND COVERS								
	25	5 Gal	Acacia redolens 'Desert carpet'	Creeping acacia	2ft. x 12ft. sp	Purple	113 s.f.	2,825 s.f.
	61	5 Gal	Pyracantha fortuneana 'Santa cruz'	Santa cruz pyracantha	2ft. x 5ft. sp	Red	20 s.f.	1,220 s.f.
MATERIALS							TOTAL	9,813 s.f.

DECOMPOSED GRANITE IN ALL PLANTER AREAS 2" DEPTH(TYP.)
COLOR: 3/8" SCREENED MOJAVE GOLD OR EQUAL

ALLOW ALL FLOWERING PLANT MATERIAL AT LEAST ONE FULL GROWING SEASON TO ESTABLISH THERE ROOT SYSTEMS BEFORE FLOWERS WILL APPEAR. (TYP.)

ALL PLANT MATERIAL CHOSEN IS FROM THE SOUTHERN NEVADA REGIONAL PLANNING COALITION APPROVED REGIONAL PLANT LIST PER CITY OF HENDERSON DESIGN GUIDELINES

OWNER TO MAINTAIN ALL PLANTINGS WITHIN THEIR PROPERTY LINE AS PER DEVELOPMENT GUIDELINES

GENERAL PLANTING NOTES:

PLANT SYMBOLS SHOWN ON PLAN ARE SHOWN AT MATURE SIZE.
TYPICALLY AFTER 3-5 YEARS OF GROWTH ALL PLANTS ARE OF MATURE SIZE AND ALL TREES ARE TYPICALLY AT MATURE SIZE AT 7-10 YEARS.
ALSO, NOTE THAT THE SIZE PLANTED, SPECIES TYPE, SUN EXPOSURE, AND SOIL CONDITIONS, CAN ALL DICTATE PLANT GROWTH AND MATURE SIZE OF PLANT MATERIAL.
ALLOW ALL FLOWERING PLANT MATERIAL AT LEAST ONE FULL GROWING SEASON TO ESTABLISH THERE ROOT SYSTEMS BEFORE FLOWERS WILL APPEAR. (TYP.)

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ALL TREES PLANTED WITHIN 5'-0" OF ALL WALLS, SIDEWALKS, OR OTHER HARDSCAPE TO HAVE ROOT-BARRIERS AND DEEP IRRIGATION PIPES TO PROMOTE DEEP ROOT GROWTH AWAY FROM ALL HARDSCAPE TYP.

FIELD VERIFY EXISTING LOCATION OF IRRIGATION EQUIPMENT. FIELD ADJUST AS NEEDED FOR NEW BUILDING

ALL PLANT MATERIAL TO HAVE DRIP EMITTERS PER STANDARD IRRIGATION REQUIREMENT FOR EACH PLANTED CONTAINER SIZE. IF NOT KNOWN, CONSULT WITH LANDSCAPE DESIGNER EX. IRRIGATION CLOCK LOCATED IN GARAGE. FIELD VERIFY (ADD NEW CLOCK IF NEEDED)

GENERAL TREE PLANTING NOTES:

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CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-0" CLEARANCE AROUND ALL FIRE HYDRANTS, TRANSFORMERS, AND 10'-0" FROM STREET LIGHTS AS NECESSARY

EXISTING 20' HIGH MEXICAN FAN PALMS TO REMAIN ALONG STREETSCAPE (REMOVE AND ADJUST ALL NEW PLANTINGS AS NEEDED PER THE EXISTING LOCATIONS OF THE EX. PALMS. FIELD VERIFY.)

LANDSCAPE CALCULATION:

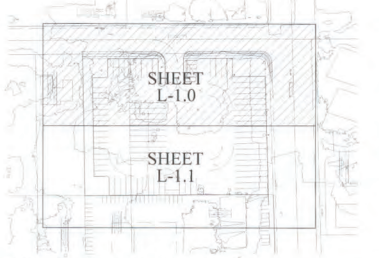
SITE AREA	123,248.98 S.F.	2.83 AC. 100%
LANDSCAPING AREA REQUIRED	18,487.35 S.F.	AC. 15.0%
LANDSCAPING AREA PROVIDED	18,288 S.F.	0.44 AC. 15.6%
REQUIRED SHRUBS/GROUND COVER	9,244 S.F.	50%
PROVIDED SHRUBS/GROUND COVER	9,813 S.F.	53.1%

SUSTAINABILTY POINTS

PER CLAK COUNTY DESIGN GUIDELINES
PER SECTION 30.40.05 SITE AND BUILDING DESIGN (2) SUSTAINABILITY
(2) NONRESIDENTIAL DEVELOPMENT MUST ACHIEVE AT LEAST
7 POINTS FORM SUSTAINABILITY MEASURES

3. LANDSCAPE OPTIONS
   (I) TOTAL REQUIRED TREES 68
   (I) TOTAL PROVIDED TREES 78 (1 POINT)
   (10% MORE TREES)
   (II) WATER-EFFICIENT LANDSCAPING (1 POINT)
   (III) EXCEED LANDSCAPE BUFFER (1 POINT)
   BY 20% (FROM 5' TO 20')
4. BUILDING AND SITE DESIGN SUSTAINABILITY OPTIONS
   (I) COOL ROOF ON GUARD BUILDING (1 POINT)
   (II) AUNINGS OVER DOORS AND WINDOWS (1 POINT)
   (5) SOLAR PANEL GLASS FOR WINDOWS (.05 POINT)
   (6x) SOLAR PANELS ON GUARD BUILDING ROOF AND SOLOR POWER SITE LIGHTS AND SECURITY CAMARAS (2 POINTS)

TOTAL POINTS REQUIRED: 7 POINTS
TOTAL POINTS PROVIDED: 15 POINTS



KEY MAP/SHEET INDEX

N.T.S.

NOTE:
THESE DRAWINGS ARE SCHEMATIC AND NEED TO BE FIELD VERIFIED PRIOR TO INSTALLATION. ALL NEWLY GRADED AREAS ARE TO HAVE PROPER DRAINAGE AS REQUIRED BY CODE.

MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND FOLLOW EXISTING DRAINAGE PATTERNS. SEE CIVIL PLAN FOR DRAINAGE PATTERN.

Call before you UnderGround 1-702-455-7511 1-702-229-6611

Call before you DIG 1-800-227-2600 1-702-455-7540

Henry Sudweeks

Digitally signed by Henry Sudweeks
Date: 2024.06.05 14:41:36 -07'00'

WS-24-0276 LP

NOT FOR CONSTRUCTION USE

PLAN: LANDSCAPE PLAN

LEDGE APN: 161-08-810-082, 083
EAST HAPPY VALLEY AVE. & SOUTH NELLIS BLVD.
LAS VEGAS, NV 89121

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* PH: (702) 465-7721 *
* 2320 S. RENE PARKWAY, STE. 204, HENDERSON, NV 89074 *
* WWW.S2DESIGNSTUDIO.COM *

REVISIONS:

NORTH:

LICENSURE:
REGISTERED LANDSCAPE ARCHITECT
HENRY SUDWEEKS
602
Expires: 05/31/26
STATE OF NEVADA

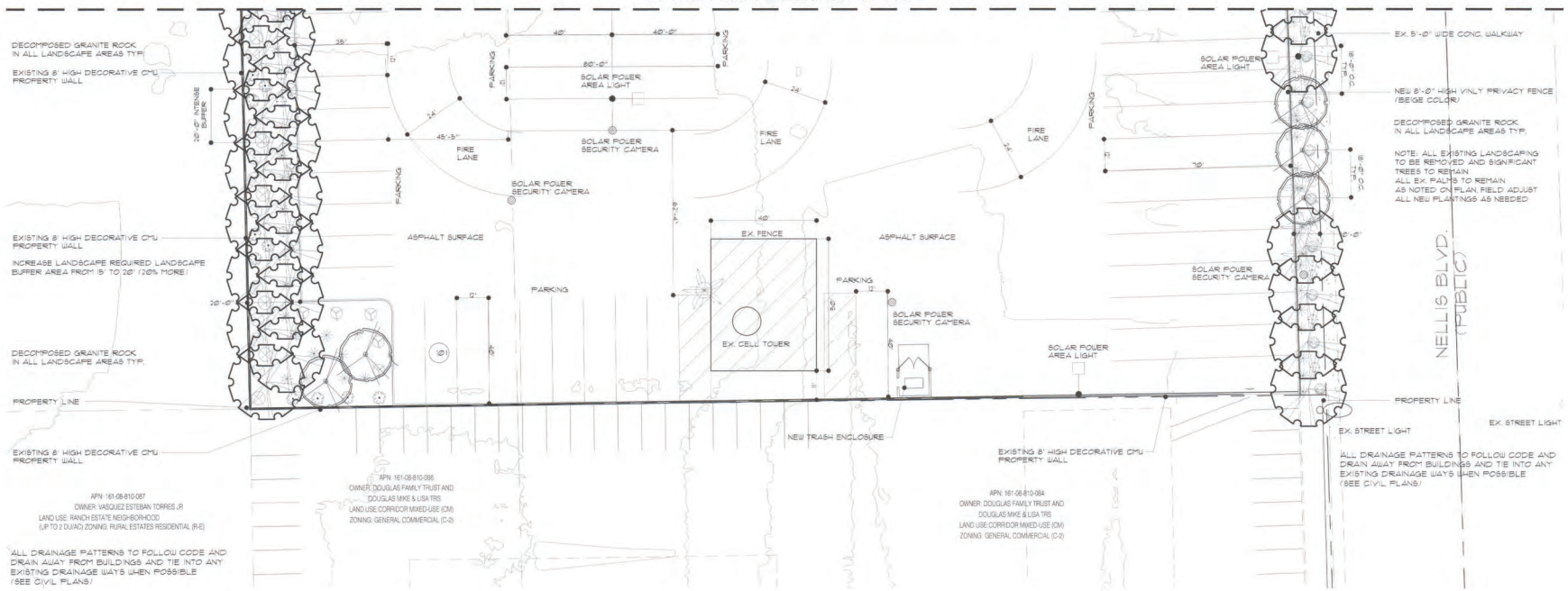
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DRAWN BY: TP
DATE: 06/05/24
SCALE: 1" = 20'-0"
SHEET NUMBER: L-1.0

PPLRL_0284

WS-24-0276

PPLRL_0285

MATCH LINE SEE SHEET L-1.0



PLANT SCHEDULE

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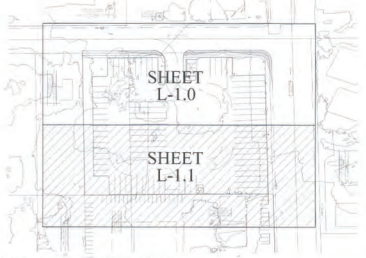
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LANDSCAPING AREA PROVIDED	19,268 S.F.	0.44 AC. 15.6%
REQUIRED SHRUBS/GROUND COVER	9,244 S.F.	50%
PROVIDED SHRUBS/GROUND COVER	9,813 S.F.	53.1%

SUSTAINABILTY POINTS

PER CLAK COUNTY DESIGN GUIDELINES
PER SECTION 30.40.05 SITE AND BUILDING DESIGN (1) SUSTAINABILITY
(2) NONRESIDENTIAL DEVELOPMENT MUST ACHIEVE AT LEAST 7 POINTS FORM SUSTAINABILITY MEASURES

3. LANDSCAPE OPTIONS
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   (ii) TOTAL PROVIDED TREES 78 (1 POINT)
   (10% MORE TREES)
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   (iii) EXCEED LANDSCAPE BUFFER (1 POINT)
   BY 20%. (FROM 15' TO 20')
4. BUILDING AND SITE DESIGN SUSTAINABILITY OPTIONS
   (i) COOL ROOF ON GUARD BUILDING (1 POINT)
   (ii) AUNINGS OVER DOORS AND WINDOWS (1 POINT)
   (b) SOLAR BAN GLABS FOR WINDOWS (0.5 POINT)
   (6.6) SOLAR PANELS ON GUARD BUILDING ROOF AND SOLOR POWER SITE LIGHTS AND SECURITY CAMARAS (2 POINTS)

TOTAL POINTS REQUIRED: 7 POINTS
TOTAL POINTS PROVIDED: 7.5 POINTS



KEY MAP/SHEET INDEX

N.T.S.

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Call before you UnderGround 1-702-455-7511 1-702-229-9611

Call before you DIG 1-800-227-2600 1-702-455-7540

Henry Sudweeks
Digitally signed by Henry Sudweeks
Date: 2024.06.05 14:41:50 -07'00'

REVISIONS:

NORTH:

LICENSURE:
REGISTERED LANDSCAPE ARCHITECT HENRY SUDWEEKS 602 Expires: 05/31/24 STATE OF NEVADA

PLAN: LANDSCAPE PLAN

LEDGE APN: 161-08-810-082, 083
EAST HAPPY VALLEY AVE. & SOUTH NELLIS BLVD.
LAS VEGAS, NV 89121

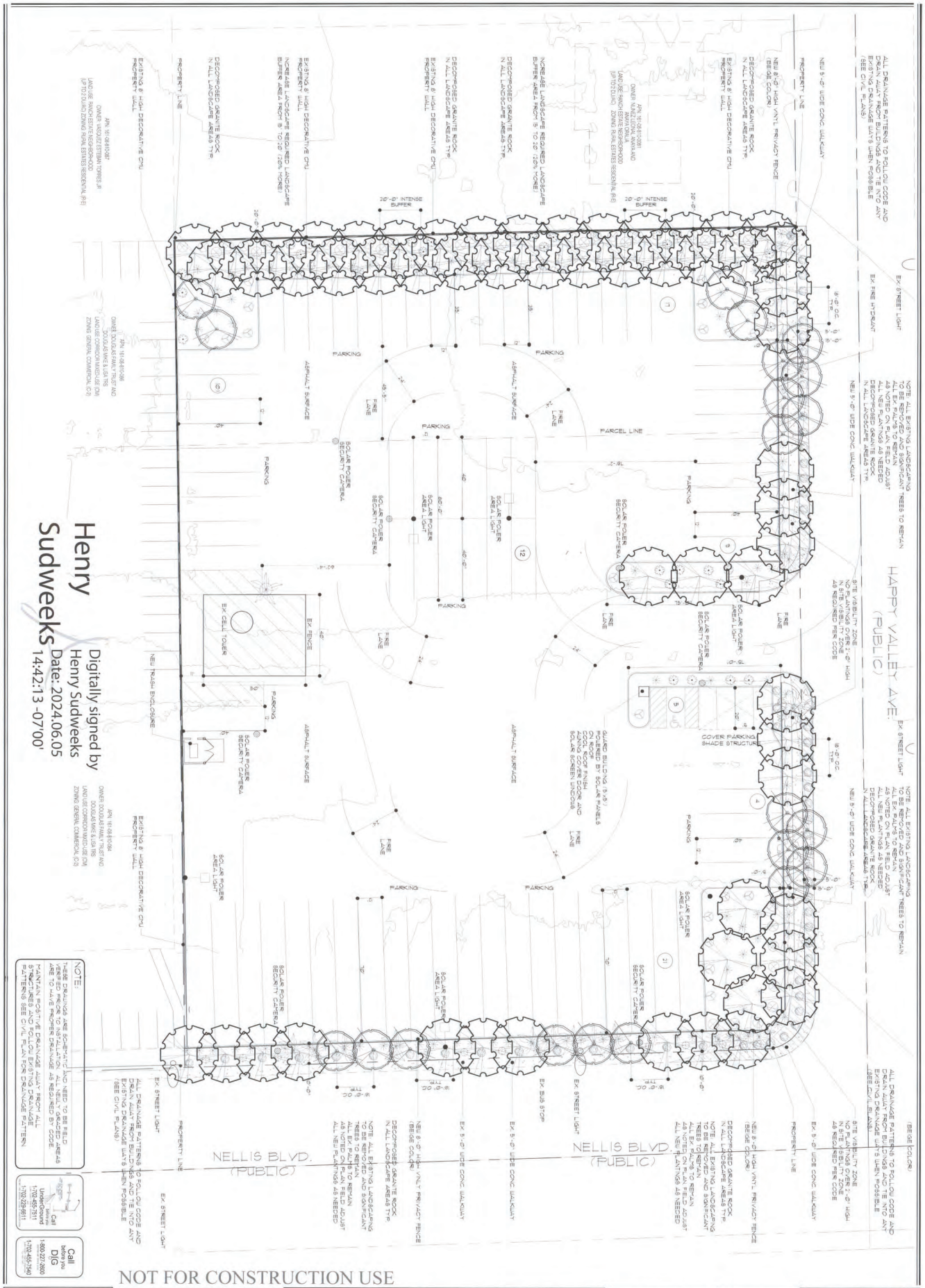
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* WWW.S2DESIGNSTUDIO.COM *

REVIEWED BY: HS
DRAWN BY: TS
DATE: 06/05/24
SCALE: 1" = 20'-0"
SHEET NUMBER:

L-1.1



Henry Sudweeks

Digitally signed by Henry Sudweeks
Date: 2024.06.05 14:42:13 -07'00'

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REVIEWED BY:	HS
DRAWN BY:	TG
DATE:	06/05/24
SCALE:	1" = 10'-0"
SHEET NUMBER:	L-1.2

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* PH. (702) 610-7721 *
* 2520 ST. ROSE PARKWAY, STE. 204, HENDERSON, NV 89074 *
* WWW.S2DESIGNSTUDIO.COM *

PLAN:

LANDSCAPE PLAN

LEDGE APN:161-08-810-082, 083
EAST HAPPY VALLEY AVE. & SOUTH NELLIS BLVD.
LAS VEGAS, NV 89121

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STATE OF NEVADA REGISTERED LANDSCAPE ARCHITECT 602 Expires 08/31/25

LICENSURE:

NORTH:

REVISIONS:

WS-24-0276

PPLRL_0286

(MA)

MAILING AMOUNTS

PC - Tuesday 9/3/2024

Application	Amount	Date Mailed
DR-24-0374	579	
ET-24-400082	812	
UC-24-0345	2088	
UC-24-0353	120	
VS-24-0356	243	
WS-24-0346	252	
WS-24-0347	267	
WS-24-0355	243	
	4604	

BCC - Wednesday 8/21/2024

Application	Amount	Date Mailed
PA-24-700008	353	
PA-24-700009	1464	
PA-24-700010	439	
PUD-24-0237	1464	
UC-23-0859	379	
VS-24-0238	1464	
WS-24-0218	353	
ZC-24-0217	353	
ZC-24-0236	1464	
ZC-24-0241	439	
	8172	

NT081924:55 8/20
ZS081924:10

BCC - Wednesday 9/4/2024

Application	Amount	Date Mailed
AR-24-400079	2181	
ET-24-400083	415	
UC-24-0359	709	
UC-24-0367	1315	
VS-24-0277	1200	
VS-24-0369	122	
WS-24-0276	1200	
WS-24-0325	546	
WS-24-0354	351	
WS-24-0358	105	
WS-24-0364	256	
WS-24-0366	676	
WS-24-0370	122	
ZC-24-0324	546	
ZC-24-0348	107	
ZC-24-0349	507	
ZC-24-0350	104	
ZC-24-0351	101	
ZC-24-0352	107	
ZC-24-0357	105	
ZC-24-0363	256	
ZC-24-0365	746	
ZC-24-0368	122	
	11899	

JM 8/8/24

VS for Delivery Confirmation

Application	Amount	Date Mailed
AB-24-0356	20	
AB-24-0277	10	
AB-24-0369	14	
AB-24-0238	12	
	56	

Mobile Home Parks

Park Name	Amount
Casa Linda	107
Pleasant Valley	300
Fun n Sun	113
Robbins Nest	151
Silverado	289
American	65
Casa Linda	107
AAA	54
Sand Creek	324
Miracle Mile	469
Kings Row	199
Sand Creek	324
Miracle Mile	469
Kings Row	199
Sand Creek	324
Miracle Mile	469
Kings Row	199
Casa Linda	107
AAA	54
Casa Linda	107
AAA	54
Sand Creek	324
Miracle Mile	469
Kings Row	199
	5476

PPLRL_0287

MAILING AMOUNTS

PC - Tuesday 9/3/2024

Application	Amount	Date Mailed

BCC - Wednesday 9/4/2024

Application	Amount	Date Mailed
DR-24-0305	609	
PA-24-700011	245	
PA-24-700014	609	
VS-24-0267	245	
VS-24-0306	609	
WS-24-0266	245	
• ZC-24-0265	245	
• ZC-24-0304	472	
	3279	

VS for Delivery Confirmation

Application	Amount	Date Mailed
AB-24-0267	7	
AB-24-0306	122	
	129	

Mobile Home Parks

Park Name	Amount

Emily D 8/12

PPLRL_0288

CPAdmin

From: CPAgendas
Sent: Monday, August 26, 2024 10:10 AM
To: CPAdmin
Subject: BCC Meeting Notification | September 4, 2024 at 9:00 a.m.

Correspondent Name: Records
Correspondent E-mail: cpadmin@clarkcountynv.gov

Application#:

Please be advised that your application will be presented to the Clark County Board of County Commissioners on **9/4/2024**, at the hour of **9:00 a.m.**, in the Commission Chambers, CLARK COUNTY GOVERNMENT CENTER, 500 S. Grand Central Parkway, Las Vegas, Nevada.

REPRESENTATION IS MANDATORY AT THE ABOVE MENTIONED MEETING.

To access your staff report, please click on the link below to be directed to the Clark County meeting agendas website.

DIRECT LINK:
https://clark.legistar.com/Calendar.aspx

Once the link is opened, select **Meeting Details** from your assigned meeting body, then select your **Application Number** to access staff report documents.

The staff report contains your "**Project Description**," "**Staff Recommendation**," and "**Preliminary Staff Conditions**." Please review the document for accuracy and for your concurrence. If you have any questions regarding this information, please notify this department prior to the meeting date by emailing zoningmeeting@clarkcountynv.gov.

Items on the agenda under the "Routine" header may be approved in one hearing and in one motion. Items on the agenda under the "Non-Routine" header will be considered separately.

Audio visual equipment is available in the chambers for your use in presenting the agenda item. Please be advised that any presentation materials, for which there is no duplicate on file, must be retained for public records. If you plan to use slides or DVD(s) to present your item, please call (702) 455-4320 at least 24 hours prior to the meeting. Please do not submit any original slides, DVD(s), renderings, photographs, or other exhibits, unless you have a copy for your records. Any items you submit at the meeting must be retained for public record.

It is the applicant's responsibility to keep the application current and to provide a current contact name, address (including email address), and phone number to this department at the address listed above. This information must be submitted in writing with the application number referenced.

PERMIT INFORMATION:
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UPDATED PROCEDURE:
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Hearing Date	Hearing Time	Application Number	Comm Dist	Correspondent Name	Correspondent Email	Town Board Meeting Dates
09/04/2024	9:00 a.m.			Records	cpadmin@clarkcountynv.gov	
09/04/2024	9:00 a.m.			Agenda Processing	cpagendas@clarkcountynv.gov	
09/04/2024	9:00 a.m.	AR-24-400079	E	Lora Dreja	lora@brownlawlv.com	Winchester 08/13/2024
09/04/2024	9:00 a.m.	DR-24-0305	E	Lucy Stewart	stewplan@gmail.com	Paradise 07/09/2024
09/04/2024	9:00 a.m.	ET-22-400017	E	Jay H. Brown	lohene@brownlawlv.com	Paradise 04/12/2022
09/04/2024	9:00 a.m.	ET-24-400057	F	Gwendolyn Fischer	gwen@landbaroninv.com	Red Rock 08/28/2024
09/04/2024	9:00 a.m.	ET-24-400083	E	Juan Lopez	lopeztruckparts@gmail.com	Sunrise Manor 8/15/2024
09/04/2024	9:00 a.m.	PA-24-700011	F	Taney Engineering	EmilyS@TaneyCorp.com	Enterprise 07/10/2024
09/04/2024	9:00 a.m.	PA-24-700014	E	Lucy Stewart	stewplan@gmail.com	Paradise 07/09/2024
09/04/2024	9:00 a.m.	TM-24-500064	B	Moapa Valley Builders	permits@moapavalleybuilders.com	Moapa Valley 08/14/2024
09/04/2024	9:00 a.m.	TM-24-500069	C	Jennifer Veras	JVERAS@GCWENGINEERING.COM	Lone Mountain 08/13/2024
09/04/2024	9:00 a.m.	TM-24-500072	A	JOHN VORNSAND	john@vornsandconsulting.com	Spring Valley 08/13/2024
09/04/2024	9:00 a.m.	UC-24-0268	A	Brown, Brown, & Premsrirut	aharris@brownlawlv.com	Enterprise 08/28/2024
09/04/2024	9:00 a.m.	UC-24-0308	A	Cassandra Worrell	cworrell@brownlawlv.com	Enterprise 07/10/2024
09/04/2024	9:00 a.m.	UC-24-0359	A	Earleane Johnson	earleanej@firebirdllc.com	Enterprise 08/14/2024
09/04/2024	9:00 a.m.	UC-24-0367	E	David Brown	dbrown@brownlawlv.com	Winchester 08/13/2024
09/04/2024	9:00 a.m.	UC-24-0378	A	Cassandra Worrell	cworrell@brownlawlv.com	Paradise 08/27/2024
09/04/2024	9:00 a.m.	VS-24-0267	F	Taney Engineering	EmilyS@TaneyCorp.com	Enterprise 07/10/2024
09/04/2024	9:00 a.m.	VS-24-0277	E	G. C. GARCIA, INC.	ACOLE@GCGARCIAINC.COM	Sunrise Manor 08/15/2024
09/04/2024	9:00 a.m.	VS-24-0306	E	Lucy Stewart	stewplan@gmail.com	Paradise 07/09/2024
09/04/2024	9:00 a.m.	VS-24-0309	A	Cassandra Worrell	cworrell@brownlawlv.com	Enterprise 07/10/2024
09/04/2024	9:00 a.m.	VS-24-0369	A	JOHN VORNSAND	john@vornsandconsulting.com	Spring Valley 08/13/2024
09/04/2024	9:00 a.m.	WC-24-400060	F	Lexa Green	lgreen@kcnvlaw.com	Enterprise 06/26/2024
09/04/2024	9:00 a.m.	WS-22-0147	E	Matthew Weinman	matthew.weinman@martinharris.com	Sunrise Manor 03/16/2023
09/04/2024	9:00 a.m.	WS-24-0266	F	Taney Engineering	EmilyS@TaneyCorp.com	Enterprise 07/10/2024
09/04/2024	9:00 a.m.	WS-24-0276	E	G. C. GARCIA, INC.	ACOLE@GCGARCIAINC.COM	Sunrise Manor 08/15/2024
09/04/2024	9:00 a.m.	WS-24-0290	C	Tim Moreno	tim@morenopec.com	Lone Mountain 07/30/2024
09/04/2024	9:00 a.m.	WS-24-0312	B	Bulloch Brothers Engineering, Inc.	victor@bullochbrothers.com	Moapa Valley 07/31/2024
09/04/2024	9:00 a.m.	WS-24-0325	B	Moapa Valley Builders	permits@moapavalleybuilders.com	Moapa Valley 08/14/2024
09/04/2024	9:00 a.m.	WS-24-0354	C	Jennifer Veras	JVERAS@GCWENGINEERING.COM	Lone Mountain 08/13/2024
09/04/2024	9:00 a.m.	WS-24-0358	B	DLC Consulting	lchristopherson@novusvi.com	Sunrise Manor 08/15/2024
09/04/2024	9:00 a.m.	WS-24-0364	C	Tilson Technology Management	slusby@tilsontech.com	Lone Mountain 08/13/2024
09/04/2024	9:00 a.m.	WS-24-0366	E	David Brown	dbrown@brownlawlv.com	Paradise 08/13/2024
09/04/2024	9:00 a.m.	WS-24-0370	A	JOHN VORNSAND	john@vornsandconsulting.com	Spring Valley 08/13/2024
09/04/2024	9:00 a.m.	ZC-24-0265	F	Taney Engineering	EmilyS@TaneyCorp.com	Enterprise 07/10/2024
09/04/2024	9:00 a.m.	ZC-24-0304	E	Lucy Stewart	stewplan@gmail.com	Paradise 07/09/2024
09/04/2024	9:00 a.m.	ZC-24-0307	A	Cassandra Worrell	cworrell@brownlawlv.com	Enterprise 07/10/2024
09/04/2024	9:00 a.m.	ZC-24-0324	B	Moapa Valley Builders	permits@moapavalleybuilders.com	Moapa Valley 08/14/2024
09/04/2024	9:00 a.m.	ZC-24-0348	A	County of Clark (Aviation)	anthonyper@lasairport.com	Enterprise 08/14/2024
09/04/2024	9:00 a.m.	ZC-24-0349	G	County of Clark (Aviation)	anthonyper@lasairport.com	Paradise 08/13/2024
09/04/2024	9:00 a.m.	ZC-24-0350	G	County of Clark (Aviation)	anthonyper@lasairport.com	Paradise 08/13/2024
09/04/2024	9:00 a.m.	ZC-24-0351	G	County of Clark (Aviation)	anthonyper@lasairport.com	Paradise 08/13/2024
09/04/2024	9:00 a.m.	ZC-24-0352	A	County of Clark (Aviation)	anthonyper@lasairport.com	Paradise 08/13/2024
09/04/2024	9:00 a.m.	ZC-24-0357	B	DLC Consulting	lchristopherson@novusvi.com	Sunrise Manor 08/15/2024
09/04/2024	9:00 a.m.	ZC-24-0363	C	Tilson Technology Management	slusby@tilsontech.com	Lone Mountain 08/13/2024
09/04/2024	9:00 a.m.	ZC-24-0365	D	Dennis Rusk	denniserusk@gmail.com	Sunrise Manor 08/15/2024
09/04/2024	9:00 a.m.	ZC-24-0368	A	JOHN VORNSAND	john@vornsandconsulting.com	Spring Valley 08/13/2024

CPAdmin

From: CPAgendas
Sent: Tuesday, September 24, 2024 9:26 AM
To: CPAdmin
Subject: BCC Meeting Notification | October 2, 2024 at 9:00 a.m.

Correspondent Name: Records
Correspondent E-mail: cpadmin@clarkcountynv.gov

Application#:

Please be advised that your application will be presented to the Clark County Board of County Commissioners on **10/2/2024**, at the hour of **9:00 a.m.**, in the Commission Chambers, CLARK COUNTY GOVERNMENT CENTER, 500 S. Grand Central Parkway, Las Vegas, Nevada.

REPRESENTATION IS MANDATORY AT THE ABOVE MENTIONED MEETING.

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DIRECT LINK:
https://clark.legistar.com/Calendar.aspx

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The staff report contains your "**Project Description**," "**Staff Recommendation**," and "**Preliminary Staff Conditions**." Please review the document for accuracy and for your concurrence. If you have any questions regarding this information, please notify this department prior to the meeting date by emailing zoningmeeting@clarkcountynv.gov.

Items on the agenda under the "Routine" header may be approved in one hearing and in one motion. Items on the agenda under the "Non-Routine" header will be considered separately.

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Hearing Date	Hearing Time	Application Number	Comm Dist	Correspondent Name	Correspondent Email	Town Board Meeting Dates
10/02/2024	9:00 a.m.			Records	cpadmin@clarkcountynv.gov	
10/02/2024	9:00 a.m.			Agenda Processing	cpagendas@clarkcountynv.gov	
10/02/2024	9:00 a.m.	AR-24-400090	G	Kaempfer Crowell	lkaempfer@kcnvlaw.com	Paradise 10/29/2026
10/02/2024	9:00 a.m.	SC-24-0261	A	Ed Garcia	egarcia@edgarcialaw.com	Spring Valley 07/09/2024
10/02/2024	9:00 a.m.	TM-24-500076	E	Cassandra Worrell	cworrell@brownlawlv.com	Sunrise Manor 08/29/2024
10/02/2024	9:00 a.m.	TM-24-500078	A	The WLB Group	mbangan@wlbgroup.com	Enterprise 09/11/2024
10/02/2024	9:00 a.m.	UC-24-0387	E	Cassandra Worrell	cworrell@brownlawlv.com	Sunrise Manor 08/29/2024
10/02/2024	9:00 a.m.	UC-24-0399	A	Marissa Fehrman	mfehrman@kcnvlaw.com	Spring Valley 08/27/2024
10/02/2024	9:00 a.m.	VS-24-0277	E	G.C. GARCIA, INC.	ACOLE@GCGARCIAINC.COM	Sunrise Manor 08/15/2024
10/02/2024	9:00 a.m.	VS-24-0390	A	The WLB Group	mbangan@wlbgroup.com	Enterprise 09/11/2024
10/02/2024	9:00 a.m.	WS-24-0276	E	G.C. GARCIA, INC.	ACOLE@GCGARCIAINC.COM	Sunrise Manor 08/15/2024
10/02/2024	9:00 a.m.	WS-24-0362	A	Janet Goyer	jang@ovationco.com	Enterprise 09/11/2024
10/02/2024	9:00 a.m.	WS-24-0391	A	The WLB Group	mbangan@wlbgroup.com	Enterprise 09/11/2024
10/02/2024	9:00 a.m.	WS-24-0419		G. C. GARCIA, INC.	ACOLE@GCGARCIAINC.COM	Spring Valley 10/08/2024
10/02/2024	9:00 a.m.	WS-24-0437	F	JOHN VORNSAND	john@vornsandconsulting.com	Enterprise 09/11/2024
10/02/2024	9:00 a.m.	ZC-24-0394	A	Robert Messiana	robert@jawastudio.com	Searchlight 09/11/2024

Katherine Corrow

From: CPAgendas
Sent: Tuesday, October 29, 2024 9:29 AM
To: CPAdmin
Subject: BCC Meeting Notification | November 6, 2024 at 9:00 a.m.

Correspondent Name: Records
Correspondent E-mail: cpadmin@clarkcountynv.gov

Application#:

Please be advised that your application will be presented to the Clark County Board of County Commissioners on **11/6/2024**, at the hour of **9:00 a.m.**, in the Commission Chambers, CLARK COUNTY GOVERNMENT CENTER, 500 S. Grand Central Parkway, Las Vegas, Nevada.

REPRESENTATION IS MANDATORY AT THE ABOVE MENTIONED MEETING.

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11/06/2024	9:00 a.m.			Records	cpadmin@clarkcountynv.gov	
11/06/2024	9:00 a.m.			Agenda Processing	cpagendas@clarkcountynv.gov	
11/06/2024	9:00 a.m.	AR-24-400090	G	Kaempfer Crowell	lkaempfer@kcnvlaw.com	Paradise 10/29/2024
11/06/2024	9:00 a.m.	AR-24-400106	E	GARY LAKE	gdlake1@aol.com	Winchester 10/08/2024
11/06/2024	9:00 a.m.	ET-24-400101	E	Dwyer Engineering	bsoule@dwyerengineering.com	Sunrise Manor 10/10/2024
11/06/2024	9:00 a.m.	SC-24-0261	A	Ed Garcia	egarcia@edgarcialaw.com	Spring Valley 07/09/2024
11/06/2024	9:00 a.m.	TM-24-500106	F	Jessica Walesa	jessicaw@taneycorp.com	Enterprise 10/09/2024
11/06/2024	9:00 a.m.	TM-24-500109	B	Kimley Horn	eric.hopkins@kimley-horn.com	Lone Mountain 10/08/2024
11/06/2024	9:00 a.m.	UC-24-0436	E	Chris Hart	cmhart5@gmail.com	Paradise 10/08/2024
11/06/2024	9:00 a.m.	UC-24-0491	B	Bush Construction	jasonrbush@yahoo.com	Sunrise Manor 10/10/2024
11/06/2024	9:00 a.m.	VS-24-0277	E	G. C. GARCIA, INC.	ACOLE@GCGARCIAINC.COM	Sunrise Manor 08/15/2024
11/06/2024	9:00 a.m.	VS-24-0494	F	Infinity Engineering, LLC	cseto@infinityengr.com	Spring Valley 10/08/2024
11/06/2024	9:00 a.m.	VS-24-0504	F	Jessica Walesa	jessicaw@taneycorp.com	Enterprise 10/09/2024
11/06/2024	9:00 a.m.	WC-24-400060	F	Lexa Green	lgreen@kcnvlaw.com	Enterprise 06/26/2024
11/06/2024	9:00 a.m.	WS-24-0276	E	G. C. GARCIA, INC.	ACOLE@GCGARCIAINC.COM	Sunrise Manor 08/15/2024
11/06/2024	9:00 a.m.	WS-24-0419		G. C. GARCIA, INC.	ACOLE@GCGARCIAINC.COM	Spring Valley 10/08/2024
11/06/2024	9:00 a.m.	WS-24-0473	A	JAVIER IBARRA	JAVIER@JJCONTRACTINGNV.COM	Enterprise 10/09/2024
11/06/2024	9:00 a.m.	WS-24-0475	A	ACG Design	acgdesignpermits@gmail.com	Enterprise 10/09/2024
11/06/2024	9:00 a.m.	WS-24-0484	A	CivilWorks, Inc.	gjp@civilworksonline.com	Enterprise 10/09/2024
11/06/2024	9:00 a.m.	WS-24-0488	F	George Rivera	Georgeriverajr@gmail.com	Enterprise 10/9/2024
11/06/2024	9:00 a.m.	WS-24-0489	B	Bryce Hardy	brycehardy1336@gmail.com	Moapa Valley 10/09/2024
11/06/2024	9:00 a.m.	WS-24-0495	F	MK Architecture	mk_arch@outlook.com	Spring Valley 10/08/2024
11/06/2024	9:00 a.m.	WS-24-0505	F	Jessica Walesa	jessicaw@taneycorp.com	Enterprise 10/09/2024
11/06/2024	9:00 a.m.	WS-24-0511	B	Kimley Horn	eric.hopkins@kimley-horn.com	Lone Mountain 10/08/2024

Katherine Corrow

From: CPAgendas
Sent: Tuesday, November 12, 2024 11:15 AM
To: CPAdmin
Subject: BCC Meeting Notification | November 20, 2024 at 9:00 a.m.

Correspondent Name: Records
Correspondent E-mail: cpadmin@clarkcountynv.gov

Application#:

Please be advised that your application will be presented to the Clark County Board of County Commissioners on **11/20/2024**, at the hour of **9:00 a.m.**, in the Commission Chambers, CLARK COUNTY GOVERNMENT CENTER, 500 S. Grand Central Parkway, Las Vegas, Nevada.

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11/20/2024	9:00 a.m.			Records	cpadmin@clarkcountynv.gov	
11/20/2024	9:00 a.m.			Agenda Processing	cpagendas@clarkcountynv.gov	
11/20/2024	9:00 a.m.	DR-24-0335	G	GMRA	pac@gmralv.com	Paradise 01/28/2025
11/20/2024	9:00 a.m.	ET-24-400107	A	Kaempfer Crowell	apierce@kcnvlaw.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	ET-24-400110	G	Kaempfer Crowell - Anthony Celeste	apierce@kcnvlaw.com	Paradise 10/29/2024
11/20/2024	9:00 a.m.	PA-24-700015	F	Cassandra Worrell	cworrell@brownlawlv.com	Spring Valley 07/09/2024
11/20/2024	9:00 a.m.	PA-24-700020	F	Kimley Horn	eric.hopkins@kimley-horn.com	Enterprise 09/25/2024
11/20/2024	9:00 a.m.	SDR-24-0334	G	GMRA	pac@gmralv.com	Paradise 01/28/2025
11/20/2024	9:00 a.m.	TM-24-500096	A	The WLB Group	mbangan@wlbgroup.com	Enterprise 09/25/2024
11/20/2024	9:00 a.m.	TM-24-500099	A	The WLB Group	mbangan@wlbgroup.com	Enterprise 09/25/2024
11/20/2024	9:00 a.m.	TM-24-500101	F	Kimley Horn	eric.hopkins@kimley-horn.com	Enterprise 09/25/2024
11/20/2024	9:00 a.m.	TM-24-500108	C	Taney Engineering	emilys@taneycorp.com	Lone Mountain 10/29/2024
11/20/2024	9:00 a.m.	TM-24-500114	F	Jessica Walesa	jessicaw@taneycorp.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	TM-24-500117	F	Jessica Walesa	jessicaw@taneycorp.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	UC-24-0311	F	Cassandra Worrell	cworrell@brownlawlv.com	Spring Valley 07/09/2024
11/20/2024	9:00 a.m.	UC-24-0319	E	Kat Van Diepen	katvandiepen@gmail.com	Paradise 10/29/2024
11/20/2024	9:00 a.m.	UC-24-0436	E	Chris Hart	cmhart5@gmail.com	Paradise 10/08/2024
11/20/2024	9:00 a.m.	UC-24-0460	D	Ruth Rios	Ruthrios78@gmail.com	Sunrise Manor 09/26/2024
11/20/2024	9:00 a.m.	UC-24-0521	A	Janet Goyer	jang@ovationco.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	UC-24-0536	C	Jeanalin Rehm	jeanalinrehm@gmail.com	
11/20/2024	9:00 a.m.	VS-24-0277	E	G. C. GARCIA, INC	ACOLE@GCGARCIAINC.COM	Sunrise Manor 08/15/2024
11/20/2024	9:00 a.m.	VS-24-0457	A	The WLB Group	mbangan@wlbgroup.com	Enterprise 09/25/2024
11/20/2024	9:00 a.m.	VS-24-0462	A	The WLB Group	mbangan@wlbgroup.com	Enterprise 09/25/2024
11/20/2024	9:00 a.m.	VS-24-0486	F	Kimley Horn	eric.hopkins@kimley-horn.com	Enterprise 09/25/2024
11/20/2024	9:00 a.m.	VS-24-0509	C	Taney Engineering	emilys@taneycorp.com	Lone Mountain 10/29/2024
11/20/2024	9:00 a.m.	VS-24-0520	A	Janet Goyer	jang@ovationco.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	VS-24-0539	F	Jessica Walesa	jessicaw@taneycorp.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	VS-24-0542	F	Jessica Walesa	jessicaw@taneycorp.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	WC-24-400111	A	Janet Goyer	jang@ovationco.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	WS-24-0276	E	G. C. GARCIA, INC	ACOLE@GCGARCIAINC.COM	Sunrise Manor 08/15/2024
11/20/2024	9:00 a.m.	WS-24-0456	A	The WLB Group	mbangan@wlbgroup.com	Enterprise 09/25/2024
11/20/2024	9:00 a.m.	WS-24-0461	A	The WLB Group	mbangan@wlbgroup.com	Enterprise 09/25/2024
11/20/2024	9:00 a.m.	WS-24-0487	F	Kimley Horn	eric.hopkins@kimley-horn.com	Enterprise 09/25/2024
11/20/2024	9:00 a.m.	WS-24-0510	C	Taney Engineering	emilys@taneycorp.com	Lone Mountain 10/29/2024
11/20/2024	9:00 a.m.	WS-24-0522	C	Jamason Theodore	mktholdings@gmail.com	Lone Mountain 10/29/2024
11/20/2024	9:00 a.m.	WS-24-0523	A	carryn warren	carrynb@aol.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	WS-24-0525	A	G. C. GARCIA, INC	ACOLE@GCGARCIAINC.COM	Paradise 10/29/2024
11/20/2024	9:00 a.m.	WS-24-0526	A	VTN-Nevada	jeffreya@vtnnv.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	WS-24-0527	F	Jessica Walesa	jessicaw@taneycorp.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	WS-24-0535	F	Sean Thueson	SThueson@SiegelCompanies.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	WS-24-0538	F	Jessica Walesa	jessicaw@taneycorp.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	WS-24-0543	F	Jessica Walesa	jessicaw@taneycorp.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	ZC-24-0310	F	Cassandra Worrell	cworrell@brownlawlv.com	Spring Valley 07/09/2024
11/20/2024	9:00 a.m.	ZC-24-0518	B	Yvonne Hand	yvonne.hand@snwa.com	

Notification Verified

Mailed

NOTIFICATION INFORMATION

Application Number: WS-24-0276

BCC Meeting Date: 09/04/2024

Is a sign required? No

Notification Radius: 1500

Town Board Name: Sunrise Manor ; 08/15/2024

Mobile Home Parks To be notified? YES / NO

APN: 161-08-810-082
161-08-810-083

Valley Vista
River Oaks

Public Hearing Notice

Date Mailed: AUG 0 8 2024

Amount Mailed: 1200

APPLICATION INFORMATION

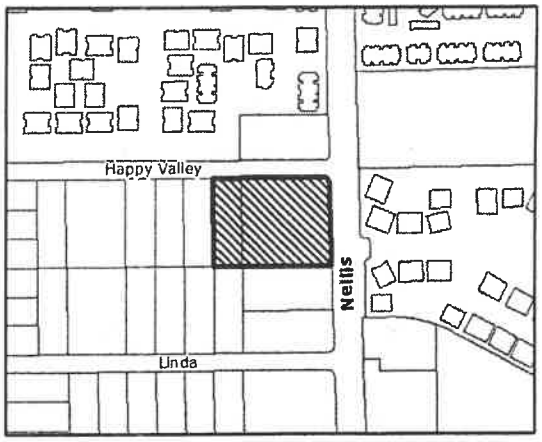
APPLICATION NUMBER: WS-24-0276
OWNER: PALM PROPERTIES, LLC:

WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. (For possible action)

RELATED INFORMATION:

APN: 161-08-810-082; 161-08-810-083

APPLICATION LOCATION



MEETING INFORMATION

Sunrise Manor Town Board
August 15, 2024, 6:30 pm
Hollywood Neighborhood Services Center
1650 S. Hollywood Blvd
Las Vegas, Nevada

Board of County Commissioners
September 4, 2024, 9:00 am
Clark County Government Center
500 S. Grand Central Parkway
Las Vegas, Nevada

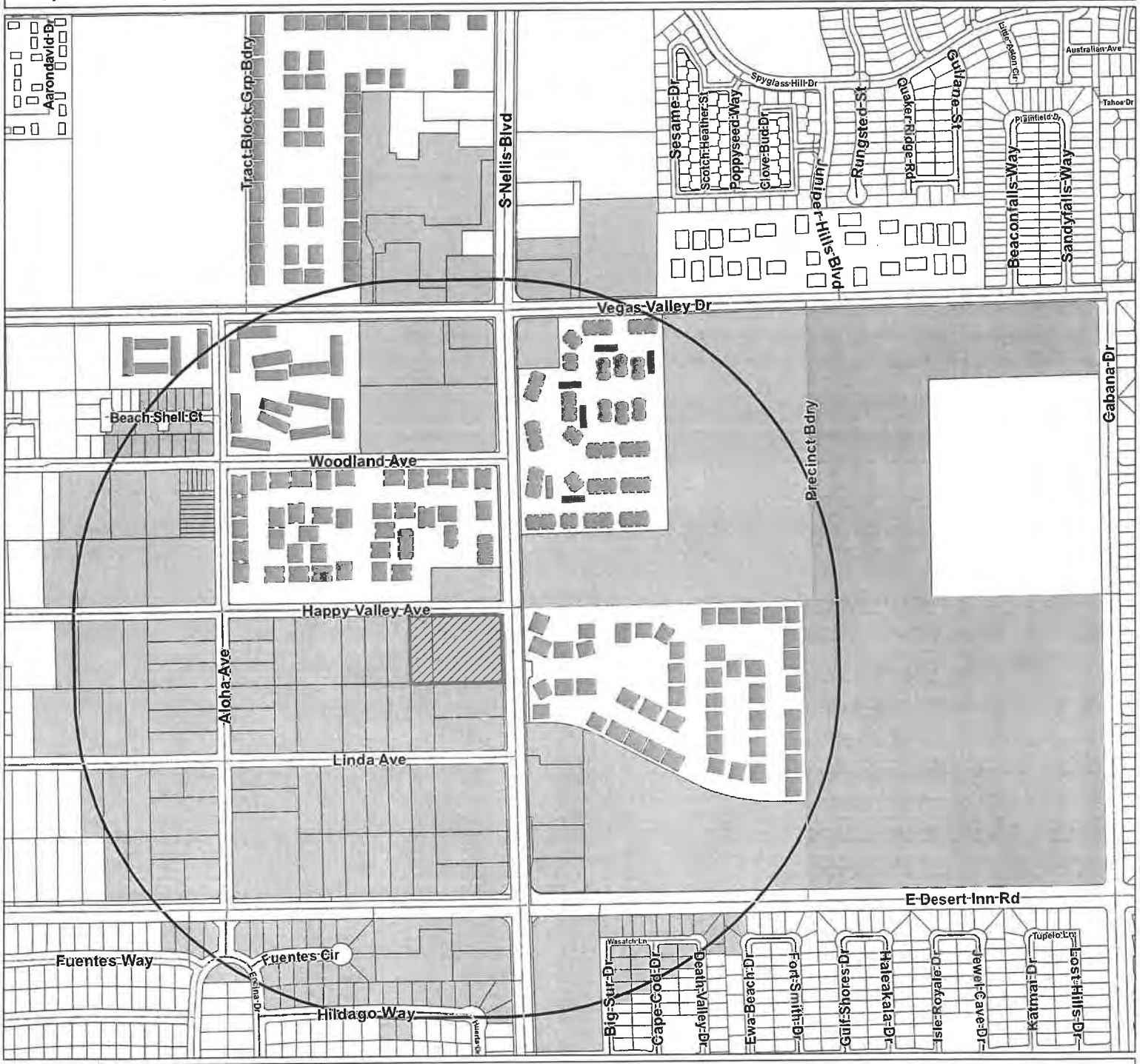
This information is considered accurate; however, minor variations may occur. Application documents are available for viewing online under the Clark County Comprehensive Planning Department by selecting "Services" on the left and selecting "Land Use Documents" from the drop-down. All persons interested may submit written support or opposition by email to zoningmeeting@clarkcountynv.gov. Include the item and application numbers on all emails. We suggest that you inform your lessee(s) of the matter. **For more information, visit www.clarkcountynv.gov or call (702) 455-4314 (option 2, option 1).**

Notification Radius Map

Department of Comprehensive Planning, Clark County Nevada

Application Number: WS-24-0276
Meeting Date: 090424
Notification Distance: 1500 feet
Subject Parcel(s): 2

Land Parcel(s) to be notified: 199
Condominiums to be notified: 412
Mobile Home Park(s) to be notified: 2
Owners to be notified: 588



Jurisdiction(s)
Paradise
Sunrise Manor

Subject Parcel(s)
Mobile Home Park Parcel(s)
Condominium Parcels
Land Parcel(s)

0 190 380 760 Feet

Comprehensive Planning
COMMUNITY PLANNING

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.

Map created on : July 30, 2024

Notification list for Application: WS-24-0276
Commission Meeting Date: 090424
Notification Distance: 1500 feet
Created on 07/30/2024

Application Parcel Numbers: 2

16108810082 16108810083

Land Parcel Numbers: 199

16108603004	16108712026	16108810039	16108810081	16116110098	16117511010
16108603005	16108715001	16108810040	16108810082	16116110099	16117511011
16108603007	16108715002	16108810041	16108810083	16116110109	16117511012
16108603008	16108715003	16108810042	16108810084	16116110110	16117511013
16108710018	16108715004	16108810043	16108810085	16116110111	16117511014
16108710019	16108715005	16108810044	16108810086	16116110112	16117511015
16108710020	16108715006	16108810045	16108810087	16116110113	16117511016
16108710022	16108715007	16108810051	16108810088	16116110114	16117511017
16108710023	16108715008	16108810052	16108810089	16116110115	16117511018
16108710024	16108715009	16108810055	16108810090	16116110116	16117511019
16108710032	16108715010	16108810056	16108810094	16116110117	16117511020
16108710033	16108715011	16108810057	16108810098	16116110118	16117511021
16108710034	16108715012	16108810058	16108810099	16116110119	16117511022
16108710035	16108715013	16108810059	16109201004	16116110120	16117511089
16108710036	16108715014	16108810060	16109217003	16116110121	16117511090
16108712001	16108715015	16108810061	16109217004	16116110122	16117511091
16108712002	16108715016	16108810062	16109301004	16116110123	16117512010
16108712003	16108810010	16108810063	16109301005	16116110186	16117512011
16108712004	16108810011	16108810064	16109301007	16116110187	16117512012
16108712005	16108810012	16108810065	16109401002	16117501005	16117512013
16108712006	16108810013	16108810066	16109401007	16117501006	16117512014
16108712007	16108810014	16108810067	16109411003	16117501010	16117512015
16108712008	16108810015	16108810068	16109411004	16117501011	16117512016
16108712015	16108810016	16108810069	16109411005	16117510023	16117512017
16108712016	16108810017	16108810070	16109411006	16117510024	16117512018
16108712017	16108810018	16108810072	16109411007	16117511001	16117512019
16108712018	16108810019	16108810073	16116101001	16117511002	16117512020
16108712019	16108810020	16108810074	16116110083	16117511003	16117512022
16108712020	16108810021	16108810075	16116110084	16117511004	16117512023
16108712021	16108810022	16108810076	16116110093	16117511005	
16108712022	16108810035	16108810077	16116110094	16117511006	
16108712023	16108810036	16108810078	16116110095	16117511007	
16108712024	16108810037	16108810079	16116110096	16117511008	
16108712025	16108810038	16108810080	16116110097	16117511009	

Condominium Parcel Numbers: 412

16108611001	16108611070	16108611139	16108611208	16108611277	16108611346
16108611002	16108611071	16108611140	16108611209	16108611278	16108611347
16108611003	16108611072	16108611141	16108611210	16108611279	16108611348
16108611004	16108611073	16108611142	16108611211	16108611280	16108611349
16108611005	16108611074	16108611143	16108611212	16108611281	16108611350
16108611006	16108611075	16108611144	16108611213	16108611282	16108611351
16108611007	16108611076	16108611145	16108611214	16108611283	16108611352
16108611008	16108611077	16108611146	16108611215	16108611284	16108611353
16108611009	16108611078	16108611147	16108611216	16108611285	16108611354
16108611010	16108611079	16108611148	16108611217	16108611286	16108611355
16108611011	16108611080	16108611149	16108611218	16108611287	16108611356

16108611012	16108611081	16108611150	16108611219	16108611288	16108611357
16108611013	16108611082	16108611151	16108611220	16108611289	16108611358
16108611014	16108611083	16108611152	16108611221	16108611290	16108611359
16108611015	16108611084	16108611153	16108611222	16108611291	16108611360
16108611016	16108611085	16108611154	16108611223	16108611292	16108611361
16108611017	16108611086	16108611155	16108611224	16108611293	16108611362
16108611018	16108611087	16108611156	16108611225	16108611294	16108611363
16108611019	16108611088	16108611157	16108611226	16108611295	16108611364
16108611020	16108611089	16108611158	16108611227	16108611296	16108611365
16108611021	16108611090	16108611159	16108611228	16108611297	16108611366
16108611022	16108611091	16108611160	16108611229	16108611298	16108611367
16108611023	16108611092	16108611161	16108611230	16108611299	16108611368
16108611024	16108611093	16108611162	16108611231	16108611300	16108611369
16108611025	16108611094	16108611163	16108611232	16108611301	16108611370
16108611026	16108611095	16108611164	16108611233	16108611302	16108611371
16108611027	16108611096	16108611165	16108611234	16108611303	16108611372
16108611028	16108611097	16108611166	16108611235	16108611304	16108611373
16108611029	16108611098	16108611167	16108611236	16108611305	16108611374
16108611030	16108611099	16108611168	16108611237	16108611306	16108611375
16108611031	16108611100	16108611169	16108611238	16108611307	16108611376
16108611032	16108611101	16108611170	16108611239	16108611308	16108611377
16108611033	16108611102	16108611171	16108611240	16108611309	16108611378
16108611034	16108611103	16108611172	16108611241	16108611310	16108611379
16108611035	16108611104	16108611173	16108611242	16108611311	16108611380
16108611036	16108611105	16108611174	16108611243	16108611312	16108611381
16108611037	16108611106	16108611175	16108611244	16108611313	16108611382
16108611038	16108611107	16108611176	16108611245	16108611314	16108611383
16108611039	16108611108	16108611177	16108611246	16108611315	16108611384
16108611040	16108611109	16108611178	16108611247	16108611316	16108611385
16108611041	16108611110	16108611179	16108611248	16108611317	16108611386
16108611042	16108611111	16108611180	16108611249	16108611318	16108611387
16108611043	16108611112	16108611181	16108611250	16108611319	16108611388
16108611044	16108611113	16108611182	16108611251	16108611320	16108611389
16108611045	16108611114	16108611183	16108611252	16108611321	16108611390
16108611046	16108611115	16108611184	16108611253	16108611322	16108611391
16108611047	16108611116	16108611185	16108611254	16108611323	16108611392
16108611048	16108611117	16108611186	16108611255	16108611324	16108611393
16108611049	16108611118	16108611187	16108611256	16108611325	16108611394
16108611050	16108611119	16108611188	16108611257	16108611326	16108611395
16108611051	16108611120	16108611189	16108611258	16108611327	16108611396
16108611052	16108611121	16108611190	16108611259	16108611328	16108611397
16108611053	16108611122	16108611191	16108611260	16108611329	16108611398
16108611054	16108611123	16108611192	16108611261	16108611330	16108611399
16108611055	16108611124	16108611193	16108611262	16108611331	16108611400
16108611056	16108611125	16108611194	16108611263	16108611332	16108611401
16108611057	16108611126	16108611195	16108611264	16108611333	16108611402
16108611058	16108611127	16108611196	16108611265	16108611334	16108611403
16108611059	16108611128	16108611197	16108611266	16108611335	16108611404
16108611060	16108611129	16108611198	16108611267	16108611336	16108611405
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16108611063	16108611132	16108611201	16108611270	16108611339	16108611408
16108611064	16108611133	16108611202	16108611271	16108611340	16108711217
16108611065	16108611134	16108611203	16108611272	16108611341	16108714322
16108611066	16108611135	16108611204	16108611273	16108611342	16109310345
16108611067	16108611136	16108611205	16108611274	16108611343	16109410385
16108611068	16108611137	16108611206	16108611275	16108611344	
16108611069	16108611138	16108611207	16108611276	16108611345	

Mobile Home Park Parcel Numbers and Names: 2

16109301005 Valley Vista Mobile Home Park 16109401002 River Oaks Mobile Home Park

Homeowner / Neighborhood Associations: 0

Town Advisory Boards: 2

Paradise Sunrise Manor

Citizens Advisory Councils: 0

Cities: 0

Military Installations: 0

Notified Parcels list for Application: WS-24-0276
Commission Meeting Date: 090424
Notification Distance: 1500 feet
List created on: 07/30/2024

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 1	5300 E Desert Inn Rd			Las Vegas	NV		89122-4034
	River Oaks Mobile Home Park	Resident Space # 2	5300 E Desert Inn Rd			Las Vegas	NV		89122-4034
	River Oaks Mobile Home Park	Resident Space # 3	5300 E Desert Inn Rd			Las Vegas	NV		89122-4034
	River Oaks Mobile Home Park	Resident Space # 4	5300 E Desert Inn Rd			Las Vegas	NV		89122-4034
	River Oaks Mobile Home Park	Resident Space # 5	5300 E Desert Inn Rd			Las Vegas	NV		89122-4034
	River Oaks Mobile Home Park	Resident Space # 6	5300 E Desert Inn Rd			Las Vegas	NV		89122-4034
	River Oaks Mobile Home Park	Resident Space # 7	5300 E Desert Inn Rd			Las Vegas	NV		89122-4034
	River Oaks Mobile Home Park	Resident Space # 8	5300 E Desert Inn Rd			Las Vegas	NV		89122-4034
	River Oaks Mobile Home Park	Resident Space # 9	5300 E Desert Inn Rd			Las Vegas	NV		89122-4034
	River Oaks Mobile Home Park	Resident Space # 10	5300 E Desert Inn Rd			Las Vegas	NV		89122-4034
	River Oaks Mobile Home Park	Resident Space # 11	5300 E Desert Inn Rd			Las Vegas	NV		89122-4079
	River Oaks Mobile Home Park	Resident Space # 12	5300 E Desert Inn Rd			Las Vegas	NV		89122-4079
	River Oaks Mobile Home Park	Resident Space # 13	5300 E Desert Inn Rd			Las Vegas	NV		89122-4079
	River Oaks Mobile Home Park	Resident Space # 14	5300 E Desert Inn Rd			Las Vegas	NV		89122-4079
	River Oaks Mobile Home Park	Resident Space # 15	5300 E Desert Inn Rd			Las Vegas	NV		89122-4079
	River Oaks Mobile Home Park	Resident Space # 16	5300 E Desert Inn Rd			Las Vegas	NV		89122-4079
	River Oaks Mobile Home Park	Resident Space # 17	5300 E Desert Inn Rd			Las Vegas	NV		89122-4079
	River Oaks Mobile Home Park	Resident Space # 18	5300 E Desert Inn Rd			Las Vegas	NV		89122-4079
	River Oaks Mobile Home Park	Resident Space # 19	5300 E Desert Inn Rd			Las Vegas	NV		89122-4079
	River Oaks Mobile Home Park	Resident Space # 20	5300 E Desert Inn Rd			Las Vegas	NV		89122-4079
	River Oaks Mobile Home Park	Resident Space # 21	5300 E Desert Inn Rd			Las Vegas	NV		89122-4081
	River Oaks Mobile Home Park	Resident Space # 22	5300 E Desert Inn Rd			Las Vegas	NV		89122-4081
	River Oaks Mobile Home Park	Resident Space # 23	5300 E Desert Inn Rd			Las Vegas	NV		89122-4081

PPLRL_0303

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 24	5300 E Desert Inn Rd			Las Vegas	NV		89122-4081
	River Oaks Mobile Home Park	Resident Space # 25	5300 E Desert Inn Rd			Las Vegas	NV		89122-4081
	River Oaks Mobile Home Park	Resident Space # 26	5300 E Desert Inn Rd			Las Vegas	NV		89122-4081
	River Oaks Mobile Home Park	Resident Space # 27	5300 E Desert Inn Rd			Las Vegas	NV		89122-4081
	River Oaks Mobile Home Park	Resident Space # 28	5300 E Desert Inn Rd			Las Vegas	NV		89122-4081
	River Oaks Mobile Home Park	Resident Space # 29	5300 E Desert Inn Rd			Las Vegas	NV		89122-4081
	River Oaks Mobile Home Park	Resident Space # 30	5300 E Desert Inn Rd			Las Vegas	NV		89122-4081
	River Oaks Mobile Home Park	Resident Space # 31	5300 E Desert Inn Rd			Las Vegas	NV		89122-4082
	River Oaks Mobile Home Park	Resident Space # 32	5300 E Desert Inn Rd			Las Vegas	NV		89122-4082
	River Oaks Mobile Home Park	Resident Space # 33	5300 E Desert Inn Rd			Las Vegas	NV		89122-4082
	River Oaks Mobile Home Park	Resident Space # 34	5300 E Desert Inn Rd			Las Vegas	NV		89122-4082
	River Oaks Mobile Home Park	Resident Space # 35	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 36	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 37	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 38	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 39	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 40	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 41	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 42	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 43	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 44	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 45	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 46	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 47	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 48	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 49	5300 E Desert Inn Rd			Las Vegas	NV		89122-4083
	River Oaks Mobile Home Park	Resident Space # 50	5300 E Desert Inn Rd			Las Vegas	NV		89122-4083
	River Oaks Mobile Home Park	Resident Space # 51	5300 E Desert Inn Rd			Las Vegas	NV		89122-4083

PPLRL_0304

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 52	5300 E Desert Inn Rd			Las Vegas	NV		89122-4083
	River Oaks Mobile Home Park	Resident Space # 53	5300 E Desert Inn Rd			Las Vegas	NV		89122-4083
	River Oaks Mobile Home Park	Resident Space # 54	5300 E Desert Inn Rd			Las Vegas	NV		89122-4083
	River Oaks Mobile Home Park	Resident Space # 55	5300 E Desert Inn Rd			Las Vegas	NV		89122-4083
	River Oaks Mobile Home Park	Resident Space # 56	5300 E Desert Inn Rd			Las Vegas	NV		89122-4083
	River Oaks Mobile Home Park	Resident Space # 57	5300 E Desert Inn Rd			Las Vegas	NV		89122-4083
	River Oaks Mobile Home Park	Resident Space # 58	5300 E Desert Inn Rd			Las Vegas	NV		89122-4083
	River Oaks Mobile Home Park	Resident Space # 59	5300 E Desert Inn Rd			Las Vegas	NV		89122-4084
	River Oaks Mobile Home Park	Resident Space # 60	5300 E Desert Inn Rd			Las Vegas	NV		89122-4084
	River Oaks Mobile Home Park	Resident Space # 61	5300 E Desert Inn Rd			Las Vegas	NV		89122-4084
	River Oaks Mobile Home Park	Resident Space # 62	5300 E Desert Inn Rd			Las Vegas	NV		89122-4084
	River Oaks Mobile Home Park	Resident Space # 63	5300 E Desert Inn Rd			Las Vegas	NV		89122-4084
	River Oaks Mobile Home Park	Resident Space # 64	5300 E Desert Inn Rd			Las Vegas	NV		89122-4084
	River Oaks Mobile Home Park	Resident Space # 65	5300 E Desert Inn Rd			Las Vegas	NV		89122-4084
	River Oaks Mobile Home Park	Resident Space # 66	5300 E Desert Inn Rd			Las Vegas	NV		89122-4084
	River Oaks Mobile Home Park	Resident Space # 67	5300 E Desert Inn Rd			Las Vegas	NV		89122-4084
	River Oaks Mobile Home Park	Resident Space # 68	5300 E Desert Inn Rd			Las Vegas	NV		89122-4084
	River Oaks Mobile Home Park	Resident Space # 69	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 70	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 71	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 72	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 73	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 74	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 75	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 76	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 77	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 78	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 79	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076

PPLRL_0305

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 80	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 81	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 82	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 83	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 84	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 85	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 86	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 87	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 88	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 89	5300 E Desert Inn Rd			Las Vegas	NV		89122-4096
	River Oaks Mobile Home Park	Resident Space # 90	5300 E Desert Inn Rd			Las Vegas	NV		89122-4096
	River Oaks Mobile Home Park	Resident Space # 91	5300 E Desert Inn Rd			Las Vegas	NV		89122-4096
	River Oaks Mobile Home Park	Resident Space # 92	5300 E Desert Inn Rd			Las Vegas	NV		89122-4096
	River Oaks Mobile Home Park	Resident Space # 93	5300 E Desert Inn Rd			Las Vegas	NV		89122-4096
	River Oaks Mobile Home Park	Resident Space # 94	5300 E Desert Inn Rd			Las Vegas	NV		89122-4096
	River Oaks Mobile Home Park	Resident Space # 95	5300 E Desert Inn Rd			Las Vegas	NV		89122-4096
	River Oaks Mobile Home Park	Resident Space # 96	5300 E Desert Inn Rd			Las Vegas	NV		89122-4096
	River Oaks Mobile Home Park	Resident Space # 97	5300 E Desert Inn Rd			Las Vegas	NV		89122-4096
	River Oaks Mobile Home Park	Resident Space # 98	5300 E Desert Inn Rd			Las Vegas	NV		89122-4096
	River Oaks Mobile Home Park	Resident Space # 99	5300 E Desert Inn Rd			Las Vegas	NV		89122-4097
	River Oaks Mobile Home Park	Resident Space # 100	5300 E Desert Inn Rd			Las Vegas	NV		89122-4097
	River Oaks Mobile Home Park	Resident Space # 101	5300 E Desert Inn Rd			Las Vegas	NV		89122-4097
	River Oaks Mobile Home Park	Resident Space # 102	5300 E Desert Inn Rd			Las Vegas	NV		89122-4097
	River Oaks Mobile Home Park	Resident Space # 103	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 104	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 105	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 106	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 107	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037

PPLRL_0306

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 108	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 109	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 110	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 111	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 112	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 113	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 114	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 115	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 116	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 117	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 118	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 119	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 120	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 121	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 122	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 123	5300 E Desert Inn Rd			Las Vegas	NV		89122-4085
	River Oaks Mobile Home Park	Resident Space # 124	5300 E Desert Inn Rd			Las Vegas	NV		89122-4085
	River Oaks Mobile Home Park	Resident Space # 125	5300 E Desert Inn Rd			Las Vegas	NV		89122-4250
	River Oaks Mobile Home Park	Resident Space # 126	5300 E Desert Inn Rd			Las Vegas	NV		89122-4250
	River Oaks Mobile Home Park	Resident Space # 127	5300 E Desert Inn Rd			Las Vegas	NV		89122-4221
	River Oaks Mobile Home Park	Resident Space # 128	5300 E Desert Inn Rd			Las Vegas	NV		89122-4221
	River Oaks Mobile Home Park	Resident Space # 129	5300 E Desert Inn Rd			Las Vegas	NV		89122-4221
	River Oaks Mobile Home Park	Resident Space # 130	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 131	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 132	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 133	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 134	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 135	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 136	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 137	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 138	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 139	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 140	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 141	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 142	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 143	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 144	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 145	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 146	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 147	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 148	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 149	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 150	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 151	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 152	5300 E Desert Inn Rd			Las Vegas	NV		89122-4222
	River Oaks Mobile Home Park	Resident Space # 153	5300 E Desert Inn Rd			Las Vegas	NV		89122-4222
	River Oaks Mobile Home Park	Resident Space # 154	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 155	5300 E Desert Inn Rd			Las Vegas	NV		89122-4039
	River Oaks Mobile Home Park	Resident Space # 156	5300 E Desert Inn Rd			Las Vegas	NV		89122-4039
	River Oaks Mobile Home Park	Resident Space # 157	5300 E Desert Inn Rd			Las Vegas	NV		89122-4039
	River Oaks Mobile Home Park	Resident Space # 158	5300 E Desert Inn Rd			Las Vegas	NV		89122-4039
	River Oaks Mobile Home Park	Resident Space # 159	5300 E Desert Inn Rd			Las Vegas	NV		89122-4039
	River Oaks Mobile Home Park	Resident Space # 160	5300 E Desert Inn Rd			Las Vegas	NV		89122-4039
	River Oaks Mobile Home Park	Resident Space # 161	5300 E Desert Inn Rd			Las Vegas	NV		89122-4039
	River Oaks Mobile Home Park	Resident Space # 162	5300 E Desert Inn Rd			Las Vegas	NV		89122-4039
	River Oaks Mobile Home Park	Resident Space # 163	5300 E Desert Inn Rd			Las Vegas	NV		89122-4039

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 164	5300 E Desert Inn Rd			Las Vegas	NV		89122-4039
	River Oaks Mobile Home Park	Resident Space # 165	5300 E Desert Inn Rd			Las Vegas	NV		89122-4087
	River Oaks Mobile Home Park	Resident Space # 166	5300 E Desert Inn Rd			Las Vegas	NV		89122-4087
	River Oaks Mobile Home Park	Resident Space # 167	5300 E Desert Inn Rd			Las Vegas	NV		89122-4087
	River Oaks Mobile Home Park	Resident Space # 168	5300 E Desert Inn Rd			Las Vegas	NV		89122-4087
	River Oaks Mobile Home Park	Resident Space # 169	5300 E Desert Inn Rd			Las Vegas	NV		89122-4087
	River Oaks Mobile Home Park	Resident Space # 170	5300 E Desert Inn Rd			Las Vegas	NV		89122-4087
	River Oaks Mobile Home Park	Resident Space # 171	5300 E Desert Inn Rd			Las Vegas	NV		89122-4087
	River Oaks Mobile Home Park	Resident Space # 172	5300 E Desert Inn Rd			Las Vegas	NV		89122-4087
	River Oaks Mobile Home Park	Resident Space # 173	5300 E Desert Inn Rd			Las Vegas	NV		89122-4087
	River Oaks Mobile Home Park	Resident Space # 174	5300 E Desert Inn Rd			Las Vegas	NV		89122-4087
	River Oaks Mobile Home Park	Resident Space # 175	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 176	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 177	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 178	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 179	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 180	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 181	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 182	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 183	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 184	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 185	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 186	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 187	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 188	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 189	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 190	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 191	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 192	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 193	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 194	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 195	5300 E Desert Inn Rd			Las Vegas	NV		89122-4088
	River Oaks Mobile Home Park	Resident Space # 196	5300 E Desert Inn Rd			Las Vegas	NV		89122-4088
	River Oaks Mobile Home Park	Resident Space # 197	5300 E Desert Inn Rd			Las Vegas	NV		89122-4088
	River Oaks Mobile Home Park	Resident Space # 198	5300 E Desert Inn Rd			Las Vegas	NV		89122-4088
	River Oaks Mobile Home Park	Resident Space # 199	5300 E Desert Inn Rd			Las Vegas	NV		89122-4088
	River Oaks Mobile Home Park	Resident Space # 200	5300 E Desert Inn Rd			Las Vegas	NV		89122-4088
	River Oaks Mobile Home Park	Resident Space # 201	5300 E Desert Inn Rd			Las Vegas	NV		89122-4088
	River Oaks Mobile Home Park	Resident Space # 202	5300 E Desert Inn Rd			Las Vegas	NV		89122-4223
	River Oaks Mobile Home Park	Resident Space # 203	5300 E Desert Inn Rd			Las Vegas	NV		89122-4223
	River Oaks Mobile Home Park	Resident Space # 204	5300 E Desert Inn Rd			Las Vegas	NV		89122-4074
	River Oaks Mobile Home Park	Resident Space # 205	5300 E Desert Inn Rd			Las Vegas	NV		89122-4074
	River Oaks Mobile Home Park	Resident Space # 206	5300 E Desert Inn Rd			Las Vegas	NV		89122-4074
	River Oaks Mobile Home Park	Resident Space # 207	5300 E Desert Inn Rd			Las Vegas	NV		89122-4074
	River Oaks Mobile Home Park	Resident Space # 208	5300 E Desert Inn Rd			Las Vegas	NV		89122-4074
	River Oaks Mobile Home Park	Resident Space # 209	5300 E Desert Inn Rd			Las Vegas	NV		89122-4074
	River Oaks Mobile Home Park	Resident Space # 210	5300 E Desert Inn Rd			Las Vegas	NV		89122-4074
	River Oaks Mobile Home Park	Resident Space # 211	5300 E Desert Inn Rd			Las Vegas	NV		89122-4074
	River Oaks Mobile Home Park	Resident Space # 212	5300 E Desert Inn Rd			Las Vegas	NV		89122-4093
	River Oaks Mobile Home Park	Resident Space # 213	5300 E Desert Inn Rd			Las Vegas	NV		89122-4093
	River Oaks Mobile Home Park	Resident Space # 214	5300 E Desert Inn Rd			Las Vegas	NV		89122-4093
	River Oaks Mobile Home Park	Resident Space # 215	5300 E Desert Inn Rd			Las Vegas	NV		89122-4093
	River Oaks Mobile Home Park	Resident Space # 216	5300 E Desert Inn Rd			Las Vegas	NV		89122-4093
	River Oaks Mobile Home Park	Resident Space # 217	5300 E Desert Inn Rd			Las Vegas	NV		89122-4093
	River Oaks Mobile Home Park	Resident Space # 218	5300 E Desert Inn Rd			Las Vegas	NV		89122-4093
	River Oaks Mobile Home Park	Resident Space # 219	5300 E Desert Inn Rd			Las Vegas	NV		89122-4093

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 220	5300 E Desert Inn Rd			Las Vegas	NV		89122-4093
	River Oaks Mobile Home Park	Resident Space # 221	5300 E Desert Inn Rd			Las Vegas	NV		89122-4093
	River Oaks Mobile Home Park	Resident Space # 222	5300 E Desert Inn Rd			Las Vegas	NV		89122-4094
	River Oaks Mobile Home Park	Resident Space # 223	5300 E Desert Inn Rd			Las Vegas	NV		89122-4094
	River Oaks Mobile Home Park	Resident Space # 224	5300 E Desert Inn Rd			Las Vegas	NV		89122-4094
	River Oaks Mobile Home Park	Resident Space # 225	5300 E Desert Inn Rd			Las Vegas	NV		89122-4074
	River Oaks Mobile Home Park	Resident Space # 226	5300 E Desert Inn Rd			Las Vegas	NV		89122-4074
	River Oaks Mobile Home Park	Resident Space # 227	5300 E Desert Inn Rd			Las Vegas	NV		89122-4224
	River Oaks Mobile Home Park	Resident Space # 228	5300 E Desert Inn Rd			Las Vegas	NV		89122-4224
	River Oaks Mobile Home Park	Resident Space # 229	5300 E Desert Inn Rd			Las Vegas	NV		89122-4056
	River Oaks Mobile Home Park	Resident Space # 230	5300 E Desert Inn Rd			Las Vegas	NV		89122-4056
	River Oaks Mobile Home Park	Resident Space # 231	5300 E Desert Inn Rd			Las Vegas	NV		89122-4056
	River Oaks Mobile Home Park	Resident Space # 232	5300 E Desert Inn Rd			Las Vegas	NV		89122-4056
	River Oaks Mobile Home Park	Resident Space # 233	5300 E Desert Inn Rd			Las Vegas	NV		89122-4056
	River Oaks Mobile Home Park	Resident Space # 234	5300 E Desert Inn Rd			Las Vegas	NV		89122-4056
	River Oaks Mobile Home Park	Resident Space # 235	5300 E Desert Inn Rd			Las Vegas	NV		89122-4056
	River Oaks Mobile Home Park	Resident Space # 236	5300 E Desert Inn Rd			Las Vegas	NV		89122-4056
	River Oaks Mobile Home Park	Resident Space # 237	5300 E Desert Inn Rd			Las Vegas	NV		89122-4056
	River Oaks Mobile Home Park	Resident Space # 238	5300 E Desert Inn Rd			Las Vegas	NV		89122-4056
	River Oaks Mobile Home Park	Resident Space # 239	5300 E Desert Inn Rd			Las Vegas	NV		89122-4089
	River Oaks Mobile Home Park	Resident Space # 240	5300 E Desert Inn Rd			Las Vegas	NV		89122-4089
	River Oaks Mobile Home Park	Resident Space # 241	5300 E Desert Inn Rd			Las Vegas	NV		89122-4089
	River Oaks Mobile Home Park	Resident Space # 242	5300 E Desert Inn Rd			Las Vegas	NV		89122-4089
	River Oaks Mobile Home Park	Resident Space # 243	5300 E Desert Inn Rd			Las Vegas	NV		89122-4089
	River Oaks Mobile Home Park	Resident Space # 244	5300 E Desert Inn Rd			Las Vegas	NV		89122-4089
	River Oaks Mobile Home Park	Resident Space # 245	5300 E Desert Inn Rd			Las Vegas	NV		89122-4089
	River Oaks Mobile Home Park	Resident Space # 246	5300 E Desert Inn Rd			Las Vegas	NV		89122-4089
	River Oaks Mobile Home Park	Resident Space # 247	5300 E Desert Inn Rd			Las Vegas	NV		89122-4089

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 248	5300 E Desert Inn Rd			Las Vegas	NV		89122-4089
	River Oaks Mobile Home Park	Resident Space # 249	5300 E Desert Inn Rd			Las Vegas	NV		89122-4090
	River Oaks Mobile Home Park	Resident Space # 250	5300 E Desert Inn Rd			Las Vegas	NV		89122-4090
	River Oaks Mobile Home Park	Resident Space # 251	5300 E Desert Inn Rd			Las Vegas	NV		89122-4090
	River Oaks Mobile Home Park	Resident Space # 252	5300 E Desert Inn Rd			Las Vegas	NV		89122-4090
	River Oaks Mobile Home Park	Resident Space # 253	5300 E Desert Inn Rd			Las Vegas	NV		89122-4090
	River Oaks Mobile Home Park	Resident Space # 254	5300 E Desert Inn Rd			Las Vegas	NV		89122-4090
	River Oaks Mobile Home Park	Resident Space # 255	5300 E Desert Inn Rd			Las Vegas	NV		89122-4090
	River Oaks Mobile Home Park	Resident Space # 256	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 257	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 258	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 259	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 260	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 261	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 262	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 263	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 264	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 265	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 266	5300 E Desert Inn Rd			Las Vegas	NV		89122-4091
	River Oaks Mobile Home Park	Resident Space # 267	5300 E Desert Inn Rd			Las Vegas	NV		89122-4091
	River Oaks Mobile Home Park	Resident Space # 268	5300 E Desert Inn Rd			Las Vegas	NV		89122-4091
	River Oaks Mobile Home Park	Resident Space # 269	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 270	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 271	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 272	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 273	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 274	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 275	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 276	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 277	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 278	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 279	5300 E Desert Inn Rd			Las Vegas	NV		89122-4217
	River Oaks Mobile Home Park	Resident Space # 280	5300 E Desert Inn Rd			Las Vegas	NV		89122-4217
	River Oaks Mobile Home Park	Resident Space # 281	5300 E Desert Inn Rd			Las Vegas	NV		89122-4092
	River Oaks Mobile Home Park	Resident Space # 282	5300 E Desert Inn Rd			Las Vegas	NV		89122-4092
	River Oaks Mobile Home Park	Resident Space # 283	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 284	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 285	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 286	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 287	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 288	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 289	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 290	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 291	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 292	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 293	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 294	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 295	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 296	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 297	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 298	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 299	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 300	5300 E Desert Inn Rd			Las Vegas	NV		89122-4095
	River Oaks Mobile Home Park	Resident Space # 301	5300 E Desert Inn Rd			Las Vegas	NV		89122-4095
	River Oaks Mobile Home Park	Resident Space # 302	5300 E Desert Inn Rd			Las Vegas	NV		89122-4095
	River Oaks Mobile Home Park	Resident Space # 303	5300 E Desert Inn Rd			Las Vegas	NV		89122-4095

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 304	5300 E Desert Inn Rd			Las Vegas	NV		89122-4095
	River Oaks Mobile Home Park	Resident Space # 305	5300 E Desert Inn Rd			Las Vegas	NV		89122-4095
	River Oaks Mobile Home Park	Resident Space # 306	5300 E Desert Inn Rd			Las Vegas	NV		89122-4095
	Valley Vista Mobile Home Park	Resident Space # 1	3001 Cabana Dr			Las Vegas	NV		89122-4062
	Valley Vista Mobile Home Park	Resident Space # 2	3001 Cabana Dr			Las Vegas	NV		89122-4062
	Valley Vista Mobile Home Park	Resident Space # 3	3001 Cabana Dr			Las Vegas	NV		89122-4062
	Valley Vista Mobile Home Park	Resident Space # 4	3001 Cabana Dr			Las Vegas	NV		89122-4062
	Valley Vista Mobile Home Park	Resident Space # 5	3001 Cabana Dr			Las Vegas	NV		89122-4062
	Valley Vista Mobile Home Park	Resident Space # 6	3001 Cabana Dr			Las Vegas	NV		89122-4062
	Valley Vista Mobile Home Park	Resident Space # 7	3001 Cabana Dr			Las Vegas	NV		89122-4062
	Valley Vista Mobile Home Park	Resident Space # 8	3001 Cabana Dr			Las Vegas	NV		89122-4062
	Valley Vista Mobile Home Park	Resident Space # 9	3001 Cabana Dr			Las Vegas	NV		89122-4062
	Valley Vista Mobile Home Park	Resident Space # 10	3001 Cabana Dr			Las Vegas	NV		89122-4062
	Valley Vista Mobile Home Park	Resident Space # 11	3001 Cabana Dr			Las Vegas	NV		89122-4098
	Valley Vista Mobile Home Park	Resident Space # 12	3001 Cabana Dr			Las Vegas	NV		89122-4098
	Valley Vista Mobile Home Park	Resident Space # 13	3001 Cabana Dr			Las Vegas	NV		89122-4098
	Valley Vista Mobile Home Park	Resident Space # 14	3001 Cabana Dr			Las Vegas	NV		89122-4098
	Valley Vista Mobile Home Park	Resident Space # 15	3001 Cabana Dr			Las Vegas	NV		89122-4098
	Valley Vista Mobile Home Park	Resident Space # 16	3001 Cabana Dr			Las Vegas	NV		89122-4098
	Valley Vista Mobile Home Park	Resident Space # 17	3001 Cabana Dr			Las Vegas	NV		89122-4098
	Valley Vista Mobile Home Park	Resident Space # 18	3001 Cabana Dr			Las Vegas	NV		89122-4098
	Valley Vista Mobile Home Park	Resident Space # 19	3001 Cabana Dr			Las Vegas	NV		89122-4098
	Valley Vista Mobile Home Park	Resident Space # 20	3001 Cabana Dr			Las Vegas	NV		89122-4098
	Valley Vista Mobile Home Park	Resident Space # 21	3001 Cabana Dr			Las Vegas	NV		89122-4099
	Valley Vista Mobile Home Park	Resident Space # 22	3001 Cabana Dr			Las Vegas	NV		89122-4099
	Valley Vista Mobile Home Park	Resident Space # 23	3001 Cabana Dr			Las Vegas	NV		89122-4099
	Valley Vista Mobile Home Park	Resident Space # 24	3001 Cabana Dr			Las Vegas	NV		89122-4099
	Valley Vista Mobile Home Park	Resident Space # 25	3001 Cabana Dr			Las Vegas	NV		89122-4099

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	Valley Vista Mobile Home Park	Resident Space # 26	3001 Cabana Dr			Las Vegas	NV		89122-4099
	Valley Vista Mobile Home Park	Resident Space # 27	3001 Cabana Dr			Las Vegas	NV		89122-4099
	Valley Vista Mobile Home Park	Resident Space # 28	3001 Cabana Dr			Las Vegas	NV		89122-4099
	Valley Vista Mobile Home Park	Resident Space # 29	3001 Cabana Dr			Las Vegas	NV		89122-4099
	Valley Vista Mobile Home Park	Resident Space # 30	3001 Cabana Dr			Las Vegas	NV		89122-4099
	Valley Vista Mobile Home Park	Resident Space # 31	3001 Cabana Dr			Las Vegas	NV		89122-4200
	Valley Vista Mobile Home Park	Resident Space # 32	3001 Cabana Dr			Las Vegas	NV		89122-4200
	Valley Vista Mobile Home Park	Resident Space # 33	3001 Cabana Dr			Las Vegas	NV		89122-4200
	Valley Vista Mobile Home Park	Resident Space # 34	3001 Cabana Dr			Las Vegas	NV		89122-4200
	Valley Vista Mobile Home Park	Resident Space # 35	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 36	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 37	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 38	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 39	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 40	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 41	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 42	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 43	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 44	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 45	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 46	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 47	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 48	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 49	3001 Cabana Dr			Las Vegas	NV		89122-4201
	Valley Vista Mobile Home Park	Resident Space # 50	3001 Cabana Dr			Las Vegas	NV		89122-4201
	Valley Vista Mobile Home Park	Resident Space # 51	3001 Cabana Dr			Las Vegas	NV		89122-4201
	Valley Vista Mobile Home Park	Resident Space # 52	3001 Cabana Dr			Las Vegas	NV		89122-4201
	Valley Vista Mobile Home Park	Resident Space # 53	3001 Cabana Dr			Las Vegas	NV		89122-4201

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	Valley Vista Mobile Home Park	Resident Space # 54	3001 Cabana Dr			Las Vegas	NV		89122-4201
	Valley Vista Mobile Home Park	Resident Space # 55	3001 Cabana Dr			Las Vegas	NV		89122-4201
	Valley Vista Mobile Home Park	Resident Space # 56	3001 Cabana Dr			Las Vegas	NV		89122-4201
	Valley Vista Mobile Home Park	Resident Space # 57	3001 Cabana Dr			Las Vegas	NV		89122-4201
	Valley Vista Mobile Home Park	Resident Space # 58	3001 Cabana Dr			Las Vegas	NV		89122-4201
	Valley Vista Mobile Home Park	Resident Space # 59	3001 Cabana Dr			Las Vegas	NV		89122-4202
	Valley Vista Mobile Home Park	Resident Space # 60	3001 Cabana Dr			Las Vegas	NV		89122-4202
	Valley Vista Mobile Home Park	Resident Space # 61	3001 Cabana Dr			Las Vegas	NV		89122-4202
	Valley Vista Mobile Home Park	Resident Space # 62	3001 Cabana Dr			Las Vegas	NV		89122-4202
	Valley Vista Mobile Home Park	Resident Space # 63	3001 Cabana Dr			Las Vegas	NV		89122-4202
	Valley Vista Mobile Home Park	Resident Space # 64	3001 Cabana Dr			Las Vegas	NV		89122-4202
	Valley Vista Mobile Home Park	Resident Space # 65	3001 Cabana Dr			Las Vegas	NV		89122-4202
	Valley Vista Mobile Home Park	Resident Space # 66	3001 Cabana Dr			Las Vegas	NV		89122-4202
	Valley Vista Mobile Home Park	Resident Space # 67	3001 Cabana Dr			Las Vegas	NV		89122-4202
	Valley Vista Mobile Home Park	Resident Space # 68	3001 Cabana Dr			Las Vegas	NV		89122-4202
	Valley Vista Mobile Home Park	Resident Space # 69	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 70	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 71	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 72	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 73	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 74	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 75	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 76	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 77	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 78	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 79	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 80	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 81	3001 Cabana Dr			Las Vegas	NV		89122-4064

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	Valley Vista Mobile Home Park	Resident Space # 82	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 83	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 84	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 85	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 86	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 87	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 88	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 89	3001 Cabana Dr			Las Vegas	NV		89122-4203
	Valley Vista Mobile Home Park	Resident Space # 90	3001 Cabana Dr			Las Vegas	NV		89122-4203
	Valley Vista Mobile Home Park	Resident Space # 91	3001 Cabana Dr			Las Vegas	NV		89122-4203
	Valley Vista Mobile Home Park	Resident Space # 92	3001 Cabana Dr			Las Vegas	NV		89122-4203
	Valley Vista Mobile Home Park	Resident Space # 93	3001 Cabana Dr			Las Vegas	NV		89122-4203
	Valley Vista Mobile Home Park	Resident Space # 94	3001 Cabana Dr			Las Vegas	NV		89122-4203
	Valley Vista Mobile Home Park	Resident Space # 95	3001 Cabana Dr			Las Vegas	NV		89122-4203
	Valley Vista Mobile Home Park	Resident Space # 96	3001 Cabana Dr			Las Vegas	NV		89122-4203
	Valley Vista Mobile Home Park	Resident Space # 97	3001 Cabana Dr			Las Vegas	NV		89122-4203
	Valley Vista Mobile Home Park	Resident Space # 98	3001 Cabana Dr			Las Vegas	NV		89122-4203
	Valley Vista Mobile Home Park	Resident Space # 99	3001 Cabana Dr			Las Vegas	NV		89122-4204
	Valley Vista Mobile Home Park	Resident Space # 100	3001 Cabana Dr			Las Vegas	NV		89122-4204
	Valley Vista Mobile Home Park	Resident Space # 101	3001 Cabana Dr			Las Vegas	NV		89122-4204
	Valley Vista Mobile Home Park	Resident Space # 102	3001 Cabana Dr			Las Vegas	NV		89122-4204
	Valley Vista Mobile Home Park	Resident Space # 103	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 104	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 105	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 106	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 107	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 108	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 109	3001 Cabana Dr			Las Vegas	NV		89122-4065

PPLRL_0317

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	Valley Vista Mobile Home Park	Resident Space # 110	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 111	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 112	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 113	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 114	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 115	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 116	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 117	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 118	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 119	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 120	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 121	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 122	3001 Cabana Dr			Las Vegas	NV		89122-4205
	Valley Vista Mobile Home Park	Resident Space # 123	3001 Cabana Dr			Las Vegas	NV		89122-4205
	Valley Vista Mobile Home Park	Resident Space # 124	3001 Cabana Dr			Las Vegas	NV		89122-4205
	Valley Vista Mobile Home Park	Resident Space # 125	3001 Cabana Dr			Las Vegas	NV		89122-4251
	Valley Vista Mobile Home Park	Resident Space # 126	3001 Cabana Dr			Las Vegas	NV		89122-4251
	Valley Vista Mobile Home Park	Resident Space # 127	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 128	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 129	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 130	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 131	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 132	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 133	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 134	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 135	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 136	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 137	3001 Cabana Dr			Las Vegas	NV		89122-4206

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	Valley Vista Mobile Home Park	Resident Space # 138	3001 Cabana Dr			Las Vegas	NV		89122-4206
	Valley Vista Mobile Home Park	Resident Space # 139	3001 Cabana Dr			Las Vegas	NV		89122-4206
	Valley Vista Mobile Home Park	Resident Space # 140	3001 Cabana Dr			Las Vegas	NV		89122-4206
	Valley Vista Mobile Home Park	Resident Space # 141	3001 Cabana Dr			Las Vegas	NV		89122-4206
	Valley Vista Mobile Home Park	Resident Space # 142	3001 Cabana Dr			Las Vegas	NV		89122-4206
	Valley Vista Mobile Home Park	Resident Space # 143	3001 Cabana Dr			Las Vegas	NV		89122-4206
	Valley Vista Mobile Home Park	Resident Space # 144	3001 Cabana Dr			Las Vegas	NV		89122-4206
	Valley Vista Mobile Home Park	Resident Space # 145	3001 Cabana Dr			Las Vegas	NV		89122-4206
	Valley Vista Mobile Home Park	Resident Space # 146	3001 Cabana Dr			Las Vegas	NV		89122-4206
	Valley Vista Mobile Home Park	Resident Space # 147	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 148	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 149	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 150	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 151	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 152	3001 Cabana Dr			Las Vegas	NV		89122-4225
	Valley Vista Mobile Home Park	Resident Space # 153	3001 Cabana Dr			Las Vegas	NV		89122-4225
	Valley Vista Mobile Home Park	Resident Space # 154	3001 Cabana Dr			Las Vegas	NV		89122-4225
	Valley Vista Mobile Home Park	Resident Space # 155	3001 Cabana Dr			Las Vegas	NV		89122-4225
	Valley Vista Mobile Home Park	Resident Space # 156	3001 Cabana Dr			Las Vegas	NV		89122-4225
	Valley Vista Mobile Home Park	Resident Space # 157	3001 Cabana Dr			Las Vegas	NV		89122-4225
	Valley Vista Mobile Home Park	Resident Space # 158	3001 Cabana Dr			Las Vegas	NV		89122-4225
	Valley Vista Mobile Home Park	Resident Space # 159	3001 Cabana Dr			Las Vegas	NV		89122-4067
	Valley Vista Mobile Home Park	Resident Space # 160	3001 Cabana Dr			Las Vegas	NV		89122-4067
	Valley Vista Mobile Home Park	Resident Space # 161	3001 Cabana Dr			Las Vegas	NV		89122-4067
	Valley Vista Mobile Home Park	Resident Space # 162	3001 Cabana Dr			Las Vegas	NV		89122-4067
	Valley Vista Mobile Home Park	Resident Space # 163	3001 Cabana Dr			Las Vegas	NV		89122-4067
	Valley Vista Mobile Home Park	Resident Space # 164	3001 Cabana Dr			Las Vegas	NV		89122-4067
	Valley Vista Mobile Home Park	Resident Space # 165	3001 Cabana Dr			Las Vegas	NV		89122-4207

PPLRL_0319

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	Valley Vista Mobile Home Park	Resident Space # 166	3001 Cabana Dr			Las Vegas	NV		89122-4207
	Valley Vista Mobile Home Park	Resident Space # 167	3001 Cabana Dr			Las Vegas	NV		89122-4207
	Valley Vista Mobile Home Park	Resident Space # 168	3001 Cabana Dr			Las Vegas	NV		89122-4207
	Valley Vista Mobile Home Park	Resident Space # 169	3001 Cabana Dr			Las Vegas	NV		89122-4207
	Valley Vista Mobile Home Park	Resident Space # 170	3001 Cabana Dr			Las Vegas	NV		89122-4207
	Valley Vista Mobile Home Park	Resident Space # 171	3001 Cabana Dr			Las Vegas	NV		89122-4207
	Valley Vista Mobile Home Park	Resident Space # 172	3001 Cabana Dr			Las Vegas	NV		89122-4207
	Valley Vista Mobile Home Park	Resident Space # 173	3001 Cabana Dr			Las Vegas	NV		89122-4207
	Valley Vista Mobile Home Park	Resident Space # 174	3001 Cabana Dr			Las Vegas	NV		89122-4207
	Valley Vista Mobile Home Park	Resident Space # 175	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 176	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 177	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 178	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 179	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 180	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 181	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 182	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 183	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 184	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 185	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 186	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 187	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 188	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 189	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 190	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 191	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 192	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 193	3001 Cabana Dr			Las Vegas	NV		89122-4068

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	Valley Vista Mobile Home Park	Resident Space # 194	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 195	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 196	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 197	3001 Cabana Dr			Las Vegas	NV		89122-4209
	Valley Vista Mobile Home Park	Resident Space # 198	3001 Cabana Dr			Las Vegas	NV		89122-4209
	Valley Vista Mobile Home Park	Resident Space # 199	3001 Cabana Dr			Las Vegas	NV		89122-4209
	Valley Vista Mobile Home Park	Resident Space # 200	3001 Cabana Dr			Las Vegas	NV		89122-4209
	Valley Vista Mobile Home Park	Resident Space # 201	3001 Cabana Dr			Las Vegas	NV		89122-4209
	Valley Vista Mobile Home Park	Resident Space # 202	3001 Cabana Dr			Las Vegas	NV		89122-4226
	Valley Vista Mobile Home Park	Resident Space # 203	3001 Cabana Dr			Las Vegas	NV		89122-4226
	Valley Vista Mobile Home Park	Resident Space # 204	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 205	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 206	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 207	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 208	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 209	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 210	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 211	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 212	3001 Cabana Dr			Las Vegas	NV		89122-4210
	Valley Vista Mobile Home Park	Resident Space # 213	3001 Cabana Dr			Las Vegas	NV		89122-4210
	Valley Vista Mobile Home Park	Resident Space # 214	3001 Cabana Dr			Las Vegas	NV		89122-4210
	Valley Vista Mobile Home Park	Resident Space # 215	3001 Cabana Dr			Las Vegas	NV		89122-4210
	Valley Vista Mobile Home Park	Resident Space # 216	3001 Cabana Dr			Las Vegas	NV		89122-4210
	Valley Vista Mobile Home Park	Resident Space # 217	3001 Cabana Dr			Las Vegas	NV		89122-4210
	Valley Vista Mobile Home Park	Resident Space # 218	3001 Cabana Dr			Las Vegas	NV		89122-4210
	Valley Vista Mobile Home Park	Resident Space # 219	3001 Cabana Dr			Las Vegas	NV		89122-4210
	Valley Vista Mobile Home Park	Resident Space # 220	3001 Cabana Dr			Las Vegas	NV		89122-4210
	Valley Vista Mobile Home Park	Resident Space # 221	3001 Cabana Dr			Las Vegas	NV		89122-4210

PPLRL_0321

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	Valley Vista Mobile Home Park	Resident Space # 222	3001 Cabana Dr			Las Vegas	NV		89122-4211
	Valley Vista Mobile Home Park	Resident Space # 223	3001 Cabana Dr			Las Vegas	NV		89122-4211
	Valley Vista Mobile Home Park	Resident Space # 224	3001 Cabana Dr			Las Vegas	NV		89122-4211
	Valley Vista Mobile Home Park	Resident Space # 225	3001 Cabana Dr			Las Vegas	NV		89122-4211
	Valley Vista Mobile Home Park	Resident Space # 226	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 227	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 228	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 229	3001 Cabana Dr			Las Vegas	NV		89122-4070
	Valley Vista Mobile Home Park	Resident Space # 230	3001 Cabana Dr			Las Vegas	NV		89122-4070
	Valley Vista Mobile Home Park	Resident Space # 231	3001 Cabana Dr			Las Vegas	NV		89122-4070
	Valley Vista Mobile Home Park	Resident Space # 232	3001 Cabana Dr			Las Vegas	NV		89122-4070
	Valley Vista Mobile Home Park	Resident Space # 233	3001 Cabana Dr			Las Vegas	NV		89122-4070
	Valley Vista Mobile Home Park	Resident Space # 234	3001 Cabana Dr			Las Vegas	NV		89122-4070
	Valley Vista Mobile Home Park	Resident Space # 235	3001 Cabana Dr			Las Vegas	NV		89122-4070
	Valley Vista Mobile Home Park	Resident Space # 236	3001 Cabana Dr			Las Vegas	NV		89122-4070
	Valley Vista Mobile Home Park	Resident Space # 237	3001 Cabana Dr			Las Vegas	NV		89122-4070
	Valley Vista Mobile Home Park	Resident Space # 238	3001 Cabana Dr			Las Vegas	NV		89122-4070
	Valley Vista Mobile Home Park	Resident Space # 239	3001 Cabana Dr			Las Vegas	NV		89122-4212
	Valley Vista Mobile Home Park	Resident Space # 240	3001 Cabana Dr			Las Vegas	NV		89122-4212
	Valley Vista Mobile Home Park	Resident Space # 241	3001 Cabana Dr			Las Vegas	NV		89122-4212
	Valley Vista Mobile Home Park	Resident Space # 242	3001 Cabana Dr			Las Vegas	NV		89122-4212
	Valley Vista Mobile Home Park	Resident Space # 243	3001 Cabana Dr			Las Vegas	NV		89122-4212
	Valley Vista Mobile Home Park	Resident Space # 244	3001 Cabana Dr			Las Vegas	NV		89122-4212
	Valley Vista Mobile Home Park	Resident Space # 245	3001 Cabana Dr			Las Vegas	NV		89122-4212
	Valley Vista Mobile Home Park	Resident Space # 246	3001 Cabana Dr			Las Vegas	NV		89122-4212
	Valley Vista Mobile Home Park	Resident Space # 247	3001 Cabana Dr			Las Vegas	NV		89122-4212
	Valley Vista Mobile Home Park	Resident Space # 248	3001 Cabana Dr			Las Vegas	NV		89122-4212
	Valley Vista Mobile Home Park	Resident Space # 249	3001 Cabana Dr			Las Vegas	NV		89122-4213

PPLRL_0322

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	Valley Vista Mobile Home Park	Resident Space # 250	3001 Cabana Dr			Las Vegas	NV		89122-4213
	Valley Vista Mobile Home Park	Resident Space # 251	3001 Cabana Dr			Las Vegas	NV		89122-4213
	Valley Vista Mobile Home Park	Resident Space # 252	3001 Cabana Dr			Las Vegas	NV		89122-4213
	Valley Vista Mobile Home Park	Resident Space # 253	3001 Cabana Dr			Las Vegas	NV		89122-4213
	Valley Vista Mobile Home Park	Resident Space # 254	3001 Cabana Dr			Las Vegas	NV		89122-4213
	Valley Vista Mobile Home Park	Resident Space # 255	3001 Cabana Dr			Las Vegas	NV		89122-4213
	Valley Vista Mobile Home Park	Resident Space # 256	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 257	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 258	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 259	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 260	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 261	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 262	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 263	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 264	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 265	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 266	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 267	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 268	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 269	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 270	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 271	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 272	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 273	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 274	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 275	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 276	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 277	3001 Cabana Dr			Las Vegas	NV		89122-4071

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	Valley Vista Mobile Home Park	Resident Space # 278	3001 Cabana Dr			Las Vegas	NV		89122-4214
	Valley Vista Mobile Home Park	Resident Space # 279	3001 Cabana Dr			Las Vegas	NV		89122-4214
	Valley Vista Mobile Home Park	Resident Space # 280	3001 Cabana Dr			Las Vegas	NV		89122-4214
	Valley Vista Mobile Home Park	Resident Space # 281	3001 Cabana Dr			Las Vegas	NV		89122-4214
	Valley Vista Mobile Home Park	Resident Space # 282	3001 Cabana Dr			Las Vegas	NV		89122-4227
	Valley Vista Mobile Home Park	Resident Space # 283	3001 Cabana Dr			Las Vegas	NV		89122-4072
	Valley Vista Mobile Home Park	Resident Space # 284	3001 Cabana Dr			Las Vegas	NV		89122-4072
	Valley Vista Mobile Home Park	Resident Space # 285	3001 Cabana Dr			Las Vegas	NV		89122-4072
	Valley Vista Mobile Home Park	Resident Space # 286	3001 Cabana Dr			Las Vegas	NV		89122-4072
	Valley Vista Mobile Home Park	Resident Space # 287	3001 Cabana Dr			Las Vegas	NV		89122-4072
	Valley Vista Mobile Home Park	Resident Space # 288	3001 Cabana Dr			Las Vegas	NV		89122-4072
	Valley Vista Mobile Home Park	Resident Space # 289	3001 Cabana Dr			Las Vegas	NV		89122-4072
	Valley Vista Mobile Home Park	Resident Space # 290	3001 Cabana Dr			Las Vegas	NV		89122-4072
	Valley Vista Mobile Home Park	Resident Space # 291	3001 Cabana Dr			Las Vegas	NV		89122-4072
	Valley Vista Mobile Home Park	Resident Space # 292	3001 Cabana Dr			Las Vegas	NV		89122-4072
	Valley Vista Mobile Home Park	Resident Space # 293	3001 Cabana Dr			Las Vegas	NV		89122-4215
	Valley Vista Mobile Home Park	Resident Space # 294	3001 Cabana Dr			Las Vegas	NV		89122-4215
	Valley Vista Mobile Home Park	Resident Space # 295	3001 Cabana Dr			Las Vegas	NV		89122-4215
	Valley Vista Mobile Home Park	Resident Space # 296	3001 Cabana Dr			Las Vegas	NV		89122-4215
	Valley Vista Mobile Home Park	Resident Space # 297	3001 Cabana Dr			Las Vegas	NV		89122-4215
	Valley Vista Mobile Home Park	Resident Space # 298	3001 Cabana Dr			Las Vegas	NV		89122-4215
	Valley Vista Mobile Home Park	Resident Space # 299	3001 Cabana Dr			Las Vegas	NV		89122-4215
	Valley Vista Mobile Home Park	Resident Space # 300	3001 Cabana Dr			Las Vegas	NV		89122-4215
	Valley Vista Mobile Home Park	Resident Space # 301	3001 Cabana Dr			Las Vegas	NV		89122-4215
	Valley Vista Mobile Home Park	Resident Space # 302	3001 Cabana Dr			Las Vegas	NV		89122-4215
	Valley Vista Mobile Home Park	Resident Space # 303	3001 Cabana Dr			Las Vegas	NV		89122-4216
	Paradise Town Advisory Board	Attn: Maureen Helm	4713 Canna Drive	<null>		Las Vegas	NV		89122
	Sunrise Manor Town Advisory Board	Attn: Jill Nikovis-Leiva	10741 New Boro Avenue	<null>		Las Vegas	NV		89144

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108603004	ALBERTSON'S STORES SUB L L C		C/O PARADIGM TAX GROUP PO BOX 800729			DALLAS	TX		75380-0729
16108603005	VISTA CONVOY REALTY LTD		PO BOX 1610			COCKEYSVILLE	MD		21030
16108603007	L D NELLIS L L C		PO BOX 97821			LAS VEGAS	NV		89193-7821
16108603008	C A C L L C		2231 E DESERT INN RD			LAS VEGAS	NV		89169
16108611001	ELATION PROPERTIES L L C		3475 E TOMPKINS AVE			LAS VEGAS	NV		89121
16108611002	BALBASTRO RUBEN C & AMELIA A		2725 S NELLIS BLVD # 1117			LAS VEGAS	NV		89121
16108611003	SPERO SHANE E		2725 S NELLIS BLVD # 1120			LAS VEGAS	NV		89121-2094
16108611004	BARTHMAX LIVING TRUST	BARTH TETSUKO TRS	2725 S NELLIS BLVD UNIT 1119			LAS VEGAS	NV		89121
16108611005	PEREIRA ANA LUCIA		2725 S NELLIS BLVD # 2118			LAS VEGAS	NV		89121-7500
16108611006	GUZMAN PAUL G & SHERI L		1861 NAPOLEON DR			LAS VEGAS	NV		89156
16108611007	DORFF KEVIN		4537 POLK ST NE			COLUMBIA HEIGHTS	MN		55421
16108611008	CRUZ MARIANA		2725 S NELLIS BLVD # 2119			LAS VEGAS	NV		89121
16108611009	ORTIZ ALBERTINA MARIA		2725 S NELLIS BLVD			LAS VEGAS	NV		89121-2093
16108611010	GARBE REINHOLD G ETAL	KARWACKI-GARBE THERESA A	3226 WOODY LN			SAN JOSE	CA		95132
16108611011	CASTILLO ALEX R & SONIA P		2725 S NELLIS BLVD # 1108			LAS VEGAS	NV		89121
16108611012	ALVAREZ GLADYS F		2725 S NELLIS BLVD # 1107			LAS VEGAS	NV		89121-2093
16108611013	IVALDY PHILLIP	PFUSTERER MARIA	2725 S NELLIS BLVD # 2106			LAS VEGAS	NV		89121
16108611014	SORIA HENRY G		2725 S NELLIS BLVD # 2105			LAS VEGAS	NV		89121-7500
16108611015	EVERETT PERRY		2725 S NELLIS BLVD # 2108			LAS VEGAS	NV		89121
16108611016	GILES EVA		2725 S NELLIS BLVD # 2107			LAS VEGAS	NV		89121
16108611017	DAYBREAK FAMILY TRUST		2922 SALTILLO LN			LAS VEGAS	NV		89121
16108611018	SALOMONS BRUCE & SANDRA	SALOMONS JESSE	46 KING CLOSE			RED DEER	AB	CANADA	T4P 3P5
16108611019	CLEMENTE FAMILY TRUST	CLEMENTE DOMINIC MICHAEL & KATHRYN MARIE TRS	2725 S NELLIS BLVD # 1104			LAS VEGAS	NV		89121
16108611020	CLEMENTE RALPH		2725 S NELLIS BLVD # 1103			LAS VEGAS	NV		89121-2093
16108611021	DEAN LAMBUS FREDERICK		2725 S NELLIS BLVD # 2102			LAS VEGAS	NV		89121
16108611022	WOODS BARBARA		2072 82ND AVENUE			OAKLAND	CA		94621-2225
16108611023	STRINGER JASON		2725 S NELLIS BLVD # 2104			LAS VEGAS	NV		89121

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611024	BOWENS BRYANT L & ALISHEA		2725 S NELLIS BLVD # 2103			LAS VEGAS	NV		89121-7500
16108611025	GILREATH UNTOK		2725 S NELLIS BLVD 1098			LAS VEGAS	NV		89121
16108611026	MOLINA ANDRES		6912 ADOBE VILLA			LAS VEGAS	NV		89142-3710
16108611027	GONZALEZ JORGAN		30338 LAPASSADE CT			MURRIETA	CA		92563
16108611028	COURTIER BRIAN L	BIXLER LINDA D	2725 S NELLIS BLVD # 1099			LAS VEGAS	NV		89121
16108611029	MERCADO MARK ANTHONY ORDONA & EVERLY		2725 S NELLIS BLVD # 2098			LAS VEGAS	NV		89121
16108611030	THAYER FAMILY TRUST	THAYER DENNIS & SHIRLEY TRS	UNIT 117	2020 MULDOON RD		ANCHORAGE	AK		99504-3665
16108611031	MILLER WILLIAM C		2725 S NELLIS BLVD # 2100			LAS VEGAS	NV		89121
16108611032	HENDERSON EMMITT JR & ELIBERTA R		PO BOX 473			LA MESA	CA		91944-0473
16108611033	BLOCHBERGER CHARLES		2490 OAKCREST DR			PALM SPRINGS	CA		92264
16108611034	GRAY GERALD & JOY FAMILY TRUST	GRAY GERALD R & JOY TRS	2187 VALLEY DR			IDAHO FALLS	ID		83401-3232
16108611035	ROSS LONNIE C & SONYA I		2725 S NELLIS BLVD # 1088			LAS VEGAS	NV		89121
16108611036	GRADY ANTHONY DARNEL	ALEX- GRADY MERDEC MARIA	2725 S NELLIS BLVD UNIT 1087			LAS VEGAS	NV		89121-2093
16108611037	BROWN JAMES L & ROZA PETRIVNA		2725 S NELLIS BLVD UNIT 2086			LAS VEGAS	NV		89121
16108611038	CASALE JOHN G TRUST	CASALE JOHN G TRS	4935 MONTELEONE AVE			LAS VEGAS	NV		89141
16108611039	HUNT ROSEMARIE		2725 S NELLIS BLVD # 2088			LAS VEGAS	NV		89121
16108611040	LOONEY ALBERT ROE III		2725 S NELLIS BLVD # 2087			LAS VEGAS	NV		89121
16108611041	HENRY ROBERT THRALLS & NANCY M		2725 S NELLIS BLVD # 1082			LAS VEGAS	NV		89121-7724
16108611042	WELLS ALASKA COMMUNITY PPTY TR	WELLS RICHARD B & P K TRS	34411 KEYSTONE DR			SOLDOTNA	AK		99669
16108611043	BROWN JAMES L & ROZA P		2725 S NELLIS BLVD # 1084			LAS VEGAS	NV		89121-2093
16108611044	RODRIGUEZ JULIO CESAR		2725 NELLIS BLVD # 1083			LAS VEGAS	NV		89121
16108611045	REINER BRUCE		2725 S NELLIS BLVD # 2082			LAS VEGAS	NV		89121
16108611046	JOVIC JELENA		2725 S NELLIS BLVD # 2081			LAS VEGAS	NV		89121-7729
16108611047	KRAWCZYK BOGDAN		2725 S NELLIS BLVD # 2084			LAS VEGAS	NV		89121
16108611048	O'GRADY TARA		2725 S NELLIS BLVD # 2083			LAS VEGAS	NV		89121-7729
16108611049	BRILEY RUSSELL		2725 S NELLIS BLVD # 1078			LAS VEGAS	NV		89121

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611050	GARCIA LILLIAN & JOAQUIN		2725 S NELLIS BLVD # 1077			LAS VEGAS	NV		89121
16108611051	GALINDO JOSE		2725 S NELLIS BLVD # 1080			LAS VEGAS	NV		89121-7724
16108611052	IKEDA KENT J		2725 S NELLIS BLVD # 1079			LAS VEGAS	NV		89121
16108611053	SMITH SELENE		423 BROADWAY # 305			MILLBRAE	CA		94030
16108611054	DURHAM KEVYN		34 BELCHER ST APT 5			SAN FRANCISCO	CA		94114
16108611055	STERLING ROBERT & MARTHA TRUST	STERLING ROBERT L TRS	2725 S NELLIS BLVD # 2080			LAS VEGAS	NV		89121-7729
16108611056	GARCIA RICHARD TRUST	GARCIA RICHARD TRS	2725 S NELLIS BLVD # 2079			LAS VEGAS	NV		89121-2099
16108611057	BRYANT WILLIAM R		2725 S NELLIS BLVD # 1074			LAS VEGAS	NV		89121
16108611058	ALLEN LARRY BERNARD		2149 DALEY ST C			NORTH LAS VEGAS	NV		89030
16108611059	GAMA CHRISTIAN		2725 S NELLIS BLVD # 1076			LAS VEGAS	NV		89121
16108611060	VALDES ISABEL		2725 S NELLIS BLVD # 1075			LAS VEGAS	NV		89121-7724
16108611061	AL-TURKMANI & AYMAN		2725 S NELLIS BLVD # 2074			LAS VEGAS	NV		89121
16108611062	FERNANDEZ ISABEL MARIA		2725 S NELLIS BLVD # 2073			LAS VEGAS	NV		89121-2099
16108611063	FRAGAKIS JEAN		2725 NELLIS BLVD # 2076			LAS VEGAS	NV		89121-2099
16108611064	SMITH JEFFERY		2725 NELLIS BLVD 2075			LAS VEGAS	NV		89121
16108611065	BARRERA JESUS		1117 PLEASANT BROOK ST			LAS VEGAS	NV		89142
16108611066	BELLEROSE EDWARD J & JUANITA K		2725 S NELLIS BLVD # 1061			LAS VEGAS	NV		89121-2092
16108611067	BAKER RICHARD L		2725 S NELLIS BLVD # 1064			LAS VEGAS	NV		89121
16108611068	BRYAN-WHITE ANNISE		2725 S NELLIS BLVD # 1063			LAS VEGAS	NV		89121
16108611069	CASH LARRY DARNEL	CORBIN GLENDA LAGAR	2725 S NELLIS BLVD # 2062			LAS VEGAS	NV		89121-2099
16108611070	FELLER ANTHONY		2725 S NELLIS BLVD # 2061			LAS VEGAS	NV		89121-2099
16108611071	HURSH DALVANTE DUANE	HARPER BONNIE MAE	2725 S NELLIS BLVD # 2064			LAS VEGAS	NV		89121
16108611072	MARSHALL PHYLLIS J	SHIRKEY ANDREW W	2725 S NELLIS BLVD UNIT 2063			LAS VEGAS	NV		89121-2099
16108611073	IBARRA MAYLENIS PIEDRA		2725 S NELLIS BLVD # 1058			LAS VEGAS	NV		89121
16108611074	HERNANDEZ EVANGELINA		2725 S NELLIS BLVD UNIT 1057			LAS VEGAS	NV		89121
16108611075	MORALES GILBERT		2725 S NELLIS BLVD UNIT 1060			LAS VEGAS	NV		89121

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611076	PATTON SATONYA L ETAL	BELL LOUISE TRUST	2725 S NELLIS BLVD UNIT 1059			LAS VEGAS	NV		89121
16108611077	ZASADA ANTHONY	HOOK TIMOTHY TAI	2725 S NELLIS BLVD # 2058			LAS VEGAS	NV		89121-7502
16108611078	KOUNTZ DEBRA D		2725 S NELLIS BLVD UNIT 2057			LAS VEGAS	NV		89121
16108611079	VILLACARLOS ROMEO & GENEROSA		2725 S NELLIS BLVD # 2060			LAS VEGAS	NV		89121-2099
16108611080	SPROUL KRISTINA		2725 S NELLIS BLVD # 2059			LAS VEGAS	NV		89121
16108611081	VICUNA OSCAR		2725 S NELLIS BLVD # 1054			LAS VEGAS	NV		89121-2092
16108611082	REED PATTIE	DAVIS JAMES	2725 S NELLIS BLVD # 1053			LAS VEGAS	NV		89121-2092
16108611083	ELLIOTT RICHARD HARVEY		2725 S NELLIS BLVD UNIT 1056			LAS VEGAS	NV		89121
16108611084	LOTUS TRUST	NEHRU KUMUDA LOTUS TRS	2725 S NELLIS BLVD UNIT 1055			LAS VEGAS	NV		89121
16108611085	CRUZ NIKLWILLI L		2725 S NELLIS BLVD # 2054			LAS VEGAS	NV		89121
16108611086	RODRIGUEZ MARIBEL & LUIS		6159 HAYS COVE CT			LAS VEGAS	NV		89148
16108611087	SABEDRA DAVID		6518 PECAN GROVE CT			LAS VEGAS	NV		89142
16108611088	SACKS EMILIANO ADRIAN		2725 S NELLIS BLVD UNIT 2055			LAS VEGAS	NV		89121
16108611089	DANIGGELIS MONICA D REVOCABLE LIVING TRUST	DANIGGELIS MONICA D TRS	2725 S NELLIS BLVD # 1042			LAS VEGAS	NV		89121
16108611090	ALLEN LORIS		10620 VILLAGE RD			MORENO VALLEY	CA		92557-3959
16108611091	AZUCENA MARITZA L		7006 MURIETTA AVE			VAN NUYS	CA		91405-3316
16108611092	GUERRERO ERIKA R		2725 S NELLIS BLVD # 1043			LAS VEGAS	NV		89121
16108611093	SMITH ROBERT LEWIS & MARTHA ESTHER		2725 S NELLIS BLVD UNIT 2042			LAS VEGAS	NV		89121
16108611094	TROMP PAULA	JONES PAULETTE	4915 MAJOR DR			NEW ORLEANS	LA		70128
16108611095	SUMNER APRIL LEE & LEONARD ARTHUR JR		2725 S NELLIS BLVD # 2044			LAS VEGAS	NV		89121
16108611096	NEUSCHWANDER GERALD		2725 S NELLIS BLVD # 2043			LAS VEGAS	NV		89121
16108611097	MONTAGUE CAROLYN		2725 S NELLIS # 1038			LAS VEGAS	NV		89121
16108611098	KIPLING CHERYL A	DASCH ROBERT T	2725 S NELLIS BLVD # 1037			LAS VEGAS	NV		89121
16108611099	FAVORS YVETTE J	HARDIN LYNETTE	9323 S PEORIA ST			CHICAGO	IL		60620
16108611100	ASPEN SUMMIT VENTURES L L C		3137 E WARM SPRINGS RD # 100			LAS VEGAS	NV		89120

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611101	MAYNARD RONALD AUSTIN	FRASER LESLIE ANN	2725 S NELLIS BLVD # 2038			LAS VEGAS	NV		89121-2098
16108611102	CORBETT CHELSEA E		2725 S NELLIS BLVD # 2037			LAS VEGAS	NV		89121
16108611103	CALDERON SANDRA D FAMILY TRUST	CALDERON SANDRA D TRS	260 HALEY WAY UNIT 140			MESQUITE	NV		89027
16108611104	TURMAN FAMILY TRUST	TURMAN MARIA M TRS	3835 WAYNESVILL ST			LAS VEGAS	NV		89122-4732
16108611105	PATRICK JUDY KAY REVOCABLE LIVING TRUST	PATRICK JUDY KAY TRS	2725 S NELLIS BLVD # 1034			LAS VEGAS	NV		89121
16108611106	WOLFE DIANE N		2725 S NELLIS BLVD # 1033			LAS VEGAS	NV		89121
16108611107	ONUS EDWARD		2725 S NELLIS BLVD # 1036			LAS VEGAS	NV		89121-2091
16108611108	ANDERSON BRAD & JEANNIFER		2725 S NELLIS BLVD # 1035			LAS VEGAS	NV		89121
16108611109	GARLIT FLORENCE		1304 OLIVIA PKWY			HENDERSON	NV		89011
16108611110	HALL MAYRA		4008 EL SEGUNDO AVE			LAS VEGAS	NV		89121
16108611111	THUNSTROM STEPHEN W		2725 S NELLIS BLVD # 2036			LAS VEGAS	NV		89121-2098
16108611112	GUTIERREZ HECTOR	ALVARADO MARIA DE REFUGIO	2725 S NELLIS BLVD # 2035			LAS VEGAS	NV		89121-2098
16108611113	LEE ERIN		5433 OVERLOOK VALLEY ST			NORTH LAS VEGAS	NV		89081
16108611114	GONZALEZ CARLOS RUIZ		2725 S NELLIS BLVD # 1029			LAS VEGAS	NV		89121
16108611115	MENOR GUY M Y	HAUMEA ELEANOR M	6231 OLOHENA RD			KAPAA	HI		96746
16108611116	FRANCIA CATHERINE		2725 S NELLIS BLVD # 1031			LAS VEGAS	NV		89121
16108611117	GUTIERREZ DIANA		2725 S NELLIS BLVD # 2030			LAS VEGAS	NV		89121-2098
16108611118	GOLDFARB RONALD I & RANDALL S		6 LARCH CIR			HOLLAND	PA		18966
16108611119	MUSTERED JOHN L & FLOR F		2725 S NELLIS BLVD # 2032			LAS VEGAS	NV		89121
16108611120	OWENS CRISTAL N		2725 S NELLIS BLVD # 2031			LAS VEGAS	NV		89121
16108611121	SULLIVAN BENJAMIN EDWARD		2725 S NELLIS BLVD # 1026			LAS VEGAS	NV		89121-2091
16108611122	HAYES THOMAS RAY & DANA MARIE		2725 S NELLIS BLVD # 1025			LAS VEGAS	NV		89121
16108611123	SCOTT TONI		2725 S NELLIS BLVD # 1028			LAS VEGAS	NV		89121
16108611124	GARCIA MARIA YSABEL SANCHEZ REVOCABLE LIVING TRUST	GARCIA MARIA YSABEL SANCHEZ TRS	1579 FALLING LEAF LANE			LAS VEGAS	NV		89142
16108611125	WILEY JOAN		2725 S NELLIS BLVD # 2026			LAS VEGAS	NV		89121-7727
16108611126	FISTER KATHRYN C		2725 S NELLIS BLVD # 2025			LAS VEGAS	NV		89121-2097

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611127	LEWIS SPENCER & LORCESA		2725 S NELLIS BLVD UT 2028			LAS VEGAS	NV		89121
16108611128	VANPOOL REVOCABLE FAMILY LIVING TRUST	VANPOOL ANNABELLE LEE TRS	3553 ATLANTIC AVE STE A 666			LONG BEACH	CA		90807
16108611129	DELAROSA CRISTIAN ROJAS		2725 S NELLIS BLVD # 1022			LAS VEGAS	NV		89121
16108611130	GONZALEZ HERIBERTO ETAL	LOPEZ MARIA OLGA GONZALEZ	4134 ORANGE MIST WAY			LAS VEGAS	NV		89122
16108611131	BAEZ JOSEPH		2725 S NELLIS BLVD UNIT 1024			LAS VEGAS	NV		89121
16108611132	LOWE TYNISHA TRUST	LOWE DENISE CO-TRS	2725 S NELLIS BLVD # 1023			LAS VEGAS	NV		89121
16108611133	VENA EMILY & WILLIAM		2725 S NELLIS BLVD # 2022			LAS VEGAS	NV		89121
16108611134	SHPRINTZ JASON MICHAEL LIVING TRUST	SHPRINTZ JASON MICHAEL TRS	2725 S NELLIS BLVD # 2021			LAS VEGAS	NV		89121
16108611135	VAZQUEZ JESUS		2725 S NELLIS BLVD 2024			LAS VEGAS	NV		89121
16108611136	BARROS RACHEL CHRISTINE		2725 S NELLIS BLVD # 2023			LAS VEGAS	NV		89121-2097
16108611137	JOHNSON FAMILY TRUST	JOHNSON ELIJAH M TRS	2323 PROMETHEUS CT			HENDERSON	NV		89074
16108611138	MERCIER ALFRED		2725 S NELLIS BLVD # 1017			LAS VEGAS	NV		89121
16108611139	VOGEL MARILYN FAMILY TRUST	VOGEL MARILYN TRS	2725 S NELLIS BLVD # 1020			LAS VEGAS	NV		89121-2090
16108611140	URBAN JEROME R & MARIA E		2725 S NELLIS BLVD # 1019			LAS VEGAS	NV		89121-2090
16108611141	FARMER STEVEN S		2725 S NELLIS # 2018			LAS VEGAS	NV		89121-2097
16108611142	NORIEGA FELIPE V JR & JULIANNA	NORIEGA JOANNA	2725 S NELLIS BLVD # 2017			LAS VEGAS	NV		89121
16108611143	BONILLA JENNIFER		2725 S NELLIS BLVD # 2020			LAS VEGAS	NV		89121-2097
16108611144	DOLAN JOHN P		702 W THOMAS RD			WHEATON	IL		60187-3162
16108611145	GONZALEZ RODRIGO R JR & ERMALINDA S		3713 SHAVING SHADOWS AVE			NORTH LAS VEGAS	NV		89032
16108611146	GROTE DONALD J & BECKY J		4703 384TH ST			NORTH BRANCH	MN		55056
16108611147	KELLER MARK		2725 S NELLIS BLVD # 1016			LAS VEGAS	NV		89121
16108611148	ALEXANDER JOHNNY & HSIANG CHI		2725 S NELLIS BLVD # 1015			LAS VEGAS	NV		89121
16108611149	SALAZAR-DIAZ LIZBETT		2725 S NELLIS BLVD # 2014			LAS VEGAS	NV		89121
16108611150	TRENT ASSETS L L C		7310 SOUTHERN MAGNOLIA ST			LAS VEGAS	NV		89149
16108611151	MARKEE JEFFREY DAVID	BUSCH BARBARA J	2725 S NELLIS BLVD UNIT 2016			LAS VEGAS	NV		89121

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611152	STEWART SANDI J		14 CEDAR CLOSE			LACOMBE	AB	CANADA	T4L 1P5
16108611153	CARDENAS-MENDOZA VICTOR OMAR		2725 S NELLIS BLVD # 1010			LAS VEGAS	NV		89121
16108611154	BELLIVEAU JOHN		2725 S NELLIS BLVD # 1009			LAS VEGAS	NV		89121-2090
16108611155	PEREYRA CRYSTAL VERONIQUE		2725 S NELLIS BLVD # 1012			LAS VEGAS	NV		89121
16108611156	WEST GINA LEE		2725 S NELLIS BLVD # 1011			LAS VEGAS	NV		89121
16108611157	KEEN TERESA		2725 S NELLIS BLVD # 2010			LAS VEGAS	NV		89121-2097
16108611158	KIRBY TERESA D		11859 SWILLY CT			ORLAND PARK	IL		60467
16108611159	HENRY SUSANNA M SEPARATE PPTY TR	HENRY SUSANNA M TRS	2725 S NELLIS BLVD # 2012			LAS VEGAS	NV		89121-2097
16108611160	MARTINEZ TAYMI RODRIGUEZ		2725 S NELLIS BLVD # 2011			LAS VEGAS	NV		89121
16108611161	SOUZA JESSICA R TRUST	SOUZA JESSICA R TRS	17305 SE 91ST LEE AVE			THE VILLAGES	FL		32162
16108611162	DOUGLAS MITCHELL LIVING TRUST	DOUGLAS MITCHELL TRS	2725 S NELLIS BLVD # 1005			LAS VEGAS	NV		89121-2090
16108611163	BELLIVEAU JOHN		PO BOX 178			KAPAA	HI		96746
16108611164	WEDGE MARGARET A REVOCABLE TRUST	WEDGE MARGARET A TRS	PO BOX 152			CARPENTERSVILLE	IL		60110
16108611165	CORTEZ MIGUEL A SARMIENTO		2725 S NELLIS BLVD # 2006			LAS VEGAS	NV		89121-2097
16108611166	ROBERTS MERRISSA		2725 S NELLIS BLVD # 2005			LAS VEGAS	NV		89121
16108611167	RODRIGUEZ-GOMEZ ANTONIO		2725 S NELLIS BLVD # 2008			LAS VEGAS	NV		89121
16108611168	FERRER RENE & RENE JR		2725 S NELLIS BLVD # 2007			LAS VEGAS	NV		89121
16108611169	JOHNSON YRASHEMA		2725 S NELLIS BLVD # 1004			LAS VEGAS	NV		89121-2090
16108611170	FORESTAL ELDOUTE		2725 S NELLIS BLVD # 1003			LAS VEGAS	NV		89121
16108611171	KYLE JAMES MELVIN LIVING TRUST	KYLE JAMES MELVIN TRS	2725 S NELLIS BLVD # 1002			LAS VEGAS	NV		89121
16108611172	MORALES EDGAR E	MAYORGA ROSA E	2725 S NELLIS BLVD UNIT 1001			LAS VEGAS	NV		89121
16108611173	MILLS NORMA TRUST	MILLS NORMA TRS	2725 S NELLIS BLVD # 2004			LAS VEGAS	NV		89121-2097
16108611174	NIETO MARTHA E DIAZ		2725 S NELLIS BLVD # 2003			LAS VEGAS	NV		89121
16108611175	CRUZ EDGARDO C	DECRUZ FRANCISCA SANDOVAL	2725 S NELLIS BLVD # 2002			LAS VEGAS	NV		89121-2097
16108611176	MARINO THOMAS J		2725 S NELLIS BLVD # 2001			LAS VEGAS	NV		89121
16108611177	ESPINOZA ARMANDO		2725 S NELLIS BLVD # 1202			LAS VEGAS	NV		89121

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611178	ESCUDERO ARIES VICENCIO		1405 S NELLIS BLVD # 1021			LAS VEGAS	NV		89104
16108611179	RENTERIA ANNA MARIE		2725 S NELLIS BLVD # 1204			LAS VEGAS	NV		89121-2096
16108611180	GARCIA MARIA SOLEDAD PANTOJA		2725 S NELLIS BLVD # 1203			LAS VEGAS	NV		89121
16108611181	BELLOTTO TANYA L		2725 S NELLIS BLVD # 2202			LAS VEGAS	NV		89121-7503
16108611182	RUBALCABA MARIA E LOPEZ		2725 S NELLIS BLVD # 2201			LAS VEGAS	NV		89121-7503
16108611183	WAGNER JOHN		626 CRESTWAY DR			SAN ANTONIO	TX		78239-2152
16108611184	ROMERO-GONZALEZ MANUEL ETAL	FREGOSO-GONZALEZ MARIBEL & YASAIRA	2725 S NELLIS BLVD 2203			LAS VEGAS	NV		89121
16108611185	JOHNSON MARIBEL & JAMES		2725 S NELLIS BLVD 1198			LAS VEGAS	NV		89121
16108611186	MCKAY JENNY L		2725 S NELLIS BLVD UNIT # 1197			LAS VEGAS	NV		89121
16108611187	VONG JODIE		9405 STONE SPRINGS DR			ELK GROVE	CA		95624
16108611188	TOMKO PATRICIA & MICHAEL		2725 S NELLIS BLVD # 1199			LAS VEGAS	NV		89121
16108611189	CANTRELL DANIEL & LINDA		2725 S NELLIS BLVD # 2198			LAS VEGAS	NV		89121-7503
16108611190	GEHRMAN ANN LIVING TRUST	GEHRMAN ANN TRS	9216 BLACK SLATE ST			LAS VEGAS	NV		89123
16108611191	BURDETTE JOHN L		2725 S NELLIS BLVD UT 2200			LAS VEGAS	NV		89121
16108611192	SCHNOCK-SOILEAU CLAIRA A		2725 S NELLIS BLVD # 2199			LAS VEGAS	NV		89121
16108611193	JAVINAR ANGEL JR & MARILYN N		2725 S NELLIS BLVD # 1196			LAS VEGAS	NV		89121
16108611194	HERIGSTAD BRETT & BRIAN		2725 S NELLIS BLVD # 1195			LAS VEGAS	NV		89121-2096
16108611195	PACELLI JANICE LYNNE PARLIN		2725 S NELLIS BLVD # 1194			LAS VEGAS	NV		89121-2096
16108611196	MAGANA-RANGEL MARIA DOLORES		2725 S NELLIS BLVD # 1193			LAS VEGAS	NV		89121
16108611197	MARTIATU DANNA & DANIEL	MARTIATU DAYSI B	2725 S NELLIS BLVD # 2196			LAS VEGAS	NV		89121
16108611198	VONG BRITTANEY E		2725 S NELLIS BLVD UNIT 2195			LAS VEGAS	NV		89121
16108611199	OSTRANSKY MARVIN J		14002 S 108TH ST			SPRINGFIELD	NE		68059
16108611200	TRUJILLO DEIVIS BETANCOURT		2725 S NELLIS BLVD # 2193			LAS VEGAS	NV		89121
16108611201	DIAZ MAYBEL		2725 S NELLIS BLVD # 1184			LAS VEGAS	NV		89121-2096
16108611202	MATTIN JOSHUA ALAN & MONALISA TUTOR		2725 S NELLIS BLVD # 1183			LAS VEGAS	NV		89121
16108611203	MAROPULOS WILLIAM P &		4930 LEEDS ST			SIMI VALLEY	CA		93063-3054

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	PATRICIA A								
16108611204	ARMANNO TOMMASO LIVING TRUST	ARMANNO TOMMASO TRS	2725 S NELLIS BLVD # 1181			LAS VEGAS	NV		89121-2096
16108611205	NEWMAN JOEL B & JOAN E		2725 S NELLIS BLVD # 2184			LAS VEGAS	NV		89121-7503
16108611206	SULLIVAN BERRIE & CELESTINE		2725 S NELLIS BLVD UNIT 2183			LAS VEGAS	NV		89121
16108611207	RODRIGUEZ DANAY VARELA	JIMENEZ-VARELA ARIEL	2725 S NELLIS BLVD # 2182			LAS VEGAS	NV		89121
16108611208	YURGA PAUL S & HICKEY VICTORIA A LIVING TRUST		10245 E THISTLE AVE			MESA	AZ		85212
16108611209	SORIA ALBERTO		2725 S NELLIS BLVD # 1180			LAS VEGAS	NV		89121
16108611210	MATURAN NATIVIDAD ARRIETA		2725 S NELLIS BLVD UNIT 1179			LAS VEGAS	NV		89121
16108611211	MARTORANA ANDREW	SCHENK-MARTORANA AUBREY	4954 JUPITER HILLS DR			IDAHO FALLS	ID		83401
16108611212	MEDLIN DEBRA ELAINE		2725 S NELLIS BLVD # 1177			LAS VEGAS	NV		89121
16108611213	LEON KEVIN JAIR		2725 S NELLIS BLVD # 2180			LAS VEGAS	NV		89121
16108611214	SANCHEZ MA DEL REFUGIO ALBA		2725 S NELLIS BLVD # 2179			LAS VEGAS	NV		89121
16108611215	CHAN ANTONY TIN LING		2725 S NELLIS BLVD # 2178			LAS VEGAS	NV		89121
16108611216	OHREN FAMILY TRUST	OHREN MICHAEL MARK & JOAN E TRS	PO BOX 1153			HELENDALE	CA		92342
16108611217	POTTS MARGARET N & GEOFFREY A		2725 S NELLIS BLVD # 1176			LAS VEGAS	NV		89121-7726
16108611218	KUMAR FAMILY REVOCABLE LIVING TR	KUMAR NARESH TRS	PO BOX 270361			LAS VEGAS	NV		89127-4361
16108611219	BAKER RICHARD F REVOCABLE TRUST	BRYANT ELIZABETH TRS	2573 EAGLE ST			LAS VEGAS	NV		89142-2544
16108611220	POPE ROBERT H	YAGER-POPE CHRISTINE	2725 S NELLIS BLVD # 1173			LAS VEGAS	NV		89121-2095
16108611221	SMITH RICHARD A & DONNA M		2725 S NELLIS BLVD # 2176			LAS VEGAS	NV		89121-7502
16108611222	SOOKRAJ INDERA REVOCABLE LIV TR	SOOKRAJ INDERA TRS	2725 S NELLIS BLVD # 2175			LAS VEGAS	NV		89121
16108611223	DOTSON ROSELA R		2725 S NELLIS BLVD # 2174			LAS VEGAS	NV		89121
16108611224	HIET JANICE A	HUMES JOHN W	2725 S NELLIS BLVD # 2173			LAS VEGAS	NV		89121-7502
16108611225	M & G HERNANDEZ REVOCABLE LIVING TRUST	HERNANDEZ MOISES & GLORIA E CO-TRS	3847 VENTURA WAY			LAS VEGAS	NV		89121-6154
16108611226	HENLEY CAROL ANN		2725 S NELLIS BLVD # 1163			LAS VEGAS	NV		89121
16108611227	BAILIE DAVID E		2725 S NELLIS BLVD # 1162			LAS VEGAS	NV		89121

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611228	ROJAS LILIA		2725 S NELLIS BLVD UNIT 1161			LAS VEGAS	NV		89121
16108611229	CARPENTER SCOTT J & CYNTHIA S	CARPENTER MARK K & LINDA J	1306 CHASE AVE			CREIGHTON	NE		68729
16108611230	POSEY GLENN		6895 E LAKE MEAD BLVD # 167			LAS VEGAS	NV		89156
16108611231	BURTNICK ARLENE R		2725 S NELLIS BLVD # 2162			LAS VEGAS	NV		89121-7502
16108611232	MIRANDA MANUEL & AMANDA		2725 S NELLIS BLVD # 2161			LAS VEGAS	NV		89121
16108611233	NEDEAU FREDERICK D & ELIZABETH A		2725 S NELLIS BLVD # 1160			LAS VEGAS	NV		89121-2095
16108611234	KUETEMAN JODI M		2725 S NELLIS BLVD # 1159			LAS VEGAS	NV		89121
16108611235	SATICOY BAY LLC SERIES 2725		PO BOX 36208			LAS VEGAS	NV		89133
16108611236	ADANALIAN LENA GRACE		18 HAVENWOOD			IRVINE	CA		92614
16108611237	FISHER RYAN S		2725 S NELLIS BLVD # 2160			LAS VEGAS	NV		89121-7502
16108611238	PERALES CARLOS ALEJANDRO		2725 S NELLIS BLVD # 2159			LAS VEGAS	NV		89121
16108611239	DIAZ CARMEN C		2725 S NELLIS BLVD # 2158			LAS VEGAS	NV		89121
16108611240	AGUILAR JOSE M GARCIA		5189 VARSITY AVE			LAS VEGAS	NV		89146-7051
16108611241	K & P LACY FAMILY TRUST		5145 ARVILLE ST STE C			LAS VEGAS	NV		89118
16108611242	GARCIA ARLEY PADRON		2725 S NELLIS BLVD 1155			LAS VEGAS	NV		89121-2099
16108611243	LOPEZ ANTONIO S		2725 S NELLIS # 1154			LAS VEGAS	NV		89121-2095
16108611244	GLOVER JAMES C & BONNIE L		910 ELMHUST DR			PAPILLION	NE		68046
16108611245	MICKELSEN LONEY B		2725 S NELLIS BLVD # 2156			LAS VEGAS	NV		89121-7730
16108611246	YEE FAMILY TRUST	YEE DAVID T & DORINA FAZ TRS	2534 TALISKER AVE			HENDERSON	NV		89044
16108611247	GRAY PAMELA C		2725 S NELLIS BLVD # 2154			LAS VEGAS	NV		89121-7730
16108611248	BRADY PAUL & MANDY		515 S JACKSON ST			PAPILLION	NE		68046
16108611249	ALCANTARA RICARDO	SHENSHEW MARY LOU	2725 S NELLIS BLVD # 1152			LAS VEGAS	NV		89121
16108611250	WILLIAMS SARAH ANN		2725 S NELLIS BLVD # 1151			LAS VEGAS	NV		89121
16108611251	BURRELL ANDREW JR		2725 S NELLIS BLVD UNIT 1150			LAS VEGAS	NV		89121
16108611252	M & G HERNANDEZ REVOCABLE LIVING TRUST	HERNANDEZ MOISES & GLORIA E CO-TRS	3847 VENTURA WAY			LAS VEGAS	NV		89121
16108611253	MIRANDA AMANDA M		2725 S NELLIS BLVD # 2152			LAS VEGAS	NV		89121

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611254	BALLESTEROS GABRIELA 2023 LIVING TRUST	BALLESTEROS GABRIELA TRS	968 W 11TH ST			POMONA	CA		91766
16108611255	WEST TERESA L		2725 S NELLIS BLVD # 2150			LAS VEGAS	NV		89121-7730
16108611256	NANA BABETTE ALEXANDRALE SEUMAN		2725 S NELLIS BLVD # 2149			LAS VEGAS	NV		89121
16108611257	NATIVIDAD AZUCENA P & ROMEO F		2725 S NELLIS BLVD # 1140			LAS VEGAS	NV		89121
16108611258	SPERANZA GEORGE & SUSAN		2725 S NELLIS BLVD # 1139			LAS VEGAS	NV		89124
16108611259	LEE KELSEY LYNNE		2725 S NELLIS BLVD # 1138			LAS VEGAS	NV		89121
16108611260	KOSKI JANICE		2725 S NELLIS BLVD UNIT 1137			LAS VEGAS	NV		89121
16108611261	VENTURA ALEJANDRO		2725 S NELLIS BLVD # 2140			LAS VEGAS	NV		89121
16108611262	CONTRERAS ROBERTO & ANA		2725 S NELLIS BLVD # 2139			LAS VEGAS	NV		89121
16108611263	HILL KILBY LYN	HILL PETER R & CHERYL L	2725 S NELLIS BLVD # 2138			LAS VEGAS	NV		89121-7501
16108611264	NELSON MICHAEL E & MICHAEL II		861 E 2620 N			PROVO	UT		84604
16108611265	HAMAN STANLEY S		2725 S NELLIS BLVD # 1136			LAS VEGAS	NV		89121-2094
16108611266	KOSKI DAVE & BARBARA		2725 S NELLIS BLVD # 1135			LAS VEGAS	NV		89121
16108611267	HARRIS LEROY		2725 S NELLIS BLVD # 1134			LAS VEGAS	NV		89121-2094
16108611268	OPHEIM KIM & VIRGINIA MARIE		232130 R R 284			ROCKY VIEW	AB	CANADA	T1X 0K7
16108611269	EGAN ELENA		2725 S NELLIS BLVD # 2136			LAS VEGAS	NV		89121
16108611270	LINDO DAVID		2725 S NELLIS BLVD # 2135			LAS VEGAS	NV		89121
16108611271	SAPPHIRE TRUST	VILLA VIANCA TRS	3670 STARBRIGHT LN			LAS VEGAS	NV		89147
16108611272	BAEZ JULIE V		2725 S NELLIS BLVD UNIT 2133			LAS VEGAS	NV		89121
16108611273	MORALES DIANNE F & JOHN A		2725 S NELLIS BLVD # 1124			LAS VEGAS	NV		89121-2094
16108611274	NGUYEN THOI THI REVOCABLE LIVING TRUST	NGUYEN THOI THI TRS	2725 S NELLIS BLVD # 1123			LAS VEGAS	NV		89121-2094
16108611275	SMART JAMES R		2725 S NELLIS BLVD # 1122			LAS VEGAS	NV		89121-2094
16108611276	QUIJANO MICKYL ANTHONY RODRIGUEZ	AVILA JOANNA MARLEN MORA	2725 S NELLIS BLVD # 1121			LAS VEGAS	NV		89121
16108611277	PETTY BRENDA		2725 S NELLIS BLVD # 2124			LAS VEGAS	NV		89121-7501
16108611278	STCLAIR VICTORIA M		2725 S NELLIS BLVD # 2123			LAS VEGAS	NV		89121-7501

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611279	SHIRKEY ANDREW W		2725 S NELLIS BLVD # 2122			LAS VEGAS	NV		89121-7500
16108611280	VALENZUELA FAMILY TRUST ETAL	CASTRO RAUL VALENZUELA TRS	2725 S NELLIS BLVD # 2121			LAS VEGAS	NV		89121-7500
16108611281	MILLER EUNICE DARLENE TURNER		37114 CALLE REAL			PALMDALE	CA		93550
16108611282	MALIWAT ANTHONY & EILEEN		2725 S NELLIS BLVD 1125			LAS VEGAS	NV		89121
16108611283	CARREON LORENA AMBATALI & FRANCES		2725 S NELLIS BLVD UNIT 1128			LAS VEGAS	NV		89121
16108611284	CANNON MARK ALAN		2725 S NELLIS BLVD # 1127			LAS VEGAS	NV		89121
16108611285	BARRERA JESUS		6857 WISPY SKY CT			LAS VEGAS	NV		89142
16108611286	PERRY CHUN		2725 S NELLIS BLVD # 2125			LAS VEGAS	NV		89121
16108611287	GILBERT RALPH		33222 GERALD ST			WAYNE	MI		48184
16108611288	CRUZE TANYA R	CRUZ TANYA R	2725 S NELLIS BLVD # 1127			LAS VEGAS	NV		89120
16108611289	TOMKO MICHAEL	ALVAREZ-GARCIA NADIA	2725 S NELLIS BLVD # 1130			LAS VEGAS	NV		89121
16108611290	REBER CYNTHIA		2725 S NELLIS BLVD # 1129			LAS VEGAS	NV		89121-2094
16108611291	CORAL KEY L L C		3225 MCLEOD DR			LAS VEGAS	NV		89121
16108611292	TEETER KAY F		2725 S NELLIS BLVD # 1131			LAS VEGAS	NV		89121-2094
16108611293	VAZQUEZ-LOPEZ HECTOR	PACHECO-ROJAS EVA	10556 EL CERRITO CHICO ST			LAS VEGAS	NV		89179-1827
16108611294	HALE CASSANDRA L		2725 S NELLIS BLVD # 2129			LAS VEGAS	NV		89121
16108611295	JAIRAJ SEEROJINI REVOCABLE TRUST	JAIRAJ SEEROJINI TRS	2725 S NELLIS BLVD UNIT 2132			LAS VEGAS	NV		89121
16108611296	MILLER LANAYA		540 ELM DR UNIT 105			LAS VEGAS	NV		89169
16108611297	WAGNER JOHN OTTO & ENCARNACION M		626 CRESTWAY DR			SAN ANTONIO	TX		78239-2152
16108611298	GRUBE ARTHUR D & DONNA R		911 WICKLOW RD			PAPILLION	NE		68046-7050
16108611299	GRAHAM FAMILY TRUST		2725 S NELLIS BLVD # 2142			LAS VEGAS	NV		89121-7501
16108611300	LEE BRYAN J		PO BOX 660283			ARCADIA	CA		91066
16108611301	THOMAS LARONDAE		2725 S NELLIS BLVD # 2144			LAS VEGAS	NV		89121
16108611302	KINNEY AMELIA	KINNEY ROGER & MICHELLE	2725 S NELLIS BLVD # 2143			LAS VEGAS	NV		89121
16108611303	GRAHAM FAMILY TRUST		2725 S NELLIS BLVD # 2142			LAS VEGAS	NV		89121-7501
16108611304	MAGLIARDITI NICHOLAS J	FROSTAD JOANNE	2725 S NELLIS BLVD # 2141			LAS VEGAS	NV		89121-7501

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611305	MONTAGUE CALVIN		2725 S NELLIS BLVD # 1146			LAS VEGAS	NV		89121
16108611306	CATES HEDY T		1050 W COOLIDGE ST			BITELY	MI		49309
16108611307	D R M P B A TRUST	MARSHALL CALVIN ALI TRS	2725 S NELLIS BLVD # 1148			LAS VEGAS	NV		89121
16108611308	THOMPSON RONNIE		2725 S NELLIS BLVD # 1147			LAS VEGAS	NV		89121
16108611309	DURANT JERRY JR		2725 S NELLIS BLVD UNIT 2146			LAS VEGAS	NV		89121
16108611310	PRANDECKI IGA E		2725 S NELLIS BLVD # 2145			LAS VEGAS	NV		89121-7501
16108611311	MAHESHWARI FAMILY TRUST	MAHESHWARI ANOOP KUMAR & MEENU TRS	1157 W GRAND BLVD			CORONA	CA		92882
16108611312	EDMUNDS DARIUS D		1433 LIME POINT ST			LAS VEGAS	NV		89110
16108611313	ASTORGA-RAMIREZ MARIA CONSUELO		2725 S NELLIS BLVD # 1166			LAS VEGAS	NV		89121
16108611314	POWELL ROBERT JR & ZILA		2725 S NELLIS BLVD # 1165			LAS VEGAS	NV		89121-2095
16108611315	GLASSMAN JOHN D & JENICE V		PO BOX 8521			TACOMA	WA		98419-0521
16108611316	SERNA GERARDO		2725 S NELLIS BLVD # 1167			LAS VEGAS	NV		89121
16108611317	QUINTERO CARLOS HUMBERTO		2725 S NELLIS BLVD # 2166			LAS VEGAS	NV		89121-7502
16108611318	REED DANIELLE S		2725 S NELLIS BLVD # 2165			LAS VEGAS	NV		89121
16108611319	VALENTINE IYESHIA C		2725 S NELLIS BLVD # 2168			LAS VEGAS	NV		89121
16108611320	POWELL PATRICK & NAOMI		4022 FOXGROVE DR			LAS VEGAS	NV		89147
16108611321	JOHNSON ROBERT L		2725 S NELLIS BLVD # 1170			LAS VEGAS	NV		89121-2095
16108611322	CHAFF ESTRELLITA LIVING TRUST	CHAFF ESTRELLITA L TRS	2725 S NELLIS BLVD # 1169			LAS VEGAS	NV		89121
16108611323	KNOX MONA L		2725 S NELLIS BLVD UNIT 1172			LAS VEGAS	NV		89121
16108611324	RIER MICHAEL		2725 S NELLIS BLVD # 1171			LAS VEGAS	NV		89121-2095
16108611325	COMPLOT ANDRE ABEL		2725 S NELLIS BLVD # 2170			LAS VEGAS	NV		89121-7502
16108611326	CADENA ISIDRO ARMANDO MEJIA	HERNANDEZ FATIMA MEJIA	2725 S NELLIS BLVD # 2169			LAS VEGAS	NV		89121
16108611327	DEELY KEVIN & NANCY	DEELY DAVID	2725 S NELLIS BLVD # 2172			LAS VEGAS	NV		89121
16108611328	QUIMSON RIZA C		2725 S NELLIS BLVD # 2171			LAS VEGAS	NV		89121-7502
16108611329	ROBBINS TOBY		2725 S NELLIS BLVD UNIT 1186			LAS VEGAS	NV		89121-2096
16108611330	GONZALEZ-KEELING MAGALY		2725 S NELLIS BLVD # 1185			LAS VEGAS	NV		89121

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611331	VELAZQUEZ JOEL TRUST	VELAZQUEZ JOEL MERAZ TRS	2725 S NELLIS BLVD UNIT 1188			LAS VEGAS	NV		89122
16108611332	HAYASE JAY S		2725 S NELLIS BLVD # 1187			LAS VEGAS	NV		89121-2096
16108611333	BILDERBACK KIMBERLY KAY	TSCHETTER DANIEL GILBERT	2725 S NELLIS BLVD # 2186			LAS VEGAS	NV		89121
16108611334	LONG SHADOW HOLDINGS L L C		2950 TIFFANY CIR			LOS ANGELES	CA		90077
16108611335	ROTH ROBERT		2725 S NELLIS BLVD # 2188			LAS VEGAS	NV		89121
16108611336	KEBLER JANICE		2725 S NELLIS BLVD # 2187			LAS VEGAS	NV		89121
16108611337	SMITH CRAIG A & JAYME L		2725 S NELLIS BLVD # 1190			LAS VEGAS	NV		89121-2096
16108611338	LISAC FAMILY TRUST ETAL	LISAC JOHN D TRS	2725 S NELLIS BLVD # 1189			LAS VEGAS	NV		89121
16108611339	PASQUINELLI JAMES TRUST	PASQUINELLI JAMES ALFRED TRS	2725 S NELLIS BLVD UNIT 1192			LAS VEGAS	NV		89121
16108611340	MITCHELL ANISSA		2725 S NELLIS BLVD 1191			LAS VEGAS	NV		89121
16108611341	YAMKA SAULINE REVOCABLE LIVING TRUST ETAL	KEISER DINA TRS	2725 S NELLIS BLVD UNIT 2190			LAS VEGAS	NV		89121
16108611342	PELLONI DEBORAH J & JACALYN J		2725 S NELLIS # 2189			LAS VEGAS	NV		89121-7503
16108611343	CHEN ZHIQIANG		2725 S NELLIS BLVD # 43-2192			LAS VEGAS	NV		89121
16108611344	CAMPISI GARY T	ANIES-CAMPISI CATHERINE	PSC 517 BOX 5628R			FPO	AP		96517
16108611345	ANDRES ANGELA LUCINICIO		2725 S NELLIS BLVD UNIT 1046			LAS VEGAS	NV		89121
16108611346	DEATON DEBRA ANN		2725 S NELLIS BLVD # 1045			LAS VEGAS	NV		89121
16108611347	GAIGNARD ARTHUR		2725 S NELLIS BLVD # 1048			LAS VEGAS	NV		89121
16108611348	WIERCYSKI JANE E		2725 S NELLIS BLVD # 1047			LAS VEGAS	NV		89121-7723
16108611349	CHON YONG SUK	WONG TA SUN	2725 SOUTH NELLIS BLVD # 2046			LAS VEGAS	NV		89121
16108611350	WILCOX NATHANIEL		2725 S NELLIS BLVD # 2045			LAS VEGAS	NV		89121
16108611351	A E CONCEPTS L L C		2510 W HORIZON RIDGE PKWY # 100			HENDERSON	NV		89052
16108611352	HASLEY MARTIN		2725 S NELLIS BLVD # 2047			LAS VEGAS	NV		89121
16108611353	MARTINEZ FAMILIA TRUST ETAL	MARTINEZ-RODRIGUEZ LORENA TRS	2725 S NELLIS BLVD UNIT 1052			LAS VEGAS	NV		89121
16108611354	PASTWA PAUL		2725 S NELLIS BLVD # 1051			LAS VEGAS	NV		89121-2092
16108611355	WARD ERIK GRANT		2725 S NELLIS BLVD # 1050			LAS VEGAS	NV		89121-2092

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611356	2002 NAKAMURA FAMILY REVOCABLE LIVING TRUST	NAKAMURA HERBERT M & ANITA K-O-K AKANA TRS	41-620 BELL ST			WAIMANALO	HI		96795
16108611357	PINKHAM ALEX ANN		2725 S NELLIS BLVD # 2052			LAS VEGAS	NV		89121-2098
16108611358	BAI DUOJIAO		2725 S NELLIS BLVD # 2051			LAS VEGAS	NV		89121
16108611359	YOUNG MICHAEL		3839 VENTURA WAY			LAS VEGAS	NV		89121
16108611360	BOREN RHONDA L		2725 S NELLIS BLVD # 2049			LAS VEGAS	NV		89121-2098
16108611361	LIPPE FRANCES L TESTAMENTARY TRUST ETAL	GILLIS CYNTHIA LYNETTE TRS	3680 UNDERBUSH AVE			PAHRUMP	NV		89048
16108611362	FERRARO THOMAS D & JOSEPHINE L		2725 S NELLIS BLVD # 1065			LAS VEGAS	NV		89121
16108611363	CARNERO MINERVA		2725 S NELLIS BLVD UNIT 1068			LAS VEGAS	NV		89121
16108611364	ROMERO JEFFREY V		2725 S NELLIS BLVD # 1067			LAS VEGAS	NV		89121-2092
16108611365	CHAVIANO-AGUIAR GUILLERMO	FERNANDEZ-RODRIGUEZ EMMA	2725 S NELLIS BLVD # 2066			LAS VEGAS	NV		89121
16108611366	LAUDON JOHN		2725 S NELLIS BLVD # 2065			LAS VEGAS	NV		89121-2099
16108611367	KIMES KAREN		4538 REGALO BELLO ST			LAS VEGAS	NV		89135
16108611368	CANTAVE ALEXANDRE & SHEVONIE		2725 S NELLIS BLVD # 2067			LAS VEGAS	NV		89121
16108611369	EARLY ELIZABETH		2725 S NELLIS BLVD # 1072			LAS VEGAS	NV		89121
16108611370	MATTEUCCI JOAN D		2725 S NELLIS BLVD UNIT 1177			LAS VEGAS	NV		89121
16108611371	GARCIA LETICIA		2725 S NELLIS BLVD # 1070			LAS VEGAS	NV		89121
16108611372	HERNANDEZ DIANNA		4537 TOADSTOOL LN			LAS VEGAS	NV		89110
16108611373	LEWIS GLENDA		215 SILVERCREEK C1 NW			CALGARY	AB	CANADA	T3B 4G4
16108611374	SHRYACK RODNEY O & CONNIE M		2725 S NELLIS BLVD # 2071			LAS VEGAS	NV		89121-2099
16108611375	GRABEL SHARON E		2725 S NELLIS BLVD # 2070			LAS VEGAS	NV		89121-2099
16108611376	FOLEY HAROLD C & SUSAN F		1150 S COLONY WAY # 3-246			PALMER	AK		99645
16108611377	QUIMSON LILIAN A		2725 S NELLIS BLVD # 1092			LAS VEGAS	NV		89121
16108611378	SUMMERS JEFFREY		8395 LOST LAKE CT			LAS VEGAS	NV		89147-6140
16108611379	WINNIK FILIP M & KRYSTYNA		2725 S NELLIS BLVD UNIT 1090			LAS VEGAS	NV		89121
16108611380	PRANDECKI IGA		9811 W CHARLESTON BLVD # 2			LAS VEGAS	NV		89117

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611381	CATAPANO ANTHONY J JR		2725 S NELLIS BLVD # 2092			LAS VEGAS	NV		89121-7500
16108611382	ALVAREZ JOSE		1323 BURNHAM AVE			LAS VEGAS	NV		89104
16108611383	CAMP WILLIAM R		2725 S NELLIS BLVD UNIT 2090			LAS VEGAS	NV		89121
16108611384	PANASIUK ROMANA		2725 S NELLIS BLVD # 2089			LAS VEGAS	NV		89121
16108611385	MAIONE JOANNE CONSTANCE REVOCABLE LIVING TRUST	MAIONE JOANNE CONSTANCE TRS	2725 S NELLIS BLVD # 1096			LAS VEGAS	NV		89121
16108611386	ZAVARELLA FAMILY REVOCABLE LIVING TRUST ETAL	ZAVARELLA NICHOLAS & SHIRLEY TRS	2725 S NELLIS # 1096			LAS VEGAS	NV		89121
16108611387	HAFNER CHARLES V		29162 WAGNER ST			WARREN	MI		48093-8627
16108611388	ZAVARELLA FAMILY REVOCABLE LIVING TRUST	ZAVARELLA NICHOLAS & SHIRLEY TRS	2836 SAN MARTIN CT			LAS VEGAS	NV		89121
16108611389	MAIONE JOANNE CONSTANCE REVOCABLE LIVING TRUST	MAIONE JOANNE CONSTANCE TRS	2725 S NELLIS BLVD # 1096			LAS VEGAS	NV		89121
16108611390	SYSIOC VIRGINIA		2725 S NELLIS BLVD # 2095			LAS VEGAS	NV		89121
16108611391	BROWN CATHERINE		2725 S NELLIS BLVD UNIT 2094			LAS VEGAS	NV		89121-7500
16108611392	PALESTINA JOSE J		1681 PENTECOST WAY # 1			SAN DIEGO	CA		92105-7714
16108611393	MARIN MARTA ARELY		6857 WISPY SKY CT			LAS VEGAS	NV		89142
16108611394	VALDES RODRIGUEZ JOSE	HERNANDEZ ANA ODELKYS GOMEZ	2725 S NELLIS BLVD # 1109			LAS VEGAS	NV		89121
16108611395	HARTMANN DMARIE G		2725 S NELLIS BLVD # 1112			LAS VEGAS	NV		89121
16108611396	JAUREGUI SAUL		4820 MONTEBELLO AVE			LAS VEGAS	NV		89110
16108611397	MASON DORLISA I		2725 S NELLIS BLVD # 2110			LAS VEGAS	NV		89121
16108611398	FOULK SCOTT B		2725 S NELLIS BLVD UNIT 2109			LAS VEGAS	NV		89121
16108611399	MCKELLIER DENISE		2725 S NELLIS BLVD # 2112			LAS VEGAS	NV		89121
16108611400	GONZALEZ MARCO ANTONIO		2725 S NELLIS BLVD # 2111			LAS VEGAS	NV		89121-7500
16108611401	FARNSWORTH KEVIN D		2725 S NELLIS BLVD # 1116			LAS VEGAS	NV		89121-2093
16108611402	TRAUFLER SUSAN DELORES		2725 S NELLIS BLVD # 1115			LAS VEGAS	NV		89121
16108611403	ALFECHE NELSON	ABRAGAN RENA	3403 GREENWOOD SPRINGS DR			LAS VEGAS	NV		89122
16108611404	RODRIGUEZ SUSANA & HUGO HECTOR		18034 VENTURA BLVD # 476			ENCINO	CA		91316

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611405	HOLMES RODERICK W		2725 S NELLIS BLVD # 2116			LAS VEGAS	NV		89121
16108611406	DANIGGELIS MONICA & ELIZABETH P		2725 S NELLIS BLVD # 2115			LAS VEGAS	NV		89121
16108611407	SNODGRASS BRANDON LEE & JENNIFER MARIE		4830 CAROUSEL CIR			ANCHORAGE	AK		99502
16108611408	HOMESTEAD INDUSTRIES L L C		2725 S NELLIS BLVD UNIT 2113			LAS VEGAS	NV		89121
16108710018	RUIZ BLANCA DEL ROCIO		4686 HAPPY VALLEY AVE			LAS VEGAS	NV		89121-7110
16108710019	BEAZER HOMES HOLDINGS L L C		2490 PASEO VERDE PKWY STE 120			HENDERSON	NV		89074
16108710020	APOSTOLIC ASSEMBLY FAITH CHRIST JESUS		10807 LAUREL ST			RANCHO CUCAMONGA	CA		91730
16108710022	MORALES JOSE R		2000 LAS VEGAS BLVD # C2			LAS VEGAS	NV		89104
16108710023	BEAZER HOMES HOLDINGS L L C		2490 PASEO VERDE PKWY STE 120			HENDERSON	NV		89074
16108710024	BEAZER HOMES HOLDINGS L L C		2490 PASEO VERDE PKWY STE 120			HENDERSON	NV		89074
16108710032	BLUE WAVE PROPERIES INC		3085 S NELLIS BLVD			LAS VEGAS	NV		89121-2020
16108710033	BRISTOL SUNRISE L L C		PO BOX 800729			DALLAS	TX		75380
16108710034	AMIGO REALTY CORP		4186 TATTERSALL PL			LAS VEGAS	NV		89115
16108710035	TABORLAND L L C		2444 WILSHIRE BLVD STE 601			SANTA MONICA	CA		90403
16108710036	A S I VEGAS VALLEY L P		2550 UNIVERSITY AVE STE 330N			SAINT PAUL	MN		55114
16108711217	4855 VEGAS VALLEY OWNER L L C		2002 N TAMPA ST STE 110			TAMPA	FL		33602
16108712001	VALDES ADA	BAUTISTA-PEREZ YONNEY	4798 BEACH SHELL CT			LAS VEGAS	NV		89121
16108712002	CESPEDES-TRIANA GLADYS		4790 BEACH SHELL CT			LAS VEGAS	NV		89121-7160
16108712003	HERNANDEZ LESLIE DENNIS MARTINEZ	HURTADO ROSMELYS CHACON	4782 BEACH SHELL CT			LAS VEGAS	NV		89121
16108712004	DEBLU TRUST	LUJAN DEBORAH TRS	4774 BEACH SHELL CT			LAS VEGAS	NV		89121
16108712005	IGNACIO LESLIE-ANNE V		4766 BEACH SHELL CT			LAS VEGAS	NV		89121
16108712006	KAPUNO ROLANDO & CYNTHIA		4758 BEACH SHELL CT			LAS VEGAS	NV		89121-7159
16108712007	SEVEN POINTS BORROWER L L C		PO BOX 4090			SCOTTSDALE	AZ		85261
16108712008	DHILLON HARJIT S		4742 BEACH SHELL CT			LAS VEGAS	NV		89121-7159
16108712015	VALDOVINOS BRENDA L		4715 BEACH SHELL CT			LAS VEGAS	NV		89121-7159

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108712016	SANDHU GURJINDER KAUR REVOCABLE FAMILY TRUST		2933 CRYSTAL BAY DR			LAS VEGAS	NV		89117-2256
16108712017	MABALOT JASON D		1090 ALA NAPUNANI ST # 407			HONOLULU	HI		96818-1792
16108712018	PYRENEES INVESTMENT II L L C		209 S STEPHANIE ST # B251			HENDERSON	NV		89012
16108712019	ESPIRITU JESSIE		4796 WOODLAND AVE			LAS VEGAS	NV		89121
16108712020	VARGAS PAOLA	DELGADILLO-ALVAREZ ANTONIIO	4786 WOODLAND AVE			LAS VEGAS	NV		89121
16108712021	JEFFRIES JORMA T		4776 WOODLAND AVE			LAS VEGAS	NV		89121-7134
16108712022	ORELLANO-CIENFUEGOS IRIS ADALGIZA		4760 WOODLAND AVE			LAS VEGAS	NV		89121
16108712023	RODARTE JONATHAN & LAURA O ACOSTA		4748 WOODLAND AVE			LAS VEGAS	NV		89121
16108712024	MALAN RACHEL J		231 E STRAWBERRY DR			MILL VALLEY	CA		94941-2506
16108712025	CANDELARIO YOEL FRAGA & ADISLEY FRAGA		4724 WOODLAND AVE			LAS VEGAS	NV		89121
16108712026	PETERSMAN ROBERT C		1135 DEL ORO WAY			GILROY	CA		95020
16108714322	B M F IV NV 3055 LAS VEGAS L L C		111 E SEGO LILY DR STE 400			SANDY	UT		84070
16108715001	AVENDANO'S PPTY DEVELOPMENT INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110
16108715002	BUSTAMANTE DANIEL HERNANDEZ	GUERRERO-RAMIREZ BRENDA JUDITH	4781 WOODLAND AVE			LAS VEGAS	NV		89121
16108715003	JAVIER RENATO		4787 WOODLAND AVE			LAS VEGAS	NV		89121
16108715004	SORIANO LOURDES Q	IBUAN GERARDO	4789 WOODLAND AVE			LAS VEGAS	NV		89121
16108715005	TORRALBA PRECY C & ROY CORTES		4793 WOODLAND AVE			LAS VEGAS	NV		89121
16108715006	CHAVARRO MICHAEL ANGELO	OLEJUA EDELIN BEATRIZ	4795 WOODLAND AVE			LAS VEGAS	NV		89147
16108715007	AVENDANO'S PROPERTY DEV INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110
16108715008	AVENDANO'S PROPERTY DEV INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110
16108715009	AVENDANO'S PROPERTY DEV INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110
16108715010	AVENDANO'S PROPERTY DEV INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110
16108715011	AVENDANO'S PROPERTY DEV INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110
16108715012	AVENDANO'S PROPERTY DEV INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110
16108715013	AVENDANO'S PROPERTY DEV INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110

PPLRL_0342

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108715014	AVENDANO'S PROPERTY DEV INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110
16108715015	AVENDANO'S PROPERTY DEV INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110
16108715016	AVENDANO'S PROPERTY DEV INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110
16108810010	REED RONALD G & ANGELA M		4674 LINDA AVE			LAS VEGAS	NV		89121-7114
16108810011	CARRASCO ARTURO & YESENIA		4710 LINDA LN			LAS VEGAS	NV		89121-7115
16108810012	HIGGINS GEORGE RICHARD & DARLA DEANNA TRUST AGTMT	HIGGINS GEORGE RICHARD & DARLA DEANNA TRS	4724 LINDA AVE			LAS VEGAS	NV		89121
16108810013	VASQUEZ JESUS T & BERTHA		4742 LINDA AVE			LAS VEGAS	NV		89121
16108810014	MCDONALD JAMES & CHARLEEN FAM TR	MCDONALD JAMES TRS	2301 PINTO RD			HENDERSON	NV		89002
16108810015	GERMAN JUAN L	GARCIA ANAY	5384 SILVERHEART AVE			LAS VEGAS	NV		89142-0187
16108810016	LEE RANCH TRUST		3137 ALOHA AVE			LAS VEGAS	NV		89121-7105
16108810017	LEE RANCH TRUST		3137 ALOHA AVE			LAS VEGAS	NV		89121-7105
16108810018	CARRERA FRANCISCO		2927 ALOHA AVE			LAS VEGAS	NV		89121-7101
16108810019	DE CRISTO REY DIOCESIS		PO BOX 570201			LAS VEGAS	NV		89157
16108810020	STANFORD JERRY D & CYNTHIA A		4741 E HAPPY VALLEY AVE			LAS VEGAS	NV		89121-7121
16108810021	REED RONALD G & ANGELA M		4725 HAPPY VALLEY AVE			LAS VEGAS	NV		89121-7121
16108810022	REED SARA ELIZABETH & DEREK R	REED TREVER EDGAR	4674 LINDA AVE			LAS VEGAS	NV		89121-7114
16108810035	ISLAMIC SOCIETY NEVADA		4730 E DESERT INN RD			LAS VEGAS	NV		89121-2804
16108810036	ISLAMIC SOCIETY NEVADA		4730 E DESERT INN RD			LAS VEGAS	NV		89121-2804
16108810037	ISLAMIC SOCIETY NEVADA		4730 E DESERT INN RD			LAS VEGAS	NV		89121-2804
16108810038	YATES INN L L C		8102 S TELFORD WAY			SANDY	UT		84093-6309
16108810039	BASHIR A CHOWDHY FAMILY FOUNDATION		605 QUEENSRIDGE CT			LAS VEGAS	NV		89145
16108810040	GONZALEZ-RODRIGUEZ SALVADOR	PARGA-FLORES MONICA	3239 ALOHA AVE			LAS VEGAS	NV		89121-7107
16108810041	FUERTE IGLESIA APOSTOLICA TORRE		3701 BETHEL BAY ST			NORTH LAS VEGAS	NV		89032
16108810042	FUERTE IGLESIA APOSTOLICA TORRE		3701 BETHEL BAY ST			NORTH LAS VEGAS	NV		89032
16108810043	LOPEZ VIANEY		4741 LINDA AVE			LAS VEGAS	NV		89121-7116
16108810044	MARTINEZ FRANCISCO TRUST		4725 LINDA AVE			LAS VEGAS	NV		89121-7116

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108810045	MARTINEZ FRANCISCO	ERIVES GUADALUPE	6715 FOX RD			LAS CRUCES	NM		88012
16108810051	GUERRERO JOSE L RINCON		4825 LINDA AVE			LAS VEGAS	NV		89121-2005
16108810052	SANTIAGO EMILY		3220 ALOHA AVE			LAS VEGAS	NV		89121
16108810055	IRLAS FERNANDO D SR & SAN J		4860 E DESERT INN RD			LAS VEGAS	NV		89121-2855
16108810056	MAGDALENO JAVIER		4874 E DESERT INN RD			LAS VEGAS	NV		89121
16108810057	PHILLIPS GORDON R & NANCY LIV TR	PHILLIPS GORDON R & NANCY S TRS	4906 E DESERT INN RD			LAS VEGAS	NV		89121-2808
16108810058	ARANA BOCHE TRUST ETAL	ARANA-ORELLANA CARLOS MANUEL TRS	4906 E DESERT INN RD			LAS VEGAS	NV		89121
16108810059	FELLER MICHAEL E TRUST	FELLER MICHAEL E TRS	4924 E DESERT INN RD			LAS VEGAS	NV		89121-2808
16108810060	STEVENS BARBARA J & SCOTT C		4934 E DESERT INN RD			LAS VEGAS	NV		89121-2808
16108810061	DESERT INN CAPITAL MANAGEMENT L L C		3755 BREAKTHROUGH WAY # 250			LAS VEGAS	NV		89135
16108810062	3285 S NELLIS L L C		PO BOX 100843			FORT WORTH	TX		76184
16108810063	GETTY LEASING INC		292 MADISON AVE 9TH FLR			NEW YORK	NY		10017-6318
16108810064	S G N V 3225 S NELLIS BLVD L L C		PO BOX 71870	6890 S 2300 E		SALT LAKE CITY	UT		84171
16108810065	HOLYOAK 1982 TRUST	HOLYOAK CHARLEEN TRS	4925 LINDA AVE			LAS VEGAS	NV		89121-2040
16108810066	GUTIERREZ LOZANO TRUST	GUTIERREZ CESARIO C & BRAULIA TRS	4915 LINDA AVE			LAS VEGAS	NV		89121
16108810067	ARANA BOCHE TRUST ETAL	ARANA-ORELLANA CARLOS MANUEL TRS	4906 E DESERT INN RD			LAS VEGAS	NV		89121
16108810068	LEGUEN RAUL IVAN GUERRA		4879 LINDA AVE			LAS VEGAS	NV		89121
16108810069	BARRIENTOS EMMANUEL	CAZARES BELEM	4940 EL CAPITAN WAY			LAS VEGAS	NV		89149
16108810070	ALLEN EVA MARIE		4875 LINDA AVE			LAS VEGAS	NV		89121
16108810072	PARRALES OMAR IVAN	PIEDRA MARIA GUADALUPE ROBERTO	3180 ALOHA AVE			LAS VEGAS	NV		89121-7106
16108810073	GONZALEZ-HEREDIA MARINA		3160 ALOHA AVE			LAS VEGAS	NV		89121
16108810074	RODKOFF-YOSEF FAMILY TRUST		15455 SHERMAN WAY UNIT 28			VAN NUYS	CA		91406
16108810075	MURRAY GEORGE THOMAS JR LIV TR	MURRAY GEORGE THOMAS JR TRS	3130 ALOHA			LAS VEGAS	NV		89121-7106
16108810076	HERMANSON DAVE		3120 ALOHA AVE			LAS VEGAS	NV		89121
16108810077	ARIAS HUGO & LETICIA		4754 FUENTES WAY			LAS VEGAS	NV		89121

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108810078	CARVAJAL BEVERLY REBECCA	MARTINEZ GUILLERMO A	7342 SUNRAY POINT ST			NORTH LAS VEGAS	NV		89084
16108810079	SIGRETTO MICHAEL P & ROBIN L REYNOLDS		4895 HAPPY VALLEY AVE			LAS VEGAS	NV		89121-2037
16108810080	ESCALERA JUAN		4951 HAPPY VALLEY AVE			LAS VEGAS	NV		89121-2038
16108810081	NUNEZ LEONEL ANAYA	ANAYA ORALIA	4925 HAPPY VALLEY AVE			LAS VEGAS	NV		89121-2038
16108810082	PALM PROPERTIES L L C		6050 S FORT APACHE RD # 100			LAS VEGAS	NV		89148
16108810083	PALM PROPERTIES L L C		6050 S FORT APACHE RD # 100			LAS VEGAS	NV		89148
16108810084	DOUGLAS FAMILY TRUST	DOUGLAS MIKE & LISA TRS	490 MOORE RD			WOODSIDE	CA		94062
16108810085	DOUGLAS FAMILY TRUST	DOUGLAS MIKE & LISA TRS	490 MOORE RD			WOODSIDE	CA		94062
16108810086	DOUGLAS FAMILY TRUST	DOUGLAS MIKE & LISA TRS	490 MOORE RD			WOODSIDE	CA		94062
16108810087	VASQUEZ ESTABAN TORRES JR		2045 WESTERN			LAS VEGAS	NV		89102-4608
16108810088	WOOD THOMAS F		4906 LINDA AVE			LAS VEGAS	NV		89121
16108810089	HEWES MARILYN & PATRICK		4878 LINDA AVE			LAS VEGAS	NV		89121
16108810090	AHUMADA JOSE R		4864 LINDA AVE			LAS VEGAS	NV		89121
16108810094	CHURCH UNIVERSAL INC		100 MULBERRY ST 14TH FL			NEWARK	NJ		07102
16108810098	LEE MICHELLE		8461 FARM RD # 120-277			LAS VEGAS	NV		89131
16108810099	880 E SAHARA L L C - SERIES 3		880 E SAHARA AVE			LAS VEGAS	NV		89104
16109201004	CHEVMAC 1 L L C		110 N CARPENTER ST			CHICAGO	IL		60607
16109217003	USA POSTAL SERVICE		8055 E TUFTS AVENUE PKWY # 400			DENVER	CO		80237-2881
16109217004	G S K I L L C		955 TEMPLE VIEW DR			LAS VEGAS	NV		89110-2900
16109301004	HAMPTON APTS INC		2016 RIVERSIDE DR			LOS ANGELES	CA		90039-3707
16109301005	VALLEY VISTA M H C L L C		31200 NORTHWESTERN HWY			FARMINGTON HILLS	MI		48334
16109301007	REBEL LAND AND DEVELOPMENT L L C		2424 RIDGE RD			ROCKWALL	TX		75087
16109310345	3050 S NELLIS D B L L C		1880 CENTURY PARK E STE 300			LOS ANGELES	CA		90067
16109401002	VALLEY VISTA M H C L L C		31200 NORTHWESTERN HWY			FARMINGTON HILLS	MI		48334
16109401007	SCHOOL BOARD OF TRUSTEES		1180 MILITARY TRIBUTE PL			HENDERSON	NV		89074

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16109410385	U S M F MEADOWS PROPCO L L C		6191 STATE HIGHWAY 161 STE 100			IRVING	TX		75038
16109411003	S S B PROPCO L L C		465 FIRST ST WEST 2ND FL			SONOMA	CA		95476
16109411004	BECKMAN CHARLES & LOLING		1265 CASIANO RD			LOS ANGELES	CA		90049
16109411005	M D C COASTAL 20 L L C		11995 EL CAMINO REAL			SAN DIEGO	CA		92130
16109411006	CY HOMA L L C		3721 CANARY PALM			LAS VEGAS	NV		89121-7239
16109411007	S S B PROPCO L L C		465 FIRST ST W 2ND FLR			SONOMA	CA		95476
16116101001	KHARBANDA SANJEEV LIVING TRUST	KHARBANDA SANJEEV TRS	5469 SIGNAL HILL DR			DUBLIN	CA		94568
16116110083	SOTO-SUASTIGUI EDUARDO		5075 BROWNWOOD AVE			LAS VEGAS	NV		89122
16116110084	MAZZONNE ROSALIE		3311 DEATH VALLEY DR			LAS VEGAS	NV		89122
16116110093	ALCHEMY INVESTMENT L L C		8978 SPANISH RIDGE # 102			LAS VEGAS	NV		89148
16116110094	BOYLE MICHAEL		3312 CAPE COD DR			LAS VEGAS	NV		89122
16116110095	DEAMER 1993 TRUST	DEAMER FLORENCE L TRS	3306 CAPE COD DR			LAS VEGAS	NV		89122-3909
16116110096	3303 CAPE COD TRUST	CHRISTIE K L TRS	3225 MCLEOD DR			LAS VEGAS	NV		89121
16116110097	VARGAS MARIA		3309 CAPE COD DR			LAS VEGAS	NV		89122
16116110098	MORENO-FRAUSTO RAMON		3315 CAPE COD DR			LAS VEGAS	NV		89122-3950
16116110099	HILDENBRAND ALAN THOMAS	BROWN REGINA LEE	3323 CAPE COD DR			LAS VEGAS	NV		89122
16116110109	GUERRERO EDLIN		3332 BIG SUR DR			LAS VEGAS	NV		89122
16116110110	GIANINETTO STELLA M		3324 BIG SUR DR			LAS VEGAS	NV		89122-3905
16116110111	BROCKMAN JOSEPH & ADORA		3316 BIG SUR DR			LAS VEGAS	NV		89122-3905
16116110112	HOUSTON LARRY D & DEBORAH J		3310 BIG SUR DR			LAS VEGAS	NV		89122-3905
16116110113	SERPAS JUAN CARLOS		3304 BIG SUR DR			LAS VEGAS	NV		89122
16116110114	DESERT INN MOBILE FAM ESTS ASSN		5100 BLUE RIDGE PKWY			LAS VEGAS	NV		89122-3924
16116110115	YAMAGUCHI L L C		1723 FRANKLIN CHASE			HENDERSON	NV		89012
16116110116	DEWEGELI ELIZABETH RUTH	RUTH HARMONY	5150 SPYGLASS HILL DR # 177			LAS VEGAS	NV		89142
16116110117	GREEN BRENDA KAY		5068 WASATCH LN			LAS VEGAS	NV		89122
16116110118	SHUIT HEATHER N & DAVUD V	HELMAN-SHUIT BERTHA L	5072 WASATCH LN			LAS VEGAS	NV		89122-4055

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16116110119	MITCHELL ROBERT J		5110 WASATCH LN			LAS VEGAS	NV		89122-4055
16116110120	FISHER JASON H & ALLYSON S		14 DOVETAIL CIR			HENDERSON	NV		89014
16116110121	MACIEL-GIL ANGEL		5122 WASATCH LN			LAS VEGAS	NV		89122
16116110122	HADDAD MICHAEL		PO BOX 691960			STOCKTON	CA		95269
16116110123	EDWARDS RONALD T	ERLANO EULALIA C	6110 ORANGE HILL DR			LAS VEGAS	NV		89142-0604
16116110186	MARTINEZ ALFREDO		3305 EWA BEACH DR			LAS VEGAS	NV		89122
16116110187	BROCCOLINO JAMES J & SHIRLEY A		5130 TUPELO LN			LAS VEGAS	NV		89122-4054
16117501005	CHAN ALVIN B INC		PO BOX 4900			SCOTTSDALE	AZ		85261-4900
16117501006	RAINBOW MARKET #8 L L C		1281 TERMINAL WAY # 115			RENO	NV		89502
16117501010	WANG FAMILY LIVING TRUST	WANG SUNG-VUM TRS	PO BOX 17535			ANAHEIM	CA		92817
16117501011	SPACE PROVIDERS ASHEVILLE L L C	CAROLINA VEGAS L L C	1300 TUNNEL RD			ASHVILLE	NC		28805-1629
16117510023	ALVI KHIZAR		22 ABBEY RD			NEWARK	DE		19702
16117510024	ORTEGA PAUL	ZARATE YOLANDA	4802 FUENTES WAY			LAS VEGAS	NV		89121
16117511001	DESILVA MARIA A HERNANDEZ		4840 FUENTES CIR			LAS VEGAS	NV		89121-2816
16117511002	BACON JOANNE LIVING TRUST	BACON JOANNE TRS	2800 CONGRESS AVE			LAS VEGAS	NV		89121
16117511003	ROMERO GRACIELA FIGUEROA		4856 FUENTES CIR			LAS VEGAS	NV		89121-2816
16117511004	BARRETT KEVIN & LORINDA		4866 FUENTES CIR			LAS VEGAS	NV		89121
16117511005	PORTILLO DAVID O		4874 FUENTES CIR			LAS VEGAS	NV		89121
16117511006	GARCIA YOANDY LUIS CUETO		4882 FUENTES CIR			LAS VEGAS	NV		89121
16117511007	AGUIRRE JUVENIO A		4890 FUENTES CIR			LAS VEGAS	NV		89121
16117511008	CONTRERAS SARAI JACO	RODRIGUEZ DAVID SANTANA	4972 HIDALGO WAY			LAS VEGAS	NV		89121
16117511009	PADOVICH DAVID A		4906 FUENTES CIR			LAS VEGAS	NV		89121
16117511010	HALLEWELL MICHAEL H & NANCY L		5841 E CHARLESTON BLVD # 230-265			LAS VEGAS	NV		89142
16117511011	DISABATO DAVID		4897 FUENTES CIR			LAS VEGAS	NV		89121
16117511012	BELLA JULIE	LOPEZ CHASE	4889 FUENTES CIR			LAS VEGAS	NV		89121
16117511013	ALVEY LAWRENCE E & ROBERTA J		4881 FUENTES CIR			LAS VEGAS	NV		89121-2827
16117511014	MARTINEZ SYMONE	SALINAS PEDRO	4873 FUENTES CIR			LAS VEGAS	NV		89121-2827

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16117511015	J C L L C		4144 COMB CIR			LAS VEGAS	NV		89104
16117511016	SPINARD CYNTHIA		4855 FUENTES CIR			LAS VEGAS	NV		89121-2827
16117511017	AVILA JULIO CESAR VELASCO		4856 HILDAGO WAY			LAS VEGAS	NV		89121
16117511018	DUSENBERY JOSEPH A & PATRICIA A		4866 HILDAGO WAY			LAS VEGAS	NV		89121-2847
16117511019	DOMINGUEZ DAMACIO PEREZ		913 S ROANNE ST			ANAHEIM	CA		92804
16117511020	ROSAS VICTOR MANUEL & ESMERALDA		6414 ENCHANTING CT			LAS VEGAS	NV		89156
16117511021	PINZON-GARCIA OMAR DAVID	PINZON FEDERICO GARCIA	3602 HUERTA DR			LAS VEGAS	NV		89121
16117511022	KELMAN DANIEL		4898 HILDAGO WAY			LAS VEGAS	NV		89121
16117511089	STICKNEY MICHAEL & DARLENE G		4814 FUENTES WAY			LAS VEGAS	NV		89121-2810
16117511090	JOVEL GLORIA ARACELY		3315 VISTA DEL MONTE DR			LAS VEGAS	NV		89121
16117511091	COUNTY OF CLARK(PK & COMM SERV)		500 S GRAND CENTRAL PKWY			LAS VEGAS	NV		89155
16117512010	OLIVARES-MURGUIA LUIS	RODRIGUEZ ELIDA FLORES	3364 HUERTA DR			LAS VEGAS	NV		89121
16117512011	FLORES JOSE MANUEL OLIVARES	AGUILAR VANESSA HERNANDEZ	3350 HUERTA DR			LAS VEGAS	NV		89121
16117512012	PERDOMO SERGIO		4972 HILDAGO WAY			LAS VEGAS	NV		89121
16117512013	MCMILLIAN NANCY ANN		325 LEHMAN ST			LAS VEGAS	NV		89122
16117512014	VILLANUEVA ARMANDO & MARIA		4956 HILDAGO WAY			LAS VEGAS	NV		89121-2864
16117512015	CUELLAR-MORONES LUIS A		4948 HILDAGO WAY			LAS VEGAS	NV		89121
16117512016	FINLULO L L C		3255 LINDELL RD			LAS VEGAS	NV		89145
16117512017	RIPPEL NICHOLAS S & DEBORAH L		4932 HILDAGO WAY			LAS VEGAS	NV		89121-2864
16117512018	BOBADILLA-GARCIA RUBEN	BOBADILLA BERTHA	4921 HILDAGO WAY			LAS VEGAS	NV		89121
16117512019	CUEVAS GABRIELA	LONA CIRIACO CUEVAS	4916 HILDAGO WAY			LAS VEGAS	NV		89121-2864
16117512020	FONGER KARLYLE B		4908 HILDAGO WAY			LAS VEGAS	NV		89121-2864
16117512022	BOBADILLA-GARCIA RUBEN	BOBADILLA BERTHA LETICIA	4924 HILDAGO WAY			LAS VEGAS	NV		89121
16117512023	HUPP FRED & JANICE E		4933 HILDAGO WAY			LAS VEGAS	NV		89121-2863

UC-18-0578

Sprint

PROJECT:	SPRINT NE PROJECT
SITE CASCADE:	VG90XC440
CROWN CASTLE SITE NAME:	LV115 NELLIS & DI
CROWN CASTLE SITE NUMBER:	825521
SITE ADDRESS:	3125 S. NELLIS BOULEVARD LAS VEGAS, NV 89121
SITE TYPE:	67'-0" MONOPINE W/ 10'-0" EXTENSION

SITE INFORMATION

PROPERTY OWNER:
PALM PROPERTIES, LLC
6050 S. FORT APACHE ROAD, SUITE 100
LAS VEGAS, NV 89148

CROWN CASTLE SITE NUMBER:
825521

CROWN CASTLE SITE NAME:
LV115 NELLIS & DI

CROWN CASTLE APPLICATION ID:
430989

SITE ADDRESS:
3125 S. NELLIS BOULEVARD
LAS VEGAS, NV 89121
CLARK COUNTY

GEOGRAPHIC COORDINATES:
LATITUDE: 36.13244295°
LONGITUDE: -115.056279°
ALTITUDE (AMSL): 1724'

JURISDICTION:
CLARK COUNTY

APN:
161-08-810-083

POWER COMPANY:
NV ENERGY

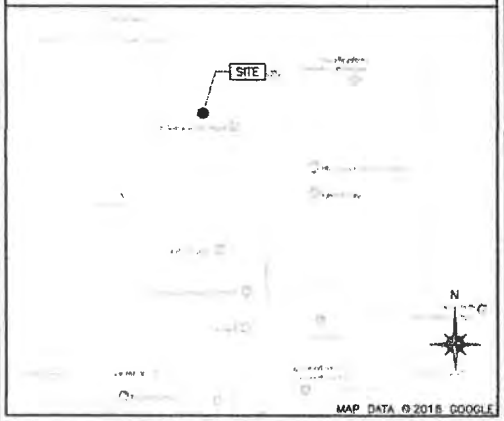
FIBER COMPANY:
COX

SITE ACQUISITION CONTACT:
CROWN CASTLE USA, INC.
200 SPECTRUM, SUITE 1700
IRVINE, CA 92618
CONTACT: GWENDOLYN FISCHER
PHONE: (702) 416-7530
E-MAIL: gwendolyn.fischer@crowncastle.com

A&E FIRM:
W-T COMMUNICATION DESIGN GROUP, LLC
8560 S. EASTERN AVE, SUITE 220
LAS VEGAS, NEVADA 89123
PH: (702) 998-1003
FAX: (702) 998-1010
CONTACT: ERICK ROMERO
www.wtengineering.com

STRUCTURAL ENGINEER:
BLACK & VEATCH
6800 W. 115TH STREET
SUITE 2292
OVERLAND PARK, KS 66211
TEL: (913) 458-6145

AREA MAP



AERIAL MAP



PROJECT DESCRIPTION

- ALL NEW TOWER EQUIPMENT TO BE PAINTED TO MATCH EXISTING STRUCTURE
- INSTALL NEW 10'-0" X 10'-0" CONCRETE EQUIPMENT PAD
- INSTALL (1) EQUIPMENT CABINET AT GRADE
- INSTALL (1) HOFFMAN JUNCTION BOX & (1) PPC CABINET MOUNTED ON NEW H-FRAME AT GRADE
- INSTALL 10'-0" TOWER EXTENSION
- INSTALL (3) HYBRID CABLES ON EXISTING TOWER
- INSTALL (6) PANEL ANTENNAS ON EXISTING TOWER
- INSTALL (3) SECTOR FRAMES ON EXISTING TOWER
- INSTALL (6) 800MHZ RRH'S AT ANTENNAS
- INSTALL (3) 1900MHz RRH'S AT ANTENNAS
- INSTALL (24) JUMPERS

APPLICABLE CODES

* ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

BUILDING CODE: 2012 INTERNATIONAL BUILDING CODE
PLUMBING CODE: 2012 UNIFORM PLUMBING CODE
MECHANICAL CODE: 2012 UNIFORM MECHANICAL CODE
ELECTRICAL CODE: 2011 NATIONAL ELECTRICAL CODE

811
Know what's below.
Call before you dig.

NOTE:
48 HOURS PRIOR TO DIGGING, CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES TO LOCATE ALL UNDERGROUND UTILITIES.

SHEET INDEX

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N-2	GENERAL NOTES
N-3	GENERAL NOTES
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C-2	OVERALL COMPOUND PLAN
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E-5	BATTERY SPECIFICATIONS
E-6	BATTERY SPECIFICATIONS
GR-1	GROUNDING PLAN
GR-2	GROUNDING DETAILS
GR-3	GROUNDING DETAILS

SITE CONTACTS

CROWN CASTLE USA, INC.:
CM: LUKE CHRISTIAN
PHONE: (702) 408-5147

PM: TIMOTHY MILLER
PHONE: (949) 936-0221

ZONING & PERMITTING SPECIALIST:
CM: WILLIAM GAUL
PHONE: (702) 518-4349

PM: BARBARA BROWN
PHONE: (925) 464-3434

PLANS PREPARED FOR
Sprint

MLA PARTNER
CROWN CASTLE

PLANS PREPARED BY
W-T COMMUNICATION DESIGN GROUP, LLC
WIRELESS INFRASTRUCTURE
8560 S Eastern Avenue Suite 220
Las Vegas, NV 89123
PH (702) 998-1000 FAX: (702) 998-10
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REVISIONS:

DESCRIPTION	DATE	E
FOR CLIENT REVIEW	04.16.18	J
CLIENT COMMENTS	06.09.18	D

W-T PROJECT NUMBER:
T1800432

CROWN CASTLE SITE NAME:
LV115 NELLIS & DI

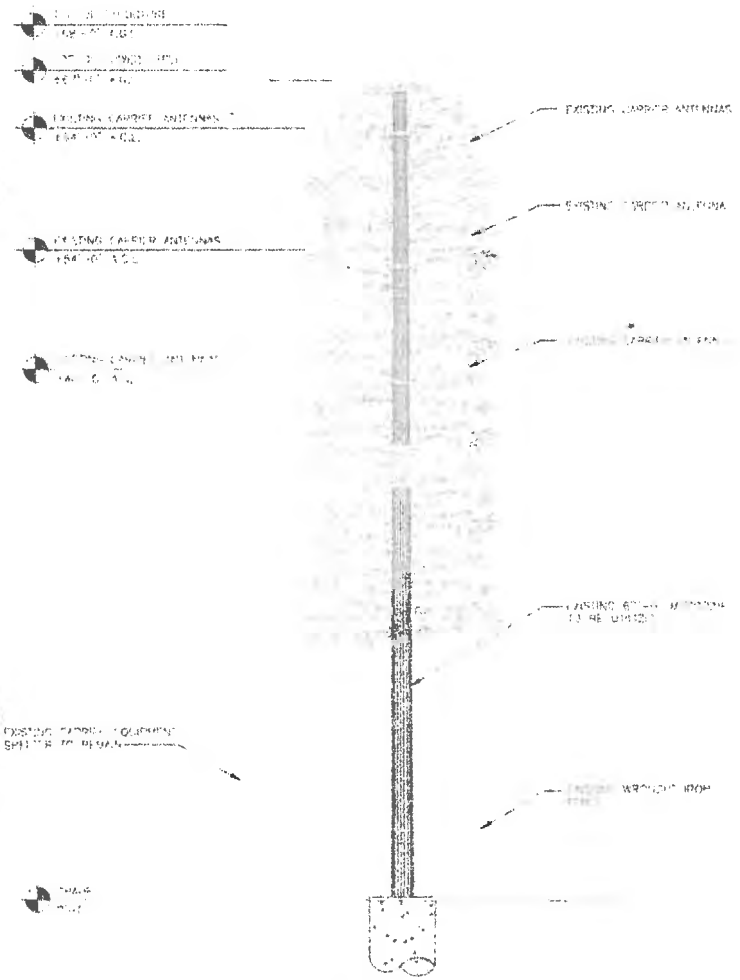
SITE CASCADE:
VG90XC440

SITE ADDRESS:
3125 S. NELLIS BOULEVA
LAS VEGAS, NV 89121

SHEET DESCRIPTION:
TITLE SHEET

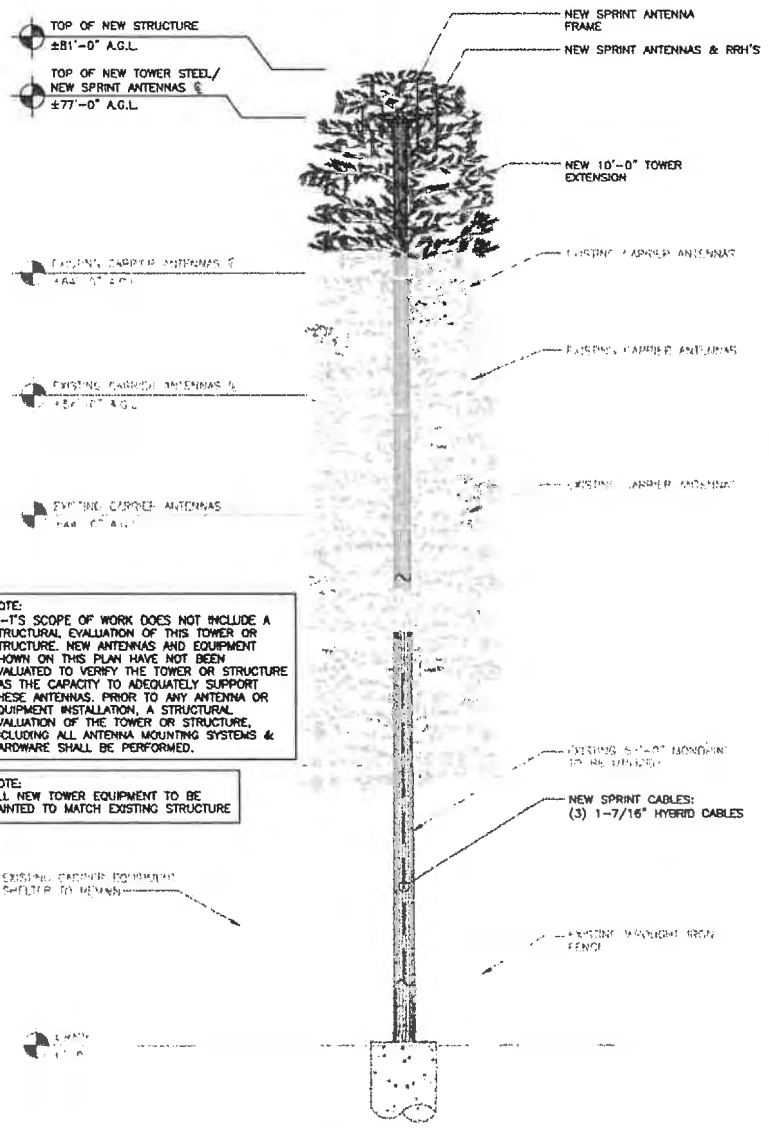
SHEET NUMBER
T-1

PPLRL_0349



EXISTING TOWER ELEVATION — 1

SCALE: 1" = 10'-0"



NOTE:
W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS AND EQUIPMENT SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA OR EQUIPMENT INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS & HARDWARE SHALL BE PERFORMED.

NOTE:
ALL NEW TOWER EQUIPMENT TO BE PAINTED TO MATCH EXISTING STRUCTURE

PROPOSED TOWER ELEVATION — 2

SCALE: 1" = 10'-0"

PPLRL_0350

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DESCRIPTION	DATE	BY	REV
FOR CLIENT REVIEW	04.18.16	JTB	A
CLIENT COMMENTS	05.09.16	ERM	B

W-T PROJECT NUMBER:
T1800432

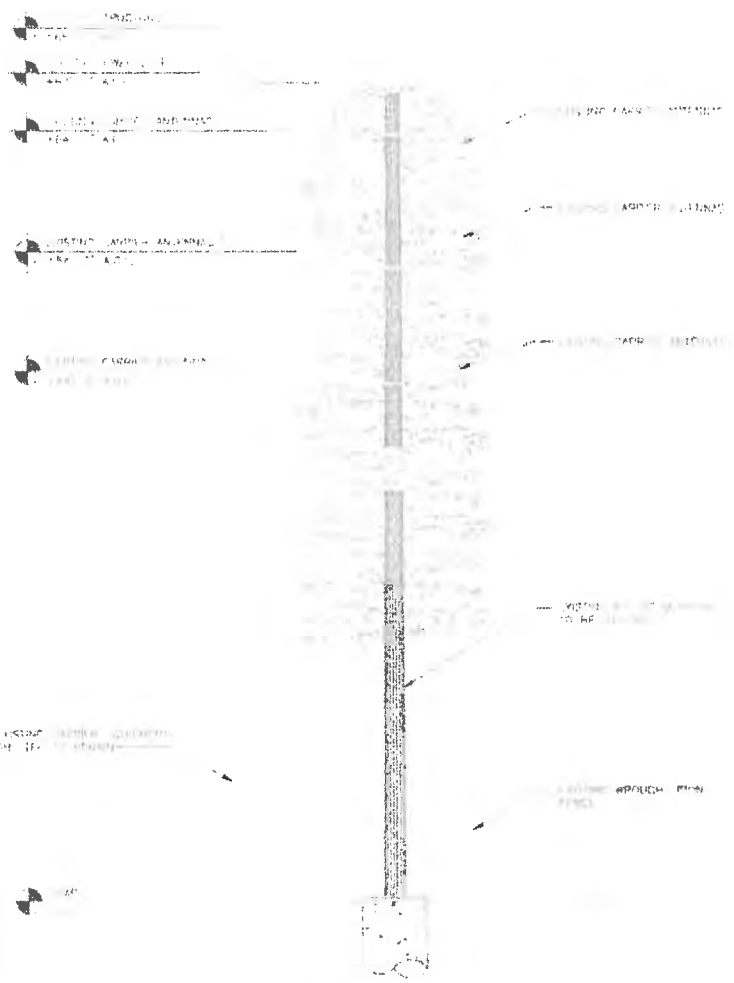
CROWN CASTLE SITE NAME:
LV115 NELLIS & DI

SITE CASCADE:
VG90XC440

SITE ADDRESS:
3125 S. NELLIS BOULEVARD
LAS VEGAS, NV 89121

SHEET DESCRIPTION:
TOWER ELEVATIONS

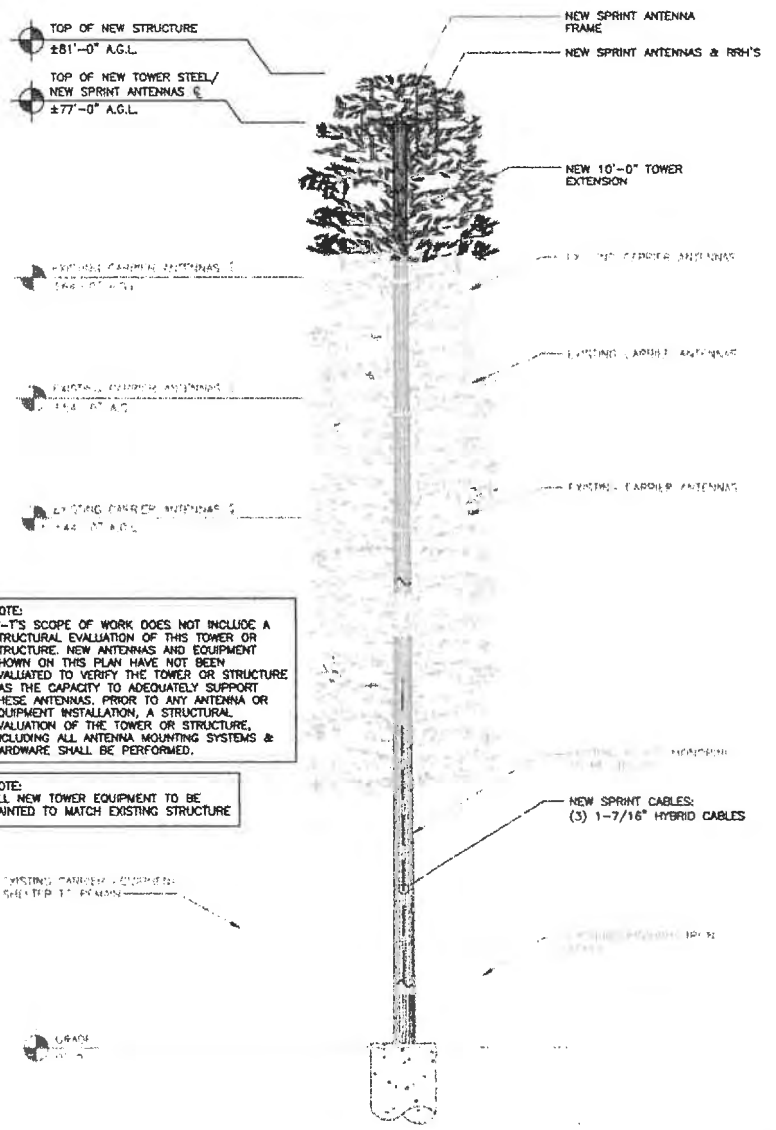
SHEET NUMBER:
A-1



EXISTING TOWER ELEVATION

SCALE: 1" = 10'-0"

1



PROPOSED TOWER ELEVATION

SCALE: 1" = 10'-0"

2

PPLRL_0351

PLANS PREPARED FOR

Sprint

MLA PARTNER

CROWN CASTLE

PLANS PREPARED BY

W-T
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FOR CLIENT REVIEW	04.18.16	JTB	A
CLIENT COMMENTS	05.09.16	ERM	B

W-T PROJECT NUMBER

T1800432

CROWN CASTLE SITE NAME

LV115 NELLIS & DI

SITE CASCADE

VG90XC440

SITE ADDRESS

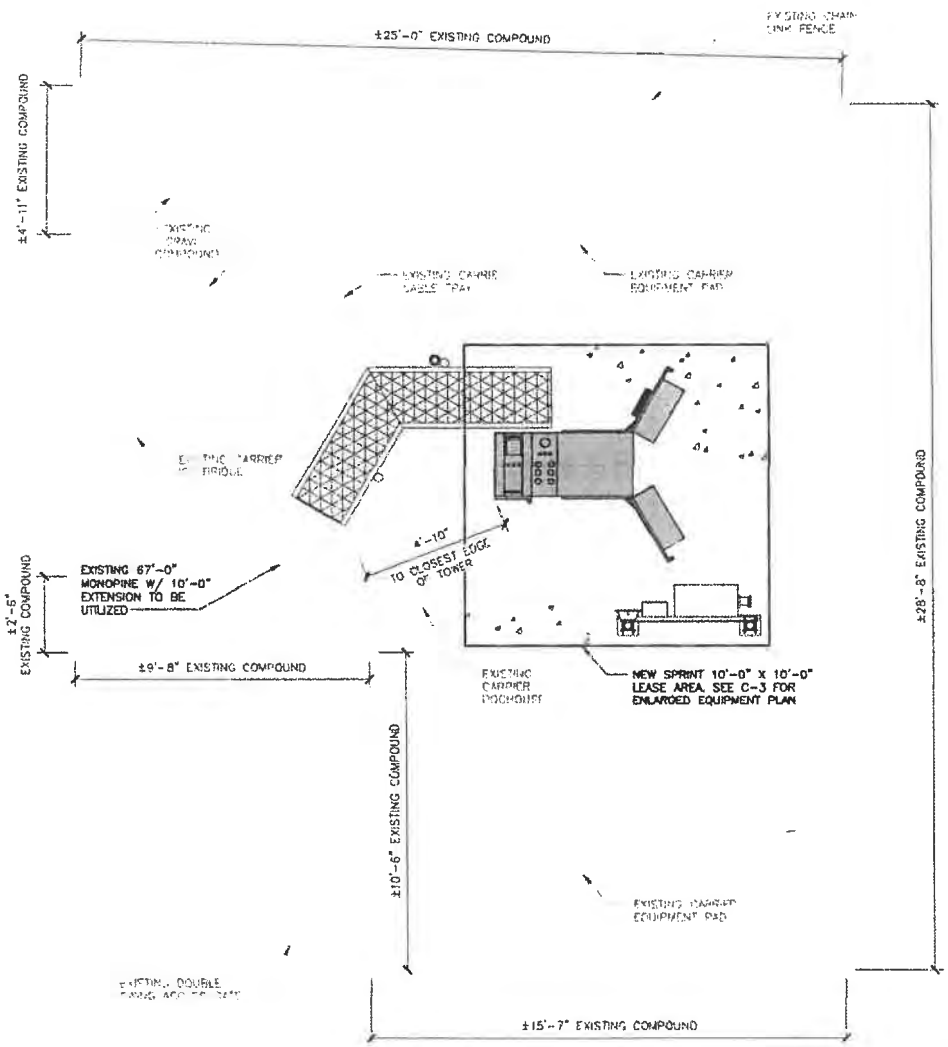
3125 S. NELLIS BOULEVARD
LAS VEGAS, NV 89121

SHEET DESCRIPTION

TOWER ELEVATIONS

SHEET NUMBER

A-1



OVERALL COMPOUND PLAN

SCALE: 1/4" = 1'-0"

1

PPLRL_0352

PLANS PREPARED FOR:

Sprint

MLA PARTNER:

CROWN CASTLE

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FOR CLIENT REVIEW	04.18.18	JTB	A
CLIENT COMMENTS	05.09.18	ERM	B

W-T PROJECT NUMBER:

T1800432

CROWN CASTLE SITE NAME:

LV115 NELLIS & DI

SITE CASCADE:

VG90XC440

SITE ADDRESS:

3125 S. NELLIS BOULEVARD
LAS VEGAS, NV 89121

SHEET DESCRIPTION:

OVERALL COMPOUND PLAN

SHEET NUMBER:

C-2



OVERALL SITE PLAN

SCALE: 1" = 40'-0"

1

PPLRL_0353

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M.A. PARTNER

CROWN CASTLE

PLANS PREPARED BY

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PROFESSIONAL ENGINEER
STATE OF NEVADA
LICENSE # 018908
EXPIRES: 06/30/19 SIGNED: 07/23/18

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DESCRIPTION	DATE	BY	REV
FOR CLIENT REVIEW	04.19.18	JTB	A
CLIENT COMMENTS	05.09.18	ERM	B
100% CONSTRUCTION DRAWINGS	05.29.18	ERM	C
REVISE TOWER ELEVATION	06.15.18	DTP	D
CLIENT COMMENTS	07.23.18	DTP	E

W-T PROJECT NUMBER

T1800432

CROWN CASTLE SITE NAME

LV115 NELLIS & DI

SITE ORIGINATOR

VG90XC440

SITE ADDRESS

3125 S. NELLIS BOULEVARD
LAS VEGAS, NV 89121

SHEET DESCRIPTION

OVERALL SITE PLAN

SHEET NUMBER

C-1

UC-18-0578

Sprint

PROJECT:	SPRINT NE PROJECT
SITE CASCADE:	VG90XC440
CROWN CASTLE SITE NAME:	LV115 NELLIS & DI
CROWN CASTLE SITE NUMBER:	825521
SITE ADDRESS:	3125 S. NELLIS BOULEVARD LAS VEGAS, NV 89121
SITE TYPE:	67'-0" MONOPINE W/ 10'-0" EXTENSION

SITE INFORMATION

PROPERTY OWNER:
PALM PROPERTIES, LLC
6050 S. FORT APACHE ROAD, SUITE 100
LAS VEGAS, NV 89148

CROWN CASTLE SITE NUMBER:
825521

CROWN CASTLE SITE NAME:
LV115 NELLIS & DI

CROWN CASTLE APPLICATION ID:
430959

SITE ADDRESS:
3125 S. NELLIS BOULEVARD
LAS VEGAS, NV 89121
CLARK COUNTY

GEOGRAPHIC COORDINATES:
LATITUDE: 36.13244295°
LONGITUDE: -115.066279°
ALTITUDE (AMSL): 1724'

JURISDICTION:
CLARK COUNTY

APN:
161-08-810-083

POWER COMPANY:
NV ENERGY

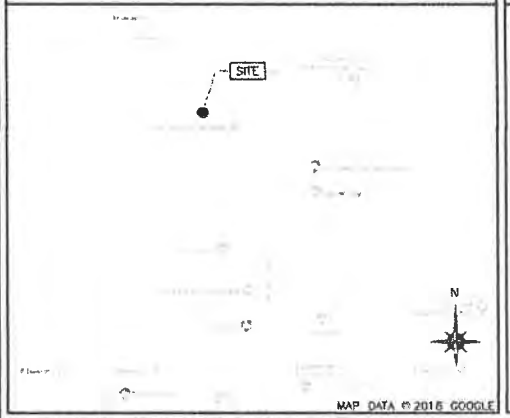
R COMPANY:

SITE ACQUISITION CONTACT:
CROWN CASTLE USA, INC.
200 SPECTRUM, SUITE 1700
IRVINE, CA 92618
CONTACT: GWENDOLYN FISCHER
PHONE: (702) 416-7530
E-MAIL: gwendolyn.fischer@crowncastle.com

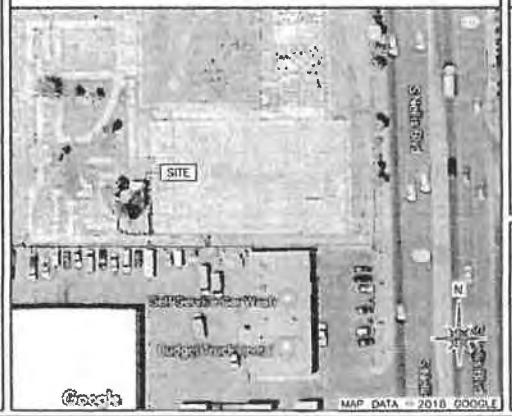
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LAS VEGAS, NEVADA 89123
PH: (702) 998-1003
FAX: (702) 998-1010
CONTACT: ERICK ROMERO
.wtengineering.com

STRUCTURAL ENGINEER:
BUCK & VEATCH
8000 W. 115TH STREET
SUITE 2292
OVERLAND PARK, KS 66211
(913) 458-8145

AREA MAP



AERIAL MAP



PROJECT DESCRIPTION

- ALL NEW TOWER EQUIPMENT TO BE PAINTED TO MATCH EXISTING STRUCTURE
- INSTALL NEW 10'-0" X 10'-0" CONCRETE EQUIPMENT PAD
- INSTALL (1) EQUIPMENT CABINET AT GRADE
- INSTALL (1) HOFFMAN JUNCTION BOX & (1) PPC CABINET MOUNTED ON NEW H-FRAME AT GRADE
- INSTALL 10'-0" TOWER EXTENSION
- INSTALL (3) HYBRID CABLES ON EXISTING TOWER
- INSTALL (6) PANEL ANTENNAS ON EXISTING TOWER
- INSTALL (3) SECTOR FRAMES ON EXISTING TOWER
- INSTALL (6) 800MHZ RRH'S AT ANTENNAS
- INSTALL (3) 1900MHz RRH'S AT ANTENNAS
- INSTALL (24) JUMPERS

APPLICABLE CODES

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PLUMBING CODE: 2012 UNIFORM PLUMBING CODE
MECHANICAL CODE: 2012 UNIFORM MECHANICAL CODE
ELECTRICAL CODE: 2011 NATIONAL ELECTRICAL CODE

811
know what's below.
Call before you dig.

NOTE:
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SHEET INDEX

SHEET:	SHEET TITLE:
T-1	TITLE SHEET
N-1	GENERAL NOTES
N-2	GENERAL NOTES
N-3	GENERAL NOTES
C-1	OVERALL SITE PLAN
C-2	OVERALL COMPOUND PLAN
C-3	ENLARGED EQUIPMENT PLAN
C-4	SITE DETAILS
C-5	CABINET DETAILS
C-6	CONCRETE PAD DETAILS
A-1	TOWER ELEVATIONS
A-2	TOWER ELEVATIONS
A-3	EQUIPMENT ELEVATION
A-4	ANTENNA PLAN
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E-1	UTILITY PLAN
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E-5	BATTERY SPECIFICATIONS
E-6	BATTERY SPECIFICATIONS
GR-1	GROUNDING PLAN
GR-2	GROUNDING DETAILS
GR-3	GROUNDING DETAILS

Planner Copy
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SITE CONTACTS

CROWN CASTLE USA, INC.:
CM: LUKE CHRISTIAN
PHONE: (702) 408-5147

PM: TIMOTHY MILLER
PHONE: (949) 936-0221

ZONING & PERMITTING SPECIALIST:
CM: WILLIAM GAUL
PHONE: (702) 518-4349

PM: BARBARA BROWN
PHONE: (925) 464-3434

PLANS PREPARED FOR
Sprint

A&E PARTNER
CROWN CASTLE

PLANS PREPARED BY
W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE
8560 S Eastern Avenue Suite 220
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REVISIONS:

DESCRIPTION	DATE	BY	REV
FOR CLIENT REVIEW	04.18.18	JTB	A
CLIENT COMMENTS	05.09.18	ERM	B

W-T PROJECT NUMBER
T1800432

CROWN CASTLE SITE NAME
LV115 NELLIS & DI

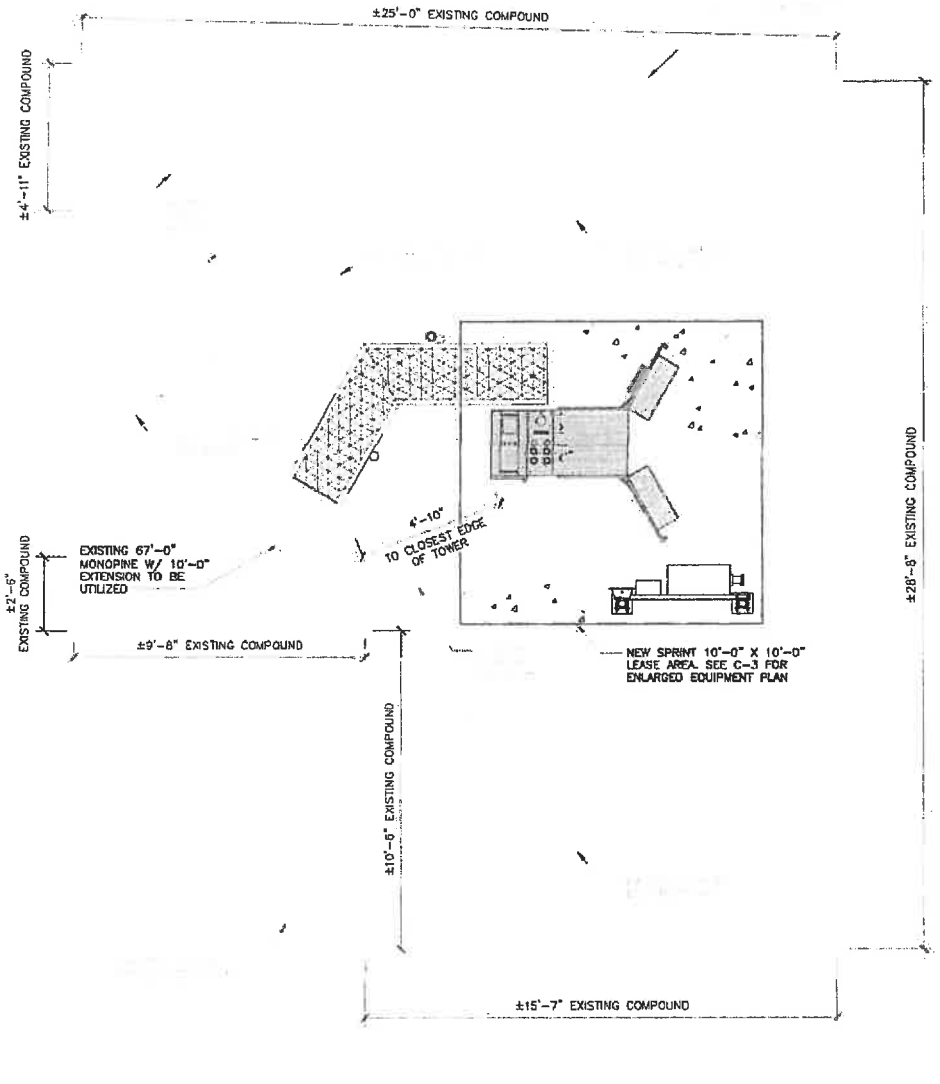
SITE CASCADE
VG90XC440

SITE ADDRESS
3125 S. NELLIS BOULEVARD
LAS VEGAS, NV 89121

SHEET DESCRIPTION
TITLE SHEET

SHEET NUMBER
T-1

PUBLIC RECORD



OVERALL COMPOUND PLAN 1

SCALE: 1/4" = 1'-0"

PPLRL_0355

PLANS PREPARED FOR:

Sprint

MLA PARTNER:

CROWN CASTLE

PLANS PREPARED BY:

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DESCRIPTION	DATE	BY	REV
FOR CLIENT REVIEW	04.15.16	JTB	A
CLIENT COMMENTS	05.09.16	ERM	B

W-T PROJECT NUMBER:

T1600432

CROWN CASTLE SITE NAME:

LV115 NELLIS & DI

SITE CASCADE:

VG80XC440

SITE ADDRESS:

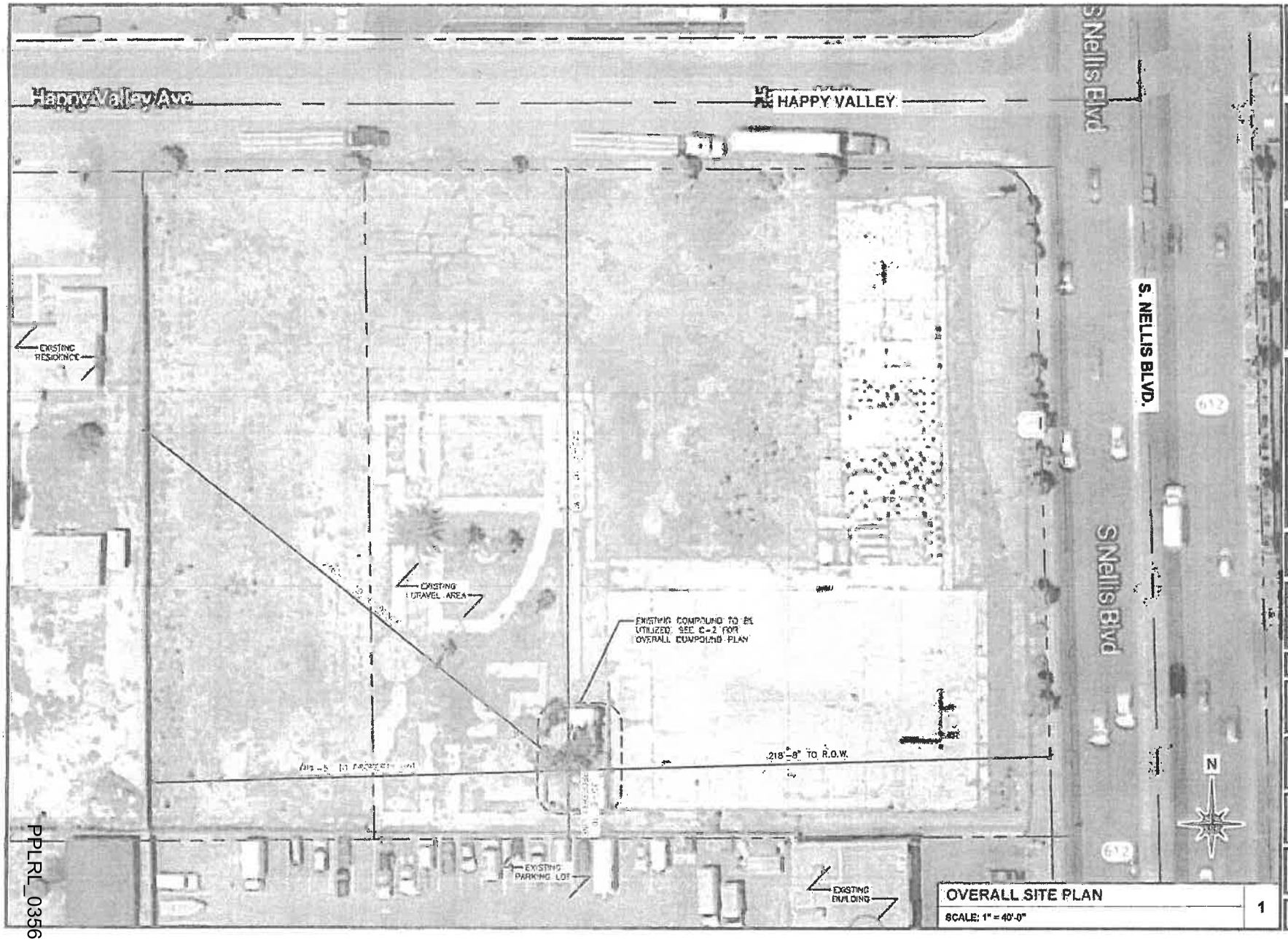
3125 S. NELLIS BOULEVARD LAS VEGAS, NV 89121

SHEET DESCRIPTION:

OVERALL COMPOUND PLAN

SHEET NUMBER:

C-2



OVERALL SITE PLAN

SCALE: 1" = 40'-0"

1

PPLRL_0356

PLANS PREPARED FOR:

Sprint

MLA PARTNER:

CROWN CASTLE

PLANS PREPARED BY:

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PROFESSIONAL ENGINEER
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EXPIRES: 06/30/19 SIGNED: 07/23/18

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REVISIONS:

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CLIENT COMMENTS	05.09.18	ERM	B
100% CONSTRUCTION DRAWINGS	05.25.18	ERM	C
REVISE TOWER EXTENSION	06.18.18	DYP	D
CLIENT COMMENTS	07.23.18	DYP	E

WT PROJECT NUMBER:

T1800432

CROWN CASTLE SITE NAME:

LV115 NELLIS & DI

SITE CASCADE

VG90XC440

SITE ADDRESS:

3125 S. NELLIS BOULEVARD
LAS VEGAS, NV 89121

SHEET DESCRIPTION:

OVERALL SITE PLAN

SHEET NUMBER:

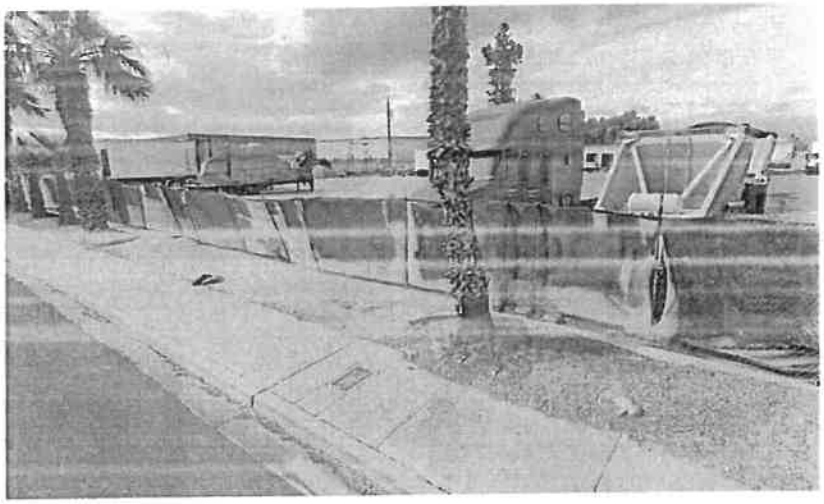
C-1

WS-24-0276 - PHOTOS



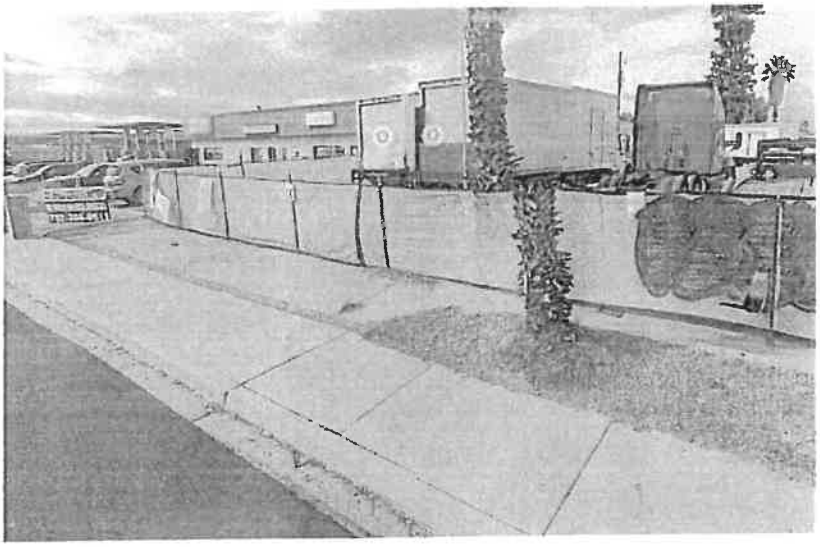
2024

Closed driveway #1 on Nellis (NE Corner)



2024

Closed driveway #2 center of east PL along Nellis.



2024

Closed driveway #3 south east corner along Nellis.

WS-24-0276 - PHOTOS



2021

OPEN driveway #1 on Nellis (NE Corner)



2021

OPEN driveway #2 center of east PL along Nellis.

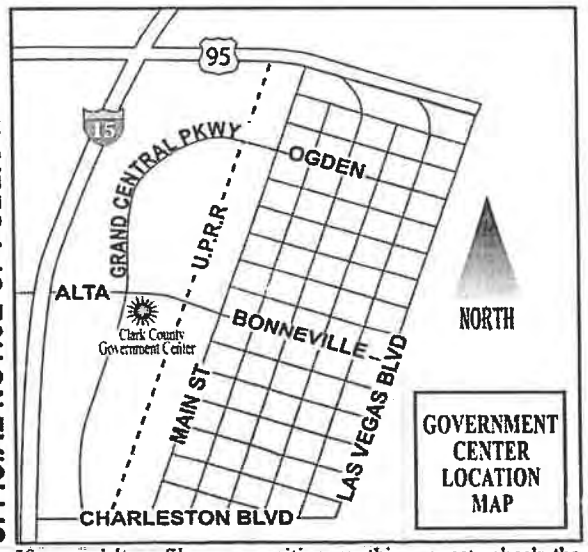


2021

OPEN driveway #3 south east corner along Nellis.

DEPARTMENT OF COMPREHENSIVE PLANNING
LAND USE PLANNING
(702) 455-4314
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
BOX 551741
LAS VEGAS, NEVADA 89155-1741

OFFICIAL NOTICE OF PUBLIC HEARING



If you wish to file your position on this request, check the appropriate box below, and return this card in an envelope with postage to the Dept. of Comprehensive Planning or fax this side of the card to (702) 455-3271.

☐ **I SUPPORT** this request ☐ **I OPPOSE** this request

PRESORTED FIRST CLASS

US POSTAGE $ 000.43

WS-24-0276 090424
GARBE REINHOLD G ETAL
KARWACKI-GARBE THERESA A
3226 WOODY LN
SAN JOSE, CA 95132

PPLRL_0359

APPLICATION INFORMATION

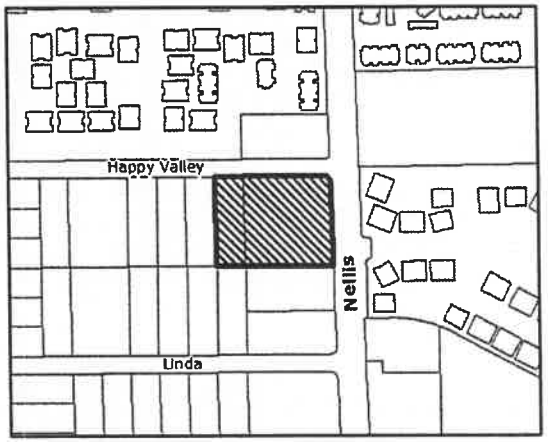
APPLICATION NUMBER: WS-24-0276
OWNER: PALM PROPERTIES, LLC:

WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. (For possible action)

RELATED INFORMATION:

APN: 161-08-810-082; 161-08-810-083

APPLICATION LOCATION



MEETING INFORMATION

Sunrise Manor Town Board
August 15, 2024, 6:30 pm
Hollywood Neighborhood Services Center
1650 S. Hollywood Blvd
Las Vegas, Nevada

Board of County Commissioners
September 4, 2024, 9:00 am
Clark County Government Center
500 S. Grand Central Parkway
Las Vegas, Nevada

This information is considered accurate; however, minor variations may occur. Application documents are available for viewing online under the Clark County Comprehensive Planning Department by selecting "Services" on the left and selecting "Land Use Documents" from the drop-down. All persons interested may submit written support or opposition by email to zoningmeeting@clarkcountynv.gov. Include the item and application numbers on all emails. We suggest that you inform your lessee(s) of the matter. **For more information, visit www.clarkcountynv.gov or call (702) 455-4314 (option 2, option 1).**

PPLRL_0360

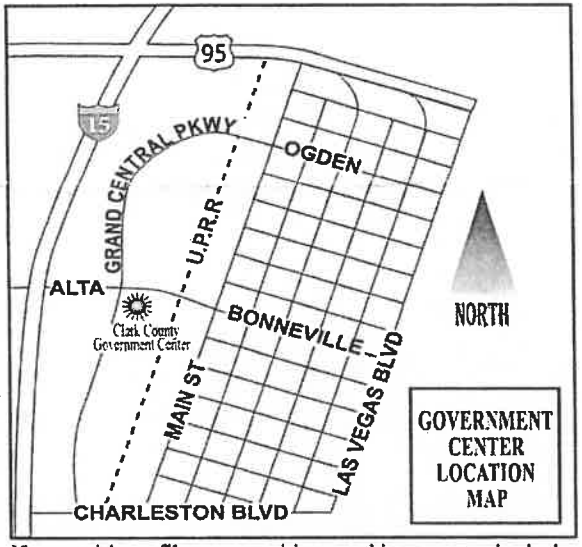
DEPARTMENT OF COMPREHENSIVE PLANNING
LAND USE PLANNING
(702) 455-4314
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
BOX 551741
LAS VEGAS, NEVADA 89155-1741

PRESORTED FIRST CLASS

US POSTAGE

ZIP 89120 $ 000.43[5]
02 4W
0000362065 AUG 09 2024

OFFICIAL NOTICE OF PUBLIC HEARING



If you wish to file your position on this request, check the appropriate box below, and return this card in an envelope with postage to the Dept. of Comprehensive Planning or fax this side of the card to (702) 455-3271.

☐ **I SUPPORT** this request

☒ **I OPPOSE** this request

WS-24-0276 090424
SIGRETTO MICHAEL P & ROBIN L REYNOLDS
4895 HAPPY VALLEY AVE
LAS VEGAS, NV 89121-2037

89 FRDFNMP 89121

PPLRL_0361

APPLICATION INFORMATION

APPLICATION NUMBER: WS-24-0276
OWNER: PALM PROPERTIES, LLC:

WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. (For possible action)

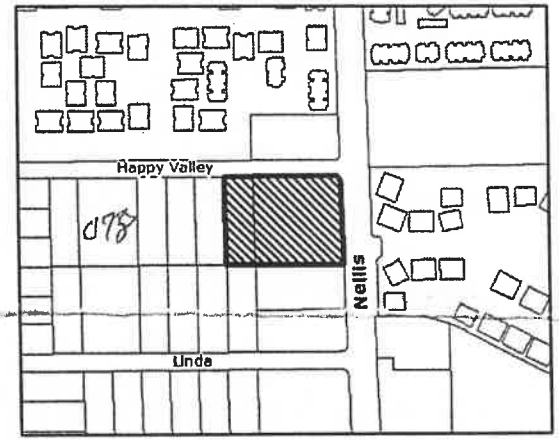
RELATED INFORMATION:

APN: 161-08-810-082; 161-08-810-083

IF WS-24-0276 & VS 24-0277 PASS, NEXT THEY WILL TRY THIS ON LOT 161-08-810-078

THIS "078" IS NOT COMMERAL PROPERTY.

APPLICATION LOCATION



MEETING INFORMATION

Sunrise Manor Town Board
August 15, 2024, 6:30 pm
Hollywood Neighborhood Services Center
1650 S. Hollywood Blvd
Las Vegas, Nevada

Board of County Commissioners
September 4, 2024, 9:00 am
Clark County Government Center
500 S. Grand Central Parkway
Las Vegas, Nevada

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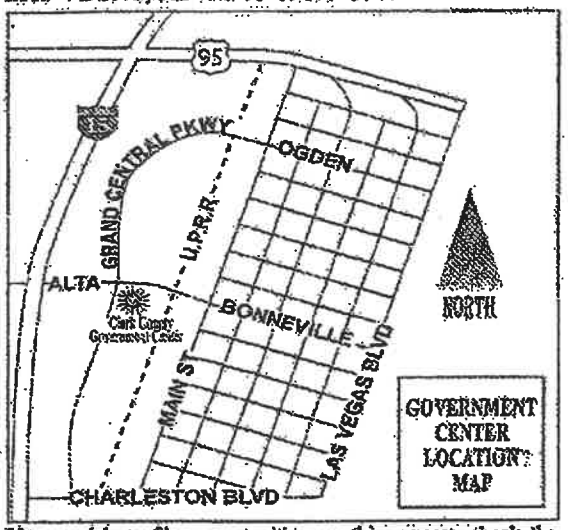
PPLRL_0362

DEPARTMENT OF COMPREHENSIVE PLANNING
LAND USE PLANNING
(702) 455-4314
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
BOX 551741
LAS VEGAS, NEVADA 89155-1741

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OFFICIAL NOTICE OF PUBLIC HEARING



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☐ I SUPPORT this request ☒ I OPPOSE this request

Application # WS-24-0277
WS-24-0276
Item # APN# 161-08-810-082
161-08-810-083

→ WS-24-0276 090424
DOUGLAS FAMILY TRUST
DOUGLAS MIKE & LISA TRS
490 MOORE RD
WOODSIDE, CA 94062

12B PRDFMMP 94062

APPLICATION INFORMATION

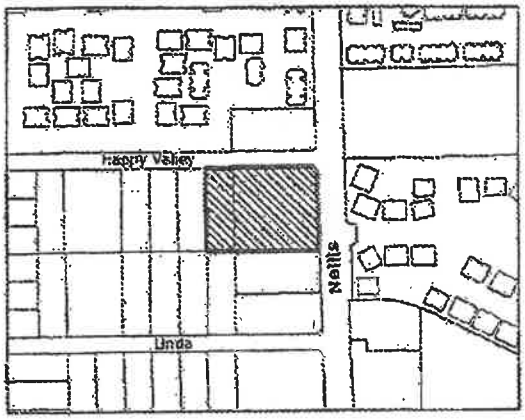
APPLICATION NUMBER: WS-24-0276
OWNER: PALM PROPERTIES, LLC

WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. (For possible action)

RELATED INFORMATION:

APN: 161-08-810-082; 161-08-810-083

APPLICATION LOCATION



MEETING INFORMATION

Sunrise Manor Town Board
August 15, 2024, 6:30 pm
Hollywood Neighborhood Services Center
1650 S. Hollywood Blvd
Las Vegas, Nevada

Board of County Commissioners
September 4, 2024, 9:00 am
Clark County Government Center
500 S. Grand Central Parkway
Las Vegas, Nevada

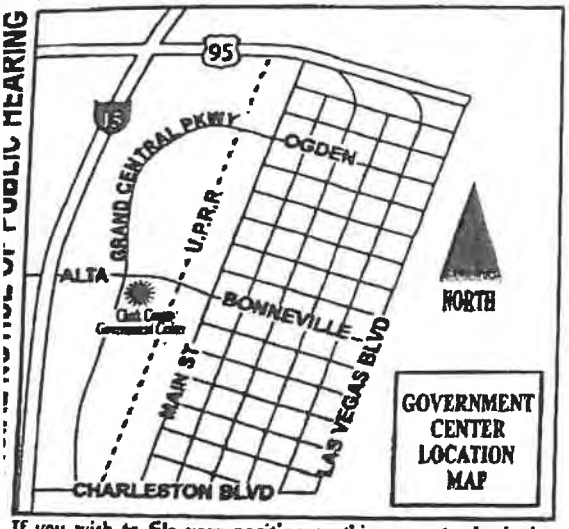
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LAND USE PLANNING
(702) 455-4314
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BOX 551741
LAS VEGAS, NEVADA 89155-1741

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FIRST CLASS

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ZIP 89120 $ 00.
02 4W
0000362065 AU

NOTICE OF PUBLIC HEARING



WS-24-0276 090424
AL-TURKMANI & AYMAN
2725 S NELLIS BLVD # 2074
LAS VEGAS, NV 89121

If you wish to file your position on this request, check the appropriate box below, and return this card in an envelope with postage to the Dept. of Comprehensive Planning or fax this side of the card to (702) 455-3271.

☐ I SUPPORT this request

☑ I OPPOSE this request

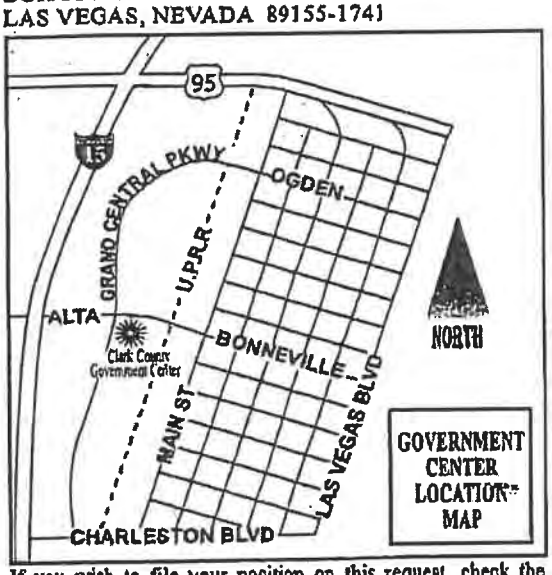
63 FROFNM 89121

DEPARTMENT OF COMPREHENSIVE PLANNING
LAND USE PLANNING
(702) 455-4314
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
BOX 551741
LAS VEGAS, NEVADA 89155-1741

PRESORTED FIRST CLASS

US POSTAGE PITNEY BOWES
ZIP 89120 $ 000.43⁵
02 4W
0000362065 AUG 08 2024

OFFICIAL NOTICE OF PUBLIC HEARING



If you wish to file your position on this request, check the appropriate box below, and return this card in an envelope with postage to the Dept. of Comprehensive Planning or fax this side of the card to (702) 455-3271.

☐ I SUPPORT this request ☒ I OPPOSE this request

WS-24-0276 090424
DOUGLAS FAMILY TRUST
DOUGLAS MIKE & LISA TRS
490 MOORE RD
WOODSIDE, CA 94062

126 PRDFMMF 94062

CPAdmin

Subject: FW: Application Number:VS-24-0277 and WS-24-0276 APN: 161-08-810-082: 161-08-810-083

From: ZoningMeeting <ZoningMeeting@ClarkCountyNV.gov>
Sent: Wednesday, August 14, 2024 1:42 PM
To: CPAdmin <CPAdmin@clarkcountynv.gov>
Subject: FW: Application Number:VS-24-0277 and WS-24-0276 APN: 161-08-810-082: 161-08-810-083

From: Nellis Storage <nellisstorage@gmail.com>
Sent: Wednesday, August 14, 2024 1:41:36 PM (UTC-08:00) Pacific Time (US & Canada)
To: ZoningMeeting <ZoningMeeting@ClarkCountyNV.gov>
Cc: Lisa Douglas <lisa@mdinvests.com>; Emma Santana <emma@mdinvests.com>
Subject: Application Number:VS-24-0277 and WS-24-0276 APN: 161-08-810-082: 161-08-810-083

To Whom This May Concern,

Our position is to oppose the development of a commercial truck parking lot located at 3125 S. Nellis Blvd, Las Vegas, NV 89121.

In the last 3 years, the address stated in this letter has had activity other than commercial parking.

The building of structures, spray painting the new buildings and vehicles with no cover to catch the paint spray particles or containing the fumes that have been placed in the air for hours, sometimes days. These types of fumes were heavy in the air and did affect my breathing on the days this would take place. I do offer parking next door at 3175 S. Nellis Blvd. Las Vegas, NV 89121. Not once were we notified of this activity or had a visit from Robert explaining when such building of structures or spraying would be taking place. We offer parking spots for monthly parking and we also have public parking for the laundry mat, the hair salon and for a law office. We also offer parking for the customers that rent Budget Truck Rental for the local day use.

Robert visited Nellis Self Storage asking if I would hand out flyers to people that were looking for parking. He explained to me that there would be a security officer there in the guard shack 24 hours a day, guard shack located at the entrance. The guard was to check people in and out and keep the vehicles safe and their contents. I have never seen a security guard over there in my passing on different occasions. I never handed out the flyers.

I have had several customers in the past few years come to Nellis Self Storage after storing with Robert. The customers have stated they never saw a security officer. They would call the number posted and Robert would meet them and take their money and sign a lease.

What I do know is vehicles that have been stored there have been broken into and their contents in the vehicle and their catalytic converters were stolen. This is when I would meet those customers due to trying to find safe parking.

My concern is the safety for Nellis Self Storage employees, our customers and our surrounding businesses connected to the facility and the community in the surrounding area. The reckless behavior of what Robert is allowing on the property located at 3125 S. Nellis BLVD is way more than just commercial parking.

My name is Rebecca Breckon, Property Manager of the Nellis Self Storage. I am standing in for the Owners Mike and Lisa Douglas. The Douglas Family Trust.

--

We appreciate you,
Rebecca Breckon,
Property Manager

Nellis Self Storage
3175 South Nellis Blvd.
Las Vegas, NV 89121
(702) 440-6440

CPAdmin

Subject: FW: APPLICATION NUMBER VS-24-0277: WS-24-0276 - APN:161-08-810-082: 161-08-810-083

From: ZoningMeeting <ZoningMeeting@ClarkCountyNV.gov>
Sent: Thursday, August 15, 2024 1:12 PM
To: CPAdmin <CPAdmin@clarkcountynv.gov>
Subject: FW: APPLICATION NUMBER VS-24-0277: WS-24-0276 - APN:161-08-810-082: 161-08-810-083

From: Nellis Storage <nellisstorage@gmail.com>
Sent: Thursday, August 15, 2024 1:12:04 PM (UTC-08:00) Pacific Time (US & Canada)
To: ZoningMeeting <ZoningMeeting@ClarkCountyNV.gov>
Cc: Lisa Douglas <lisa@mdinvests.com>; Emma Santana <emma@mdinvests.com>
Subject: APPLICATION NUMBER VS-24-0277: WS-24-0276 - APN:161-08-810-082: 161-08-810-083

To Whom It May Concern,

We strongly oppose the development of a commercial truck parking lot at 3125 S. Nellis Blvd, Las Vegas, NV 89121.

Over the past three years, the property at this address has been used for activities beyond commercial parking. Structures have been built, and spray painting of buildings and vehicles has occurred without proper containment of fumes or particles. These activities have negatively impacted air quality and, on several occasions, caused respiratory issues.

Despite numerous issues raised, the property owners have not demonstrated good neighbor practices. It appears that they are only now seeking compliance because they have been caught conducting business without adhering to city regulations. The neighborhood is already undergoing significant transition and has experienced a tremendous increase in homelessness and crime. The last thing we need is a business with a checkered past, which has contributed to the decline of the area.

There are additional concerns regarding the property at 3125 S. Nellis Blvd:

- The presence of chemicals and hazardous materials stored without proper oversight.
- Inadequate fencing, which fails to secure the property and allows unauthorized access.
- A lack of security, despite promises of a 24-hour guard.
- The type of trucks using the facility, with no clear information on what they are carrying, including the risk of transporting hazardous materials.
- No transparency around office hours or the management of the property.

- No inspections or regulation of out-of-state trucks, raising concerns about what is being transported into our community.
- The presence of "lot lizards," which further degrades the safety and reputation of the neighborhood.

Most critically, the proximity of several schools poses a severe risk to children and families. The potential exposure to hazardous materials, increased traffic, and the associated dangers make this proposed development especially unsafe for the most vulnerable members of our community. The thought of hazardous materials being stored or transported so close to schools is alarming and unacceptable.

Additionally, there are serious concerns regarding fire safety and emergency preparedness. What measures are in place for fire prevention, especially concerning chemical fires? Are there adequate alarms for potential chemical explosions? Can emergency vehicles access the site in compliance with regulations? We also question whether the property has obtained all necessary permits for its operations, as these are crucial for ensuring safety and compliance.

We were hopeful that the planned new housing development would bring positive change and reassurance to the community. This business, however, has been a detractor, bringing down the neighborhood. With the new housing development on the horizon, we have an opportunity to revitalize this area, and allowing this business to continue would be a step in the wrong direction.

As the Property Manager of Nellis Self Storage, located next door at 3175 S. Nellis Blvd, Las Vegas, NV 89121, I am deeply concerned about the safety and well-being of our employees, customers, and surrounding businesses. Despite assurances from the property manager, Robert, about security measures, these have not been observed. Furthermore, several customers have reported thefts, including break-ins and catalytic converter thefts, after storing their vehicles at 3125 S. Nellis Blvd.

We are committed to ensuring the safety and security of our facility and the surrounding community. The activities taking place at 3125 S. Nellis Blvd go beyond the scope of commercial parking and raise significant concerns.

Thank you for your attention to this matter.

Sincerely,

Rebecca Breckon
Property Manager
Nellis Self Storage
(702)440-6440
On behalf of the Douglas Family Trust

Nellis Self Storage
3175 South Nellis Blvd.

Las Vegas, NV 89121
(702) 440-6440

WEDNESDAY
BOARD OF COUNTY COMMISSIONERS AGENDA
OCTOBER 02, 2024

RECOMMENDATIONS FROM: SOUTHERN NEVADA WATER AUTHORITY
Patrick Denison, Right-of-Way Agent
702-862-3474

ITEM #	APPLICATION NUMBER	COMMENTS	CONTACT NAME
4.	AR-24-400090 (UC-0849-14)	Not reviewed	P. Denison
5.	UC-24-0387 **HOLDOVER**	Not reviewed	P. Denison
6.	TM-24-500076 **HOLDOVER**	No objection	P. Denison
7.	UC-24-0399 **HOLDOVER**	Not reviewed	P. Denison
8.	VS-24-0277 **HOLDOVER**	No objection	P. Denison
9.	WS-24-0276 **HOLDOVER**	Not reviewed	P. Denison
10.	WS-24-0362	Not reviewed	P. Denison
11.	ZC-24-0394	Not reviewed	P. Denison
12.	ORD-24-900412	Not reviewed	P. Denison
13.	ORD-24-900463	Not reviewed	P. Denison
14.	ORD-24-900551	Not reviewed	P. Denison
15.	ORD-24-900578	Not reviewed	P. Denison
NON-ROUTINE			
16.	SC-24-0261 **HOLDOVER**	Not reviewed	P. Denison
17.	VS-24-0390	No objection	P. Denison
18.	WS-24-0391	Not reviewed	P. Denison
19.	TM-24-500078	No objection	P. Denison
20.	WS-24-0419	Not reviewed	P. Denison

WEDNESDAY
BOARD OF COUNTY COMMISSIONERS AGENDA
OCTOBER 02, 2024

RECOMMENDATIONS FROM: SOUTHERN NEVADA WATER AUTHORITY
Patrick Denison, Right-of-Way Agent
702-862-3474

ITEM #	APPLICATION NUMBER	COMMENTS	CONTACT NAME
21.	WS-24-0437	Not reviewed	P. Denison
AGENDA ITEM			
22.	AG-24-900634	Not reviewed	P. Denison
ORDINANCES - INTRODUCTION			
23.	ORD-24-900471	Not reviewed	P. Denison
24.	ORD-24-900591	Not reviewed	P. Denison

WEDNESDAY
BOARD OF COUNTY COMMISSIONERS AGENDA
NOVEMBER 6, 2024

RECOMMENDATIONS FROM: SOUTHERN NEVADA WATER AUTHORITY
Patrick Denison, Right-of-Way
702-862-3474

ITEM #	APPLICATION NUMBER	COMMENTS	CONTACT NAME
4.	AR-24-400090 (UC-0849-14) **HOLDOVER**	Not reviewed	P. Denison
5.	AR-24-400106 (UC-22-0498)	Not reviewed	P. Denison
6.	ET-24-400101 (UC-22-0403)	Not reviewed	P. Denison
7.	VS-24-0277 **HOLDOVER**	No objection	P. Denison
8.	WS-24-0276 **HOLDOVER**	Not reviewed	P. Denison
9.	WS-24-0419 **HOLDOVER**	Not reviewed	P. Denison
10.	WS-24-0473	Not reviewed	P. Denison
NON-ROUTINE			
11.	SC-24-0261 **HOLDOVER**	Not reviewed	P. Denison
12.	UC-24-0436	Not reviewed	P. Denison
13.	UC-24-0491	Not reviewed	P. Denison
14.	VS-24-0494	No objection	P. Denison
15.	WS-24-0495	Not reviewed	P. Denison
16.	VS-24-0504	No objection	P. Denison
17.	WS-24-0505	Not reviewed	P. Denison
18.	TM-24-500106	No objection	P. Denison
19.	WC-24-400060 (NZC-22-0028) **HOLDOVER**	Not reviewed	P. Denison

WEDNESDAY
BOARD OF COUNTY COMMISSIONERS AGENDA
NOVEMBER 6, 2024

RECOMMENDATIONS FROM: SOUTHERN NEVADA WATER AUTHORITY
Patrick Denison, Right-of-Way
702-862-3474

ITEM #	APPLICATION NUMBER	COMMENTS	CONTACT NAME
20.	WS-24-0475	Not reviewed	P. Denison
21.	WS-24-0484	Not reviewed	P. Denison
22.	WS-24-0488	Not reviewed	P. Denison
23.	WS-24-0489	Not reviewed	P. Denison
24.	WS-24-0511	Not reviewed	P. Denison
25.	TM-24-500109	No objection	P. Denison
AGENDA ITEM			
26.	AG-24-900729	Not reviewed	P. Denison
ORDINANCES - INTRODUCTION			
27.	ORD-24-900529	Not reviewed	P. Denison
28.	ORD-24-900546	Not reviewed	P. Denison
29.	ORD-24-900599	Not reviewed	P. Denison
30.	ORD-24-900699	Not reviewed	P. Denison
31.	ORD-24-900708	Not reviewed	P. Denison
32.	ORD-24-900710	Not reviewed	P. Denison
33.	ORD-24-900725	Not reviewed	P. Denison

10/29/2024 7:21 AM

BOARD OF COUNTY COMMISSIONERS
NOVEMBER 6, 2024, 9:00 A.M.

VS – VACATION AND ABANDONMENTS
RECOMMENDATIONS FROM: SOUTHERN NEVADA WATER AUTHORITY
Patrick Denison, Right-of-Way Agent
702-862-3474

APPPLICATION	COMMENTS	CONTACT NAME
VS-24-0494	No objection	P. Denison
VS-24-0504	No objection	P. Denison

WEDNESDAY
BOARD OF COUNTY COMMISSIONERS AGENDA
NOVEMBER 20, 2024

RECOMMENDATIONS FROM: SOUTHERN NEVADA WATER AUTHORITY
Patrick Denison, Right-of-Way Agent
702-862-3474

ITEM #	APPLICATION NUMBER	COMMENTS	CONTACT NAME
4.	SDR-24-0334 **HOLDOVER**	Not reviewed	P. Denison
5.	DR-24-0335 **HOLDOVER**	Not reviewed	P. Denison
6.	ET-24-400107 (UC-20-0288)	Not reviewed	P. Denison
7.	WC-24-400111 (ZC-1965-04)	Not reviewed	P. Denison
8.	VS-24-0520	No objection	P. Denison
9.	UC-24-0521	Not reviewed	P. Denison
10.	ZC-24-0518	Not reviewed	P. Denison
11.	ORD-24-900529	Not reviewed	P. Denison
12.	ORD-24-900546	Not reviewed	P. Denison
13.	ORD-24-900599	Not reviewed	P. Denison
14.	ORD-24-900699	Not reviewed	P. Denison
15.	ORD-24-900708	Not reviewed	P. Denison
16.	ORD-24-900710	Not reviewed	P. Denison
17.	ORD-24-900725	Not reviewed	P. Denison
NON-ROUTINE			
18.	CP-24-900629	Not reviewed	P. Denison
19.	ET-24-400110 (UC-20-0493)	Not reviewed	P. Denison
20.	UC-24-0319	Not reviewed	P. Denison

WEDNESDAY
BOARD OF COUNTY COMMISSIONERS AGENDA
NOVEMBER 20, 2024

RECOMMENDATIONS FROM: SOUTHERN NEVADA WATER AUTHORITY
Patrick Denison, Right-of-Way Agent
702-862-3474

ITEM #	APPLICATION NUMBER	COMMENTS	CONTACT NAME
21.	UC-24-0436 **HOLDOVER**	Not reviewed	P. Denison
22.	UC-24-0460 **HOLDOVER**	Not reviewed	P. Denison
23.	UC-24-0536	Not reviewed	P. Denison
24.	VS-24-0277 **HOLDOVER**	No objection	P. Denison
25.	WS-24-0276 **HOLDOVER**	Not reviewed	P. Denison
26.	VS-24-0457 **HOLDOVER**	No objection	P. Denison
27.	WS-24-0456 **HOLDOVER**	Not reviewed	P. Denison
28.	TM-24-500096 **HOLDOVER**	No objection	P. Denison
29.	VS-24-0462 **HOLDOVER**	No objection	P. Denison
30.	WS-24-0461 **HOLDOVER**	Not reviewed	P. Denison
31.	TM-24-500099 **HOLDOVER**	No objection	P. Denison
32.	VS-24-0509	No objection	P. Denison
33.	WS-24-0510	Not reviewed	P. Denison
34.	TM-24-500108	No objection	P. Denison
35.	VS-24-0539	No objection	P. Denison
36.	WS-24-0538	Not reviewed	P. Denison
37.	VS-24-0542	No objection	P. Denison
38.	WS-24-0543	Not reviewed	P. Denison

WEDNESDAY
BOARD OF COUNTY COMMISSIONERS AGENDA
NOVEMBER 20, 2024

RECOMMENDATIONS FROM: SOUTHERN NEVADA WATER AUTHORITY
Patrick Denison, Right-of-Way Agent
702-862-3474

ITEM #	APPLICATION NUMBER	COMMENTS	CONTACT NAME
39.	TM-24-500117	No objection	P. Denison
40.	WS-24-0522	Not reviewed	P. Denison
41.	WS-24-0523	Not reviewed	P. Denison
42.	WS-24-0525	Not reviewed	P. Denison
43.	WS-24-0526	Not reviewed	P. Denison
44.	WS-24-0527	Not reviewed	P. Denison
45.	TM-24-500114	No objection	P. Denison
46.	WS-24-0535	Not reviewed	P. Denison
47.	PA-24-700015	Not reviewed	P. Denison
48.	ZC-24-0310	Not reviewed	P. Denison
49.	UC-24-0311	Not reviewed	P. Denison
50.	PA-24-700020	Not reviewed	P. Denison
51.	ZC-24-0485	Not reviewed	P. Denison
52.	VS-24-0486	No objection	P. Denison
53.	WS-24-0487	Not reviewed	P. Denison
54.	TM-24-500101	No objection	P. Denison
AGENDA ITEM			
55.	AG-24-900729 **HOLDOVER**	Not reviewed	P. Denison

WEDNESDAY
BOARD OF COUNTY COMMISSIONERS AGENDA
NOVEMBER 20, 2024

RECOMMENDATIONS FROM: SOUTHERN NEVADA WATER AUTHORITY
Patrick Denison, Right-of-Way Agent
702-862-3474

ITEM #	APPLICATION NUMBER	COMMENTS	CONTACT NAME
ORDINANCES - INTRODUCTION			
56.	ORD-24-900565	Not reviewed	P. Denison
57.	ORD-24-900572	Not reviewed	P. Denison
58.	ORD-24-900582	Not reviewed	P. Denison
59.	ORD-24-900734	Not reviewed	P. Denison
60.	ORD-24-900758	Not reviewed	P. Denison
61.	ORD-24-900766	Not reviewed	P. Denison

11/13/2024 8:01 AM

PW – ROW

☐ MANAGERS	☐ DONE
☒ ARTERIALS	☒ DONE
☐ VACATIONS	☐ DONE

161-08-800-082 & 083

APP #: **WS-24-0276**

DESCRIPTION: Truck parking lot

ZC UC WS DR VC

09/04/2024 BCC
08/15/2024 Sunrise Manor

CONCURRENT APPS:	PREVIOUS APPS:	WAIVERS/DRS:
VS-24-0277	APR-24-100004 (NO PLO emails)	
	UC-19-0630	APR-23-101485
	UC/DR-18-0578	
	ADR-05-900333	
	UC-04-0040	

NOTES:

* Patrick checking. YES update needed.

○ANALYSIS: ○RECOMMENDATION: ☐ APPROVAL ☐ DENIAL ☐ OTHER

○CONDITIONS:

☒ D/S (Per Patrick)	☐ T/S (No Per K&J)	☒ O/S	☒ DET SW (Vacate)	☐ LVBS	☐ L & M	☐ BUS STOP
☐ DR #2	☒ NDOT	☐ NDOT/BLUE DIAMOND			☐ RES. COVENANT	
☐ VS LEGAL		☐ VS REC PERMIT/MAP			☐ VS REC O/S INSPECT	
		☐ ROW 30/90 FOR ALL			☐ ROW 30/90 FOR 80+	

☐ ROW:

☐ OTHER:

☐ ADVISORY:

○ETS/ARS: ○ANALYSIS NEEDED? ☐ PREVIOUS ☐ NEW CONDITIONS?

☐ NO COMMENT

SCAN TO FILE

CLARK COUNTY
COMPREHENSIVE PLANNING LAND USE APPLICATIONS
LAND USE APPLICATION ANALYSIS/CONDITIONS

APPLICATION NUMBER/OWNER
WS-24-0276/PALM PROPERTIES L L C

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review.**

Preliminary Conditions

- Drainage study and compliance;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that Nevada Department of Transportation (NDOT) permits may be required. /syp

Applied by: Sarah Mabry-Padovese
Date entered: 7/31/2024

APN(s):
161-08-810-082 through 161-08-810-083

VS-24-0277

CLARK COUNTY
COMPREHENSIVE PLANNING LAND USE APPLICATIONS
LAND USE APPLICATION ANALYSIS/CONDITIONS

APPLICATION NUMBER/OWNER
WS-24-0276/PALM PROPERTIES L L C

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review.**

Preliminary Conditions
~~NOT READY TO MERGE~~

- Drainage study and compliance:
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that Nevada Department of Transportation (NDOT) permits may be required. /syp

Applied by: Sarah Mabry-Padovese
Date entered: 7/22/2024

APN(s):
161-08-810-082 through 161-08-810-083

Sarah Y. Mabry-Padovese

From: Clark County <Clarkcounty-accela@clarkcountynv.gov>
Sent: Tuesday, February 27, 2024 4:47 PM
To: centurywest1@hotmail.com; ACOLE@GCGARCIAINC.COM
Cc: PWLanduse
Subject: New Submittal: APR-23-101485 - APN: 161-08-810-083 Public Works ok

Good afternoon,

Public Works has no further comments on this Application Pre-Review (APR). Please contact Comprehensive Planning at 702-455-4314 or zoning@ClarkCountyNV.gov for information on how to proceed.

Thank you
JaWaan Dodson

Important information:

Please note that although Public Works has no further comments on this APR, it does not mean that we will recommend approval.

Sarah Y. Mabry-Padovese

From: Andrea Cole <acole@gcgarciainc.com>
Sent: Tuesday, February 27, 2024 10:48 AM
To: PWLanduse
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-083 Public Works comments
Attachments: site-6-SP1.pdf; Map that dedicated the ROW for Happy Valley MapPL0040001.pdf

Categories: JaWaan

See below responses and the attached.

From: Clark County Clarkcounty-accela@clarkcountynv.gov
Sent: Tuesday, February 27, 2024 8:46 AM
To: centurywest1@hotmail.com; Andrea Cole acole@gcgarciainc.com
Cc: PWLanduse@ClarkCountyNV.gov
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-083 Public Works comments

Good morning,

Please see the Public Works comments below:
The comments from 2/15/2024 are in black. My original responses are in blue. PW's comments from 2/27/2024 are in red. Additional responses in Green.

Be advised that Nellis Boulevard is a Nevada Department of Transportation (NDOT) right-of-way.

Detached sidewalks are required, this application will need to include a vacation of the right-of-way. Application revised to include the vacation.

Site Plan:

- The minimum required throat is 100 feet per Uniform Standard Drawing 222.1. Site Plan revised to show 100'. It looks like the parking was reduced with this revision and 75 feet is now the minimum. Resolved.
- Provide and show the back of curb radius on the east side of the Happy Valley Avenue commercial driveway and at the intersection. Shown on revised site plan. Not provided (2nd request). Previously provided, attached for reference.
- Correct the right-of-way width for Happy Valley Avenue. ROW corrected on revised site plan. Resolved.

Vacation:

- Provide a the record information for the right-of-way being vacated. See attached recorded map that dedicated the ROW on Happy Valley.

Thank you

JaWaan Dodson

Directions for when you make the necessary changes

- Email the following to Public Works – Development Review at PWLandUse@ClarkCountyNV.gov:
  - A detailed written response to each of our comments.
  - Copies of revised plans and documents.
  - If you make changes other than those that are specified in our comments, provide a detailed list of the changes and an explanation for why the changes were made.

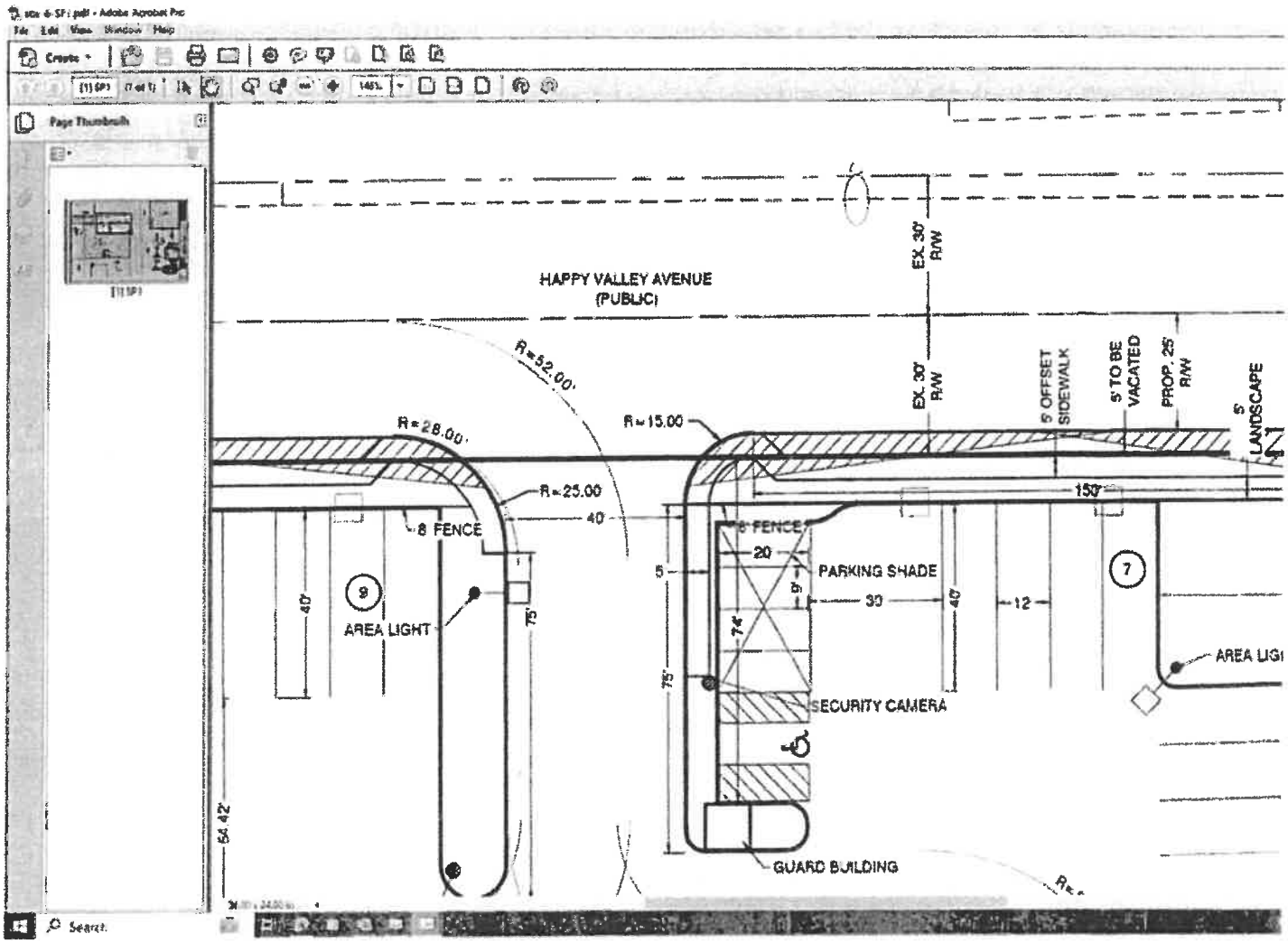
Contacts for the Public Works - Land Use Application Team

- Email:
  - PWLandUse@ClarkCountyNV.gov
- Phone numbers:
  - 702-455-4607 – Sarah Mabry-Padovese
  - 702-455-6387 – JaWaan Dodson
  - 702-455-6385 – Nick Goodman
  - 702-455-4600 – Main number for Development Review

Sarah Y. Mabry-Padovese

From: Andrea Cole <acole@gcgarciainc.com>
Sent: Tuesday, February 27, 2024 10:09 AM
To: PWLanduse
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-083 Public Works comments

I'm slightly confused by the comment asking for the back of curb radius on the plan. I re-reviewed the site plan provided and all of the radii's appear to be there (see below print screen). Is there something I am missing?



If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.

1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

From: Clark County <Clarkcounty-accela@clarkcountynv.gov>
Sent: Tuesday, February 27, 2024 8:46 AM
To: centurywest1@hotmail.com; Andrea Cole <acole@gcgarciainc.com>
Cc: PWLanduse@ClarkCountyNV.gov
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-083 Public Works comments

Good morning,

Please see the Public Works comments below:
The comments from 2/15/2024 are in black. Your responses are in blue. The new comments from 2/27/2024 are in red.

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Detached sidewalks are required, this application will need to include a vacation of the right-of-way. Application revised to include the vacation.

Site Plan:

- The minimum required throat is 100 feet per Uniform Standard Drawing 222.1. Site Plan revised to show 100'. It looks like the parking was reduced with this revision and 75 feet is now the minimum. Resolved.
- Provide and show the back of curb radius on the east side of the Happy Valley Avenue commercial driveway and at the intersection. Shown on revised site plan. Not provided (2nd request).
- Correct the right-of-way width for Happy Valley Avenue. ROW corrected on revised site plan. Resolved.

Vacation:

- Provide a the record information for the right-of-way being vacated.

Thank you

JaWaan Dodson

Directions for when you make the necessary changes

- Email the following to Public Works – Development Review at PWLandUse@ClarkCountyNV.gov:
  - A detailed written response to each of our comments.
  - Copies of revised plans and documents.
  - If you make changes other than those that are specified in our comments, provide a detailed list of the changes and an explanation for why the changes were made.

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  - PWLandUse@ClarkCountyNV.gov
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  - 702-455-6387 – JaWaan Dodson
  - 702-455-6385 – Nick Goodman
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From:	Clark County <Clarkcounty-accela@clarkcountynv.gov>
Sent:	Tuesday, February 27, 2024 8:46 AM
To:	centurywest1@hotmail.com; ACOLE@GCGARCIAINC.COM
Cc:	PWLanduse
Subject:	New Submittal: APR-23-101485 - APN: 161-02-810-083 Public Works comments

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  - 702-455-6385 – Nick Goodman
  - 702-455-4600 – Main number for Development Review

Sarah Y. Mabry-Padovese

From: Andrea Cole <acole@gcgarciainc.com>
Sent: Tuesday, February 20, 2024 4:01 PM
To: PWLanduse
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-093 Public Works comments

Categories: JaWaan

Apologize, I replied incorrectly in my original email to the below.

- The minimum required throat is 100 feet per Uniform Standard Drawing 222.1. Site Plan revised to show 100'

Should have stated:

- The minimum required throat is 100 feet per Uniform Standard Drawing 222.1. Parking was reduced to 99 stalls, and depth of throat for driveway is 75' as required per uniform standard drawing 222.1.

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

From: Andrea Cole
Sent: Tuesday, February 20, 2024 1:07 PM
To: PWLanduse@ClarkCountyNV.gov
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-093 Public Works comments

Please see attached revised drawings, added Vacation application, and responses below.

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

From: Clark County <Clarkcounty-accela@clarkcountynv.gov>
Sent: Thursday, February 15, 2024 2:32 PM
To: centurywest1@hotmail.com; Andrea Cole <acole@gcgarciainc.com>
Cc: PWLanduse@ClarkCountyNV.gov
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-093 Public Works comments

Good afternoon,

Please see the Public Works comments below:

Be advised that Nellis Boulevard is a Nevada Department of Transportation (NDOT) right-of-way.

Detached sidewalks are required, this application will need to include a vacation of the right-of-way. Application revised to include the vacation.

Site Plan:

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- Correct the right-of-way width for Happy Valley Avenue. ROW corrected on revised site plan

Thank you

JaWaan Dodson

Directions for when you make the necessary changes

- Email the following to Public Works - Development Review at PWLandUse@ClarkCountyNV.gov:
  - o A detailed written response to each of our comments.
  - o Copies of revised plans and documents.

- If you make changes other than those that are specified in our comments, provide a detailed list of the changes and an explanation for why the changes were made.

Contacts for the Public Works - Land Use Application Team

- Email:
  - PWLandUse@ClarkCountyNV.gov
- Phone numbers:
  - 702-455-4607 – Sarah Mabry-Padovese
  - 702-455-6387 – JaWaan Dodson
  - 702-455-6385 – Nick Goodman
  - 702-455-4600 – Main number for Development Review

Sarah Y. Mabry-Padovese

From: Andrea Cole <acole@gcgarciainc.com>
Sent: Tuesday, February 20, 2024 1:07 PM
To: PWLanduse
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-093 Public Works comments
Attachments: 18-0578_Cell Tower Plans (Sprint)_59419011_2.pdf; Carport w Solar.pdf; Cross Sections_Happy Valley Nellis_20240219.pdf; Elevation - Guard Building.pdf; Ltr-Just ADR 2-20-24.pdf; Ltr-Response to 2nd round of Planning Comments 02-01-24.pdf; Ltr-Just VAC 02-19-24.pdf; Vacation Legal ROW_20240219.pdf; Vacation Site Plan_ 20240219.pdf; site-6-SP1.pdf

Categories: JaWaan

Please see attached revised drawings, added Vacation application, and responses below.

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.
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Thank you

JaWaan Dodson

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  - 702-455-6387 – JaWaan Dodson
  - 702-455-6385 – Nick Goodman
  - 702-455-4600 – Main number for Development Review

Sarah Y. Mabry-Padovese

From: Diane Scarcelli
Sent: Tuesday, February 20, 2024 7:26 AM
To: Al Laird; Brady Bernhart; Dane Detommaso; Danielle Weible; Diane Scarcelli; Dominique Williams; Greg Cerven; Hunter White; Jason Allswang; Jazmine Harris; Jennifer Ammerman; Jillee Opiniano-Rowland; Jonathan Marenfeld; Judith M. Rodriguez; Katherine Corrow; Loren Graham; Lorna Phegley; Mara Weber; Mark Donohue; Martin Gies; Matt Young; Michael Huling; Nairee Agulian; Negar Masoomi; PWLanduse; Richard Ruggles; Robert Kaminski; Roxy Pais-Evia; Steven De Merritt; Tyler Delorenzo
Subject: Appointments for today 2/20/24
Attachments: Appointments 2-20-24 (2).xlsx

Please find these attached. Thank you.

Sincerely,

Diane Scarcelli
Senior Office Specialist
Department of Comprehensive Planning
T: 702-455-1599
dzw@ClarkCountyNV.gov

Sarah Y. Mabry-Padovese

From: Clark County <Clarkcounty-accela@clarkcountynv.gov>
Sent: Thursday, February 15, 2024 2:32 PM
To: centurywest1@hotmail.com; ACOLE@GCGARCIAINC.COM
Cc: PWLanduse
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-093 Public Works comments

Good afternoon,

Please see the Public Works comments below:

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- Correct the right-of-way width for Happy Valley Avenue.

Thank you

JaWaan Dodson

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- Email the following to Public Works – Development Review at PWLandUse@ClarkCountyNV.gov:
  - o A detailed written response to each of our comments.
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  - o If you make changes other than those that are specified in our comments, provide a detailed list of the changes and an explanation for why the changes were made.

Contacts for the Public Works - Land Use Application Team

- Email:
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- 702-455-4607 – Sarah Mabry-Padovese
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- 702-455-6385 – Nick Goodman
- 702-455-4600 – Main number for Development Review

PPLRL_0398

Sarah Y. Mabry-Padovese

From: Diane Scarcelli
Sent: Wednesday, February 14, 2024 4:48 PM
To: Al Laird; Brady Bernhart; Dane Detommaso; Danielle Weible; Diane Scarcelli; Dominique Williams; Greg Cerven; Hunter White; Jason Allswang; Jazmine Harris; Jennifer Ammerman; Jillee Opiniano-Rowland; Jonathan Marenfeld; Judith M. Rodriguez; Katherine Corrow; Loren Graham; Lorna Phegley; Mara Weber; Mark Donohue; Martin Gies; Matt Young; Michael Huling; Nairee Agulian; Negar Masoomi; PWLanduse; Richard Ruggles; Robert Kaminski; Roxy Pais-Evia; Steven De Merritt; Tyler Delorenzo
Subject: Appointment list for Tuesday 2/20/24
Attachments: Appointments 2-20-24 (1).xlsx

With Monday 2/19 being a holiday, I am sending out the list for Tuesday 2/20/24 today. Please find the upcoming appointments attached, and thank you.

Sincerely,

Diane Scarcelli
Senior Office Specialist
Department of Comprehensive Planning
T: 702-455-1599
dzw@ClarkCountyNV.gov

Sarah Y. Mabry-Padovese

From: PWLanduse
Sent: Wednesday, February 14, 2024 10:32 AM
To: Andrea Cole; PWLanduse
Cc: Melissa Eure; George Garcia
Subject: RE: APR-23-101485 LEDGE Nellis & Happy Valley: Submittal Pckg

Please note that we have 10 business days (2.5 weeks) to review your application. There are currently 8 head of you in the queue at this time.

Thanks
Sarah Y. Mabry-Padovese
Plan Checker
Public Works – Development Review
(702)455-4607

From: Andrea Cole <acole@gcgarciainc.com>
Sent: Wednesday, February 14, 2024 10:24 AM
To: PWLanduse <PWLanduse@ClarkCountyNV.gov>
Cc: Melissa Eure <meure@gcgarciainc.com>; George Garcia <ggarcia@gcgarciainc.com>
Subject: APR-23-101485 LEDGE Nellis & Happy Valley: Submittal Pckg

I just wanted to follow up on the below that was submitted on 02/06/24. Do we know where it is in the pile of items to be reviewed? Please advise.

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

From: Andrea Cole
Sent: Tuesday, February 6, 2024 3:49 PM
To: 'Pwlanduse@clarkcountynv.gov' <Pwlanduse@clarkcountynv.gov>
Cc: Melissa Eure <meure@gcgarciainc.com>; George Garcia <ggarcia@gcgarciainc.com>
Subject: APR-23-101485 LEDGE Nellis & Happy Valley: Submittal Pckg

Please see attached proposed application for APR-23-101485 for your review and comment. The proposed use is a Commercial Truck Parking Lot at 3125 Nellis APN#s: 161-08-810-082 & -083.

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

Sarah Y. Mabry-Padovese

From: Andrea Cole <acole@gcgarciainc.com>
Sent: Wednesday, February 14, 2024 10:24 AM
To: PWLanduse
Cc: Melissa Eure; George Garcia
Subject: APR-23-101485 LEDGE Nellis & Happy Valley: Submittal Pckg

I just wanted to follow up on the below that was submitted on 02/06/24. Do we know where it is in the pile of items to be reviewed? Please advise.

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

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Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

From: Andrea Cole
Sent: Tuesday, February 6, 2024 3:49 PM
To: 'Pwlanduse@clarkcountynv.gov' <Pwlanduse@clarkcountynv.gov>
Cc: Melissa Eure <meure@gcgarciainc.com>; George Garcia <ggarcia@gcgarciainc.com>
Subject: APR-23-101485 LEDGE Nellis & Happy Valley: Submittal Pckg

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(702) 435-9909 Phone

(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

Sarah Y. Mabry-Padovese

From:	Andrea Cole <acole@gcgarciainc.com>
Sent:	Tuesday, February 6, 2024 3:49 PM
To:	PWLanduse
Cc:	Melissa Eure; George Garcia
Subject:	APR-23-101485 LEDGE Nellis & Happy Valley: Submittal Pckg
Attachments:	site-5-SP1-rev-carport.pdf; site-5-CS.pdf; Ledge Planning 1 Plans.pdf; Ltr-Just ADR 2-1-24.pdf; SSI-Palm Properties LLC as of 01-09-24.pdf; APN map as of 10-25-23.pdf; Application & Ownership forms from property owner - ADR Signed.pdf; Deed as of 04-04-23.pdf; Ownership form (Leading Edge Ventures) (signed).jpeg; Ownership form (Leading Edge Ventures) (signed).pdf; SSI for Leading Edge Ventures, LLC.pdf
Categories:	NEW PROCESS

Please see attached proposed application for APR-23-101485 for your review and comment. The proposed use is a Commercial Truck Parking Lot at 3125 Nellis APN#s: 161-08-810-082 & -083.

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

Department of Comprehensive Planning
Application Form

CIVIL ENGINEERING

ASSESSOR PARCEL #(s): 161-08-810-082 & -083

PROPERTY ADDRESS/ CROSS STREETS: Nellis & Happy Valley Ave (3125 S Nellis Blvd)

DETAILED SUMMARY PROJECT DESCRIPTION

Parking Lot for Commercial Vehicles and a vacation of 5' on Happy Valley

PROPERTY OWNER INFORMATION

NAME: Palm Properties LLC
ADDRESS: 6050 S FORT APACHE RD STE 100
CITY: Las Vegas STATE: NV ZIP CODE: 89148
TELEPHONE: _____ CELL 702-429-7354 EMAIL: raj@milestoneconst.us

APPLICANT INFORMATION

NAME: Leading Edge Ventures LLC
ADDRESS: 850 E Desert Inn #PH3
CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: centurywest1@hotmail.com

CORRESPONDENT INFORMATION

NAME: G.C. Garcia, Inc c/o George Garcia
ADDRESS: 1055 Whitney Ranch Dr, Suite 210
CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID # _____
TELEPHONE: 7024359909 CELL 7023408042 EMAIL: acole@gcgarciainc.com

*Correspondent will receive all project communication

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)* RAJWINDER S. DHALIWAL Property Owner (Print) 01-16-2024 Date

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☒ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	☐ OTHER _____

APPLICATION # (s) WS-24-0276 ACCEPTED BY JUD
PC MEETING DATE — DATE 07/08/24
BCC MEETING DATE 09/04/24
TAB/CAC LOCATION Sunrise Manor DATE 08/15/24

09/11/2023

GCGARCIA

June 5, 2024

WS-24-0276

Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

CIVIL
ENGINEERING

RE: Letter of Justification
Request for Design Review for Commercial Truck Parking – 3125 Nellis
APN#s: 161-08-810-082 & -083

Dear Sami,

On behalf of the applicant, Leading Edge Ventures, LLC, please accept this letter and attached materials for a Design Review to create a Commercial Truck Parking Lot. This lot will enable truckers to have a place to legally park their local trucks (not long haul over-the road). This will help keep trucks from parking on public streets creating enforcement and neighborhood issues. It will also provide a safer, more secure parking environment that always has solar powered cameras Metro can access. Additionally, a security guard is always present. The truck drivers arrive and park in the spaces vacated by their truck.

This also takes a site that previously occupied by a homeless encampment after the retail center was demolished. Their presence was a security and nuisance issue for the abutting residential and commercial. This use puts an active set of eyes on the street in an area that is relatively high in crime and will bring an informal parking lot into compliance after 3 years of operation. It also improves the tax value and employes a military veteran as the security guard.

The zoning of Commercial General (CG) and land use of Corridor Mixed-Use use designations provide for a Parking Lot as a permitted Commercial Use in CG. The zoning along Nellis, from Desert Inn to Vegas Valley Dr. is for Commercial General and Multifamily (RM32 & RM18). Happy Valley is RS20 on the south and RM-32 on the north.

This application will also resolve the pending CCPRO matter CE23-05369.
The site design meets both the Sustainability and Residential Adjacency requirements.

Design Review Approval Criteria 30.06.07-9(i)

1. Compatibility, in terms of scale and architectural features, with the site and surrounding area.

   The site as proposed with be compatible as a parking lot on an arterial street with completion of infrastructure, lighting, landscaping and fencing. This will equal or exceed the rest of the older neighborhood. This replaces and is far more compatible than the prior homeless encampment and helps reduce crime in a high crime area.

   Building and landscape materials are appropriate for the area and for the County;

Along with the parking lot there is a guard and shade building structures proposed. The buildings will have energy saving sustainability elements incorporated.

All new landscaping will be consistent with the current low watering flow planting and reduced heat island requirements. The mature existing palms will remain/ All new trees will be replaced new drought tolerant landscaping along with the completion of the curb, gutter and sidewalk to enhance the aesthetics, safety, drainage and heat island and provide the required Buffering & Screening for Residential Adjacency (UDC 30.04.06.L.2).

SUSTAINABILY CHECKLIST (***see attached landscape plan and completed checklist). The plans meet the required points .As a synopsis, the plans includes a 20% larger Landscape Buffer, More Trees, Water-Efficient Plantings; Cool Roof; Awnings; & Alternative Energy to power the Solar Lighting and Security Cameras. This accounts for 7.5 points, and more points, if needed, can be added for a Battery Backup and Low E Glass for another 1.5 points..***

2. Harmony with the character of the neighborhood

The proposed development is in harmony with the adjacent development and development in the area. The commercial neighbors to the north and south find the use compatible and support the truck parking lot, that has been operating for 3 years with only one complaint. They appreciate the applicants' desire to further enhance the lot width: lighting, security cameras, security guard, landscaping, paving and fencing and keep the prior homeless camp away.

The retail center on this site was demolished. The surrounding area has older commercial storage sites and apartments near the major streets and to the west some residential homes. Across Happy Valley to the north there is a saloon/tavern.

A. Sunrise Manor Policies:

a) SM 1-1 Encourage Reinvestment and Revitalization – This will improve a highly visible vacant commercial property. It will help deter further deterioration, homeless encampment, and safety issues. It will provide an interim use that helps promote reinvestment until area economic conditions attract a higher use. The abutting neighbors find this use compatible.

b) SM-1.3 Corridor Revitalization – This use will support the revitalization and prevent further deterioration and supports a use and improvements that will help some existing businesses and create a more aesthetic and vibrant appearance to help attract greater investment to the area compared to a vacant lot with a homeless encampment.

RESIDENTIAL ADJACENCY

The plan complies with the Residential Adjacency requirements. The proposed site design as depicted on the Site and Landscape plans meets the Residential Adjacency requirements of the code: There is an existing 8FT decorative wall. 1) Grading – Not more than 3 feet of fill within 50 feet of the residential; 2) Site and Building Orientation – the guard building is oriented well away from the residential and at the entry point from Happy Valley. a) Additional Buffering and Screening is provided with a 20' foot landscape buffer with an 8-foot wall. 3) Building Configuration – The guard building is tiny one-story building and moved to about 200 feet away from the residential property line. Building Height and Facades is about 8-9 feet in height, well below the allowable height 50 feet, with articulation and consistent roof lines and roof

treatments. 4) Setbacks – the building at nearly 200 feet from residential and 75 feet from the street easily meet setbacks. 5) Lighting will be solar and will comply with no spill over lighting and no light fixture above 18 height (show on plan). 6) Trash Receptacles are located well beyond 50 feet to the adjacent residential at about 200+ feet 7) Parking Area Screening is provided with 20 feet or 5 feet & 33% more than the minimum of 15 FT of landscaped buffer and a staggered double row of evergreen trees 20 feet on center 8) Cut-Through Traffic is not possible.

3. Impact on the surrounding land uses; and

Site access and circulation will not negatively impact adjacent roadways or any neighborhoods as this is not like the prior commercial, retail or office parking lot that have higher frequency and volume of trips. The proposed project has a single appropriately located driveway to control access. The site has far less average daily trips than other permissible CG uses. The proposed use will add minimal traffic to the area and will complete the offsite improvements to Happy Valley including curb, gutter, and street lighting. The existing commercial access drive on Happy Valley will be reconstructed to current commercial drive standards.

4. The health, safety and welfare of the inhabitants of the area.

Removing the homeless encampment, completing the street, sidewalk, addition of lighting, a 24/7 security guard, intense landscape buffer, defensive landscaping, fencing and security cameras coupled with cooperation with Metro on implementing its recommendations and access to camera recordings as well as helping illegal and unsafe truck parking & CCPRO code enforcement will in combination, greatly enhance the public health, safety and welfare. It will also help address trash dumping and graffiti control.

The proposed project is consistent with the zoning and regulations, plans and policies of the County.

B. (i) A Parking Lot is a Permitted Use in CG.
(ii) The parking lot design is intended to fully comply with all codes.
(iii) Illegal Parking of Commercial Trucks on public streets has become a significant issue putting residents, businesses, and truck drivers at risk.
(iv) Jason's Law is a federal law to encourage safe parking havens for truckers.

C. Sunrise Manor Policies:
c) SM 1-1 Encourage Reinvestment and Revitalization – This will improve a highly visible vacant commercial property. It will help deter further deterioration, homeless encampment, and safety issues. It will provide an interim use that helps promote reinvestment until area economic conditions attract a higher use. The abutting neighbors find this use compatible.
d) SM-1.3 Corridor Revitalization – This use will support the revitalization and prevent further deterioration and supports a use and improvements that will help some existing businesses and create a more aesthetic and vibrant appearance to help attract greater investment to the area compared to a vacant lot with a homeless encampment.

5. N/A as this is not a Comprehensive Sign Plan

Waiver of Standards

1. Request to allow continuation of commercial access from Happy Valley Avenue (30.04.06D).

   The site is zoned for commercial (CG) and the prior development had its access from Happy Valley. NDOT does not want access to Nellis given the volumes of traffic on Nellis and location of a driveway so close to the signal and bus stop as well as the existing driveway to the south. Happy Valley is the sole means of access given this limitation. It also appears that the prior driveway with access on Nellis was closed in 2021 during NDOT's improvements to Nellis. This meets the basis for an exception under 30.04.06.D.2.

Summary

The proposed Commercial Truck parking Lot use will provide a location for truck drivers to park their vehicles outside of residential subdivisions and not on public roadways. This will also help minimize safety hazards, trash dumping, graffiti control, homeless encampments, and code citations. It will add to appearance with fencing and landscaping. It will enhance public safety by completing the road and sidewalk on Happy Valley. It will help with crime prevention.

The use is compatible with the surrounding commercial and residential development in the area as it is supported by the neighbors. It will not be detrimental to the surrounding properties; it will not overwhelm infrastructure and services; and will not negatively affect the public health, safety and welfare. We respectfully request your favorable consideration of this request.

Please do not hesitate to contact us if you have any questions or need additional information.

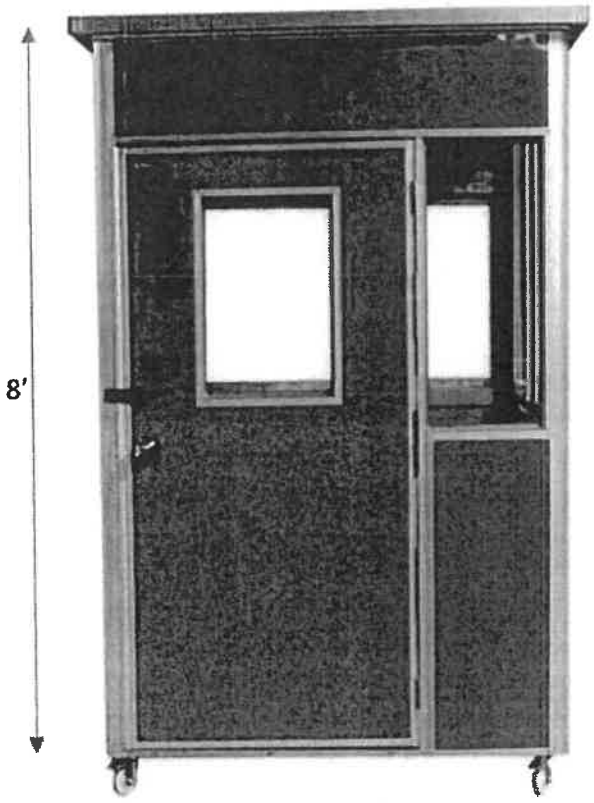
Sincerely,

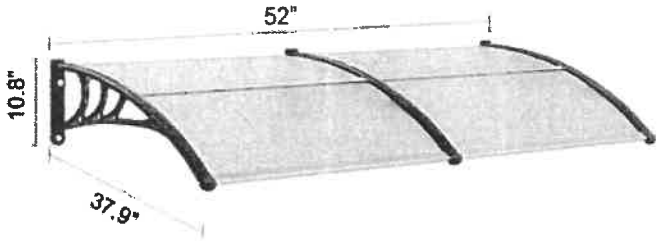
George Garcia
Founder

WS-24-0276

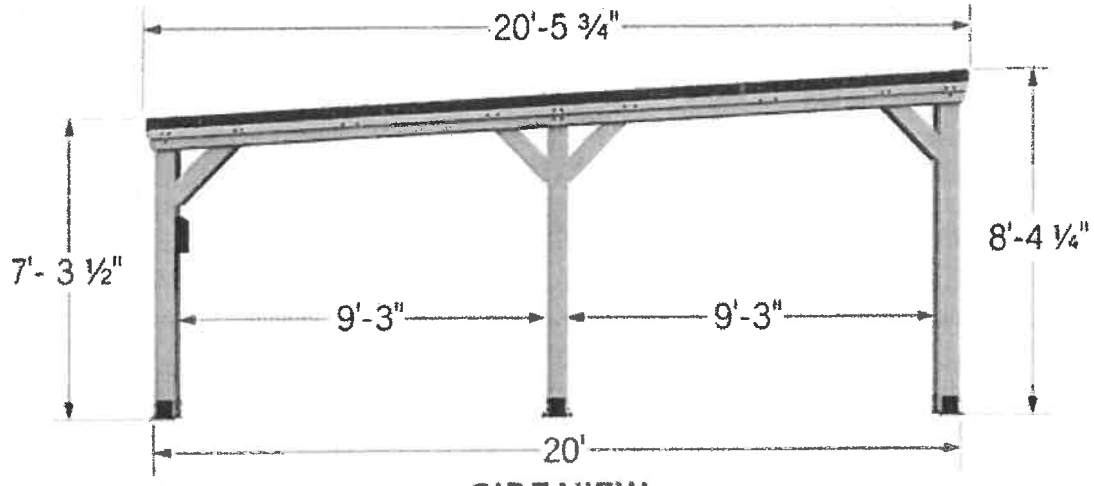
GUARD BUILDING

- **Color**: Blue
- **Size**: 5 ft. x 5 ft.
- **Material**: Steel
- **Door Size**: 80.75" x 36"
- **# of Windows**: 6
- **Lights**: LED
- **Electrical: Solar & Battery Pack**



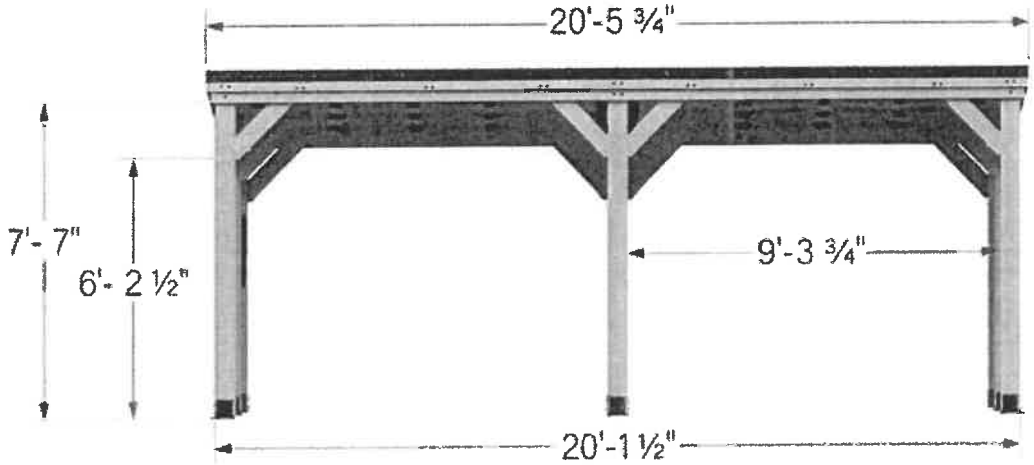


WS-24-0276



SIDE VIEW

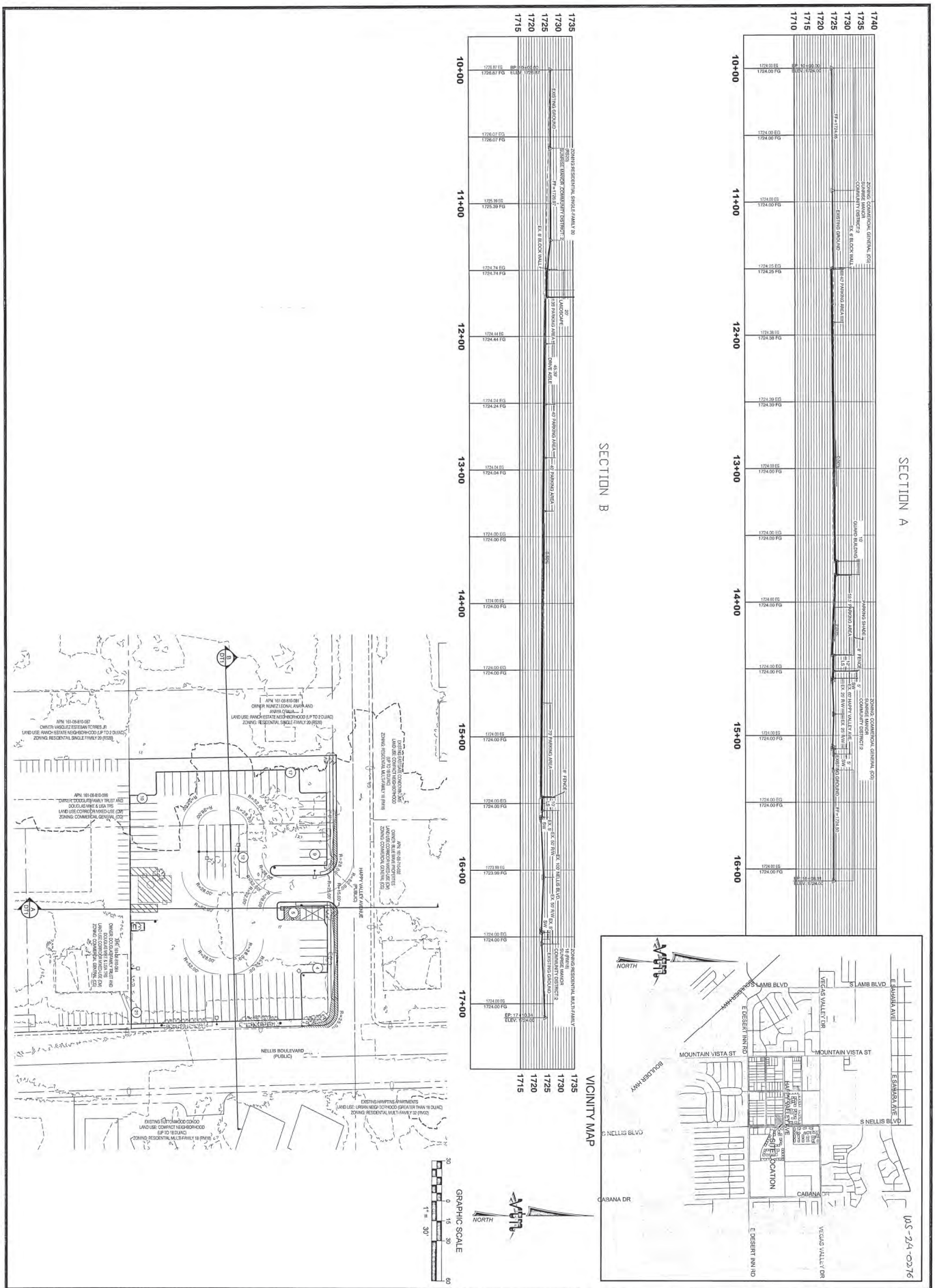
20X20 KINGSPORT CARPORT



FRONT VIEW

The 20x20 x 2 Kingsport Carport, fits all of your shade and element protection needs! This clean yet versatile slope roof design will minimize water from accumulating on the roof while complimenting any home's architectural style. The 20x20 Kingsport Carport is a reliable Pro-Tect® structure; certified to withstand a roof load of up to 20,000 pounds and up to 100 MPH winds. Naturally resistant to decay; the 100% Cedar Kingsport Carport includes our exclusive PowerPort with 3 electrical outlets and 3 USB ports to power up anything you might need while working outside. the 20x20 Kingsport

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DRAWN BY: R.M.S. NOV. '23	CROSS SECTION	CLARK COUNTY, NEVADA	
DESIGNED BY: R.M.S NOV. '23			
CHECKED BY:	APN:161-08-810-082, 083 NELLIS AND HAPPY VALLEY	2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148 PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNNV.COM CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS	ROP 000368
PROJECT NO: SCALE: 1"=30' HORIZ. N/A VERT.			

SHEET CS1 1 OF 1 SHEETS DRAWING NO.

REV | DATE | BY | REVISION

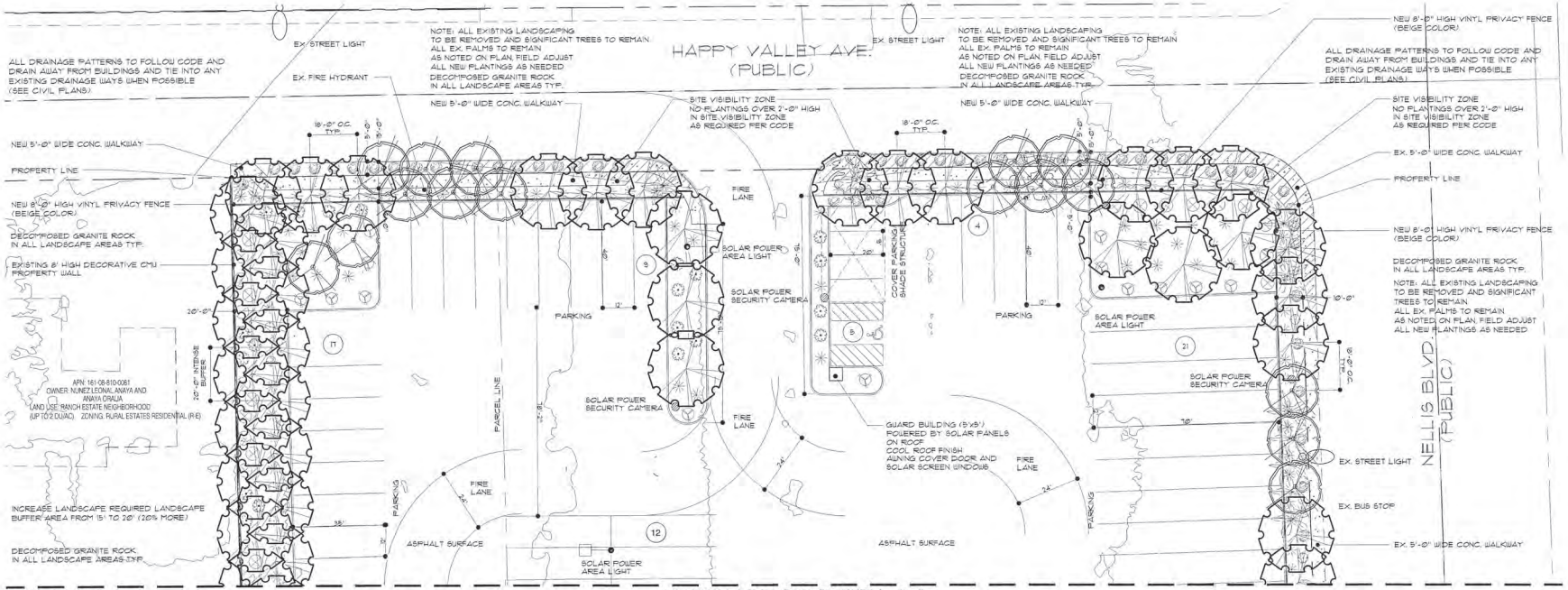
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PPLRL_0412

WS-24-0276

ROP 000369

PPLRL_0413



MATCH LINE SEE SHEET L-1.1

PLANT SCHEDULE

SYM.	QTY.	SIZE	SCIENTIFIC NAME	COMMON NAME	MI-XMS.	P.C.	S.F./EA.	TOT./S.F.
TREES								
	21	2.5" Cal.	Acacia stenophylla	Shoestring acacia	30ft x 30ft	None	236 s.f.	3,776 s.f.
	97	3" Cal.	Quercus fusiformis	Escarpment oak	30ft x 30ft	None	530 s.f.	30210 s.f.
SHURBS								
	131	5 Gal	Dasylirion wheeleri	Desert spoon	5ft x 6ft	None	28 s.f.	3,668 s.f.
	16	5 Gal	Hesperaloe parviflora	Red yucca	3ft x 3ft	Red	7 s.f.	112 s.f.
	40	5 Gal	Leucophyllum frutescens	Green texas ranger	6ft x 6ft	Magenta	28 s.f.	1120 s.f.
	30	5 Gal	Senna artemisioides	Feathery cassia	6ft x 6ft	Yellow	28 s.f.	868 s.f.
GROUND COVERS								
	25	5 Gal	Acacia redolens 'Desert carpet'	Creeping acacia	2ft x 12ft sp	Purple	113 s.f.	2,825 s.f.
	61	5 Gal	Pyracantha fortuneana 'Santa cruz'	Santa cruz pyracantha	2ft x 5ft sp	Red	20 s.f.	1220 s.f.
MATERIALS							TOTAL	9,813 s.f.

DECOMPOSED GRANITE IN ALL PLANTER AREAS 2" DEPTH(TYP.)
COLOR: 3/8" SCREENED MOJAVE GOLD OR EQUAL

ALLOW ALL FLOWERING PLANT MATERIAL AT LEAST ONE FULL GROWING SEASON TO ESTABLISH THERE ROOT SYSTEMS BEFORE FLOWERS WILL APPEAR. (TYP.)

ALL PLANT MATERIAL CHOSEN IS FROM THE SOUTHERN NEVADA REGIONAL PLANNING COALITION APPROVED REGIONAL PLANT LIST PER CITY OF HENDERSON DESIGN GUIDELINES

OWNER TO MAINTAIN ALL PLANTINGS WITHIN THEIR PROPERTY LINE AS PER DEVELOPMENT GUIDELINES

GENERAL PLANTING NOTES:

PLANT SYMBOLS SHOWN ON PLAN ARE SHOWN AT MATURE SIZE. TYPICALLY AFTER 3-5 YEARS OF GROWTH ALL PLANTS ARE OF MATURE SIZE AND ALL TREES ARE TYPICALLY AT MATURE SIZE AT 7-10 YEARS. ALSO NOTE THAT THE SIZE PLANTED, SPECIES TYPE, SUN EXPOSURE, AND SOIL CONDITIONS, CAN ALL DICTATE PLANT GROWTH AND MATURE SIZE OF PLANT MATERIAL. ALLOW ALL FLOWERING PLANT MATERIAL AT LEAST ONE FULL GROWING SEASON TO ESTABLISH THERE ROOT SYSTEMS BEFORE FLOWERS WILL APPEAR. (TYP.)

GENERAL IRRIGATION NOTES:

ALL TREES PLANTED WITHIN 5'-0" OF ALL WALLS, SIDEWALKS, OR OTHER HARDSCAPE TO HAVE ROOT-BARRIERS AND DEEP IRRIGATION PIPES TO PROMOTE DEEP ROOT GROWTH AWAY FROM ALL HARDSCAPE TYP.

FIELD VERIFY EXISTING LOCATION OF IRRIGATION EQUIPMENT, FIELD ADJUST AS NEEDED FOR NEW BUILDING

ALL PLANT MATERIAL TO HAVE DRIP EMITTERS PER STANDARD IRRIGATION REQUIREMENT FOR EACH PLANTED CONTAINER SIZE. IF NOT KNOWN, CONSULT WITH LANDSCAPE DESIGNER

EX. IRRIGATION CLOCK LOCATED IN GARAGE, FIELD VERIFY (ADD NEW CLOCK IF NEEDED)

GENERAL TREE PLANTING NOTES:

ALL TREES PLANTED WITHIN 5'-0" OF ALL WALLS, SIDEWALKS, OR OTHER HARDSCAPE TO HAVE ROOT-BARRIERS AND DEEP IRRIGATION PIPES TO PROMOTE DEEP ROOT GROWTH AWAY FROM ALL HARDSCAPE TYP.

CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-0" CLEARANCE AROUND ALL FIRE HYDRANTS, TRANSFORMERS, AND 10'-0" FROM STREET LIGHTS AS NECESSARY.

EXISTING 20' HIGH MEXICAN FAN PALMS TO REMAIN ALONG STREETSCAPE (REMOVE AND ADJUST ALL NEW PLANTINGS AS NEEDED PER THE EXISTING LOCATIONS OF THE EX. PALMS. FIELD VERIFY.)

LANDSCAPE CALCULATION:

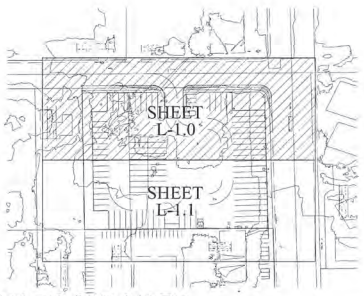
SITE AREA	123,248.88 S.F. 2.83 AC.	100%
LANDSCAPING AREA REQUIRED	18,487.35 S.F. AC.	15.0%
LANDSCAPING AREA PROVIDED	19,288 S.F. Ø.44 AC.	19.6%
REQUIRED SHRUBS/GROUND COVER	9,244 S.F.	50%
PROVIDED SHRUBS/GROUND COVER	9,813 S.F.	53.1%

SUSTAINABILTY POINTS

PER CLAK COUNTY DESIGN GUIDELINES
PER SECTION 30.40.05 SITE AND BUILDING DESIGN (J) SUSTAINABILITY
(2) NONRESIDENTIAL DEVELOPMENT MUST ACHIEVE AT LEAST 7 POINTS FORM SUSTAINABILITY MEASURES

3. LANDSCAPE OPTIONS
   (I) TOTAL REQUIRED TREES 68
   (I) TOTAL PROVIDED TREES 78 (1 POINT)
   (10% MORE TREES)
   (II) WATER-EFFICIENT LANDSCAPING (1 POINT)
   (III) EXCEED LANDSCAPE BUFFER (1 POINT)
   BY 20%, (FROM 15' TO 20')
4. BUILDING AND SITE DESIGN SUSTAINABILITY OPTIONS.
   (I) COOL ROOF ON GUARD BUILDING (1 POINT)
   (II) AUNINGS OVER DOORS AND WINDOWS (1 POINT)
   (5) SOLAR BAN GLASS FOR WINDOWS (Ø.5 POINT)
   (6a) SOLAR PANELS ON GUARD BUILDING ROOF AND SOLOR POWER SITE LIGHTS AND SECURITY CAMARAS (2 POINTS)

TOTAL POINTS REQUIRED: 7 POINTS
TOTAL POINTS PROVIDED: 7.5 POINTS



KEY MAP/SHEET INDEX

N.T.S.

NOTE:
THESE DRAWINGS ARE SCHEMATIC AND NEED TO BE FIELD VERIFIED PRIOR TO INSTALLATION. ALL NEWLY GRADED AREAS ARE TO HAVE PROPER DRAINAGE AS REQUIRED BY CODE.

MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND FOLLOW EXISTING DRAINAGE PATTERNS SEE CIVIL PLAN FOR DRAINAGE PATTERN

Call before you UnderGround 1-702-455-7511 1-702-229-6511

Call before you DIG 1-800-227-2600 1-702-455-7540

Henry Sudweeks

Digitally signed by Henry Sudweeks
Date: 2024.06.05 14:41:36 -07'00'

REVISIONS:

NORTH:

LICENSURE:

REGISTERED LANDSCAPE ARCHITECT HENRY SUDWEEKS 602 Expires: 06/21/26 STATE OF NEVADA

NOT FOR CONSTRUCTION USE

PLAN: LANDSCAPE PLAN

LEDGE APN: 161-08-810-082, 083
EAST HAPPY VALLEY AVE. & SOUTH NELLIS BLVD.
LAS VEGAS, NV 89121

ALL RIGHTS RESERVED BY S2 DESIGN STUDIO ALL OTHERS USED BY UNITED PERMISSION ONLY. THESE DRAWINGS AND SPECIFICATIONS AS INSTRUMENT OF SERVICE SHALL BE FIELD VERIFIED BY EXISTING CONDITIONS

S2 DESIGN STUDIO
PROFESSIONAL LANDSCAPE DESIGN

* PH. (702) 616-7721 *
* 3520 ST. ROSE PKWY. SUITE 140 HENDERSON, NV 89074 *
* WWW.S2DESIGNSTUDIO.COM *

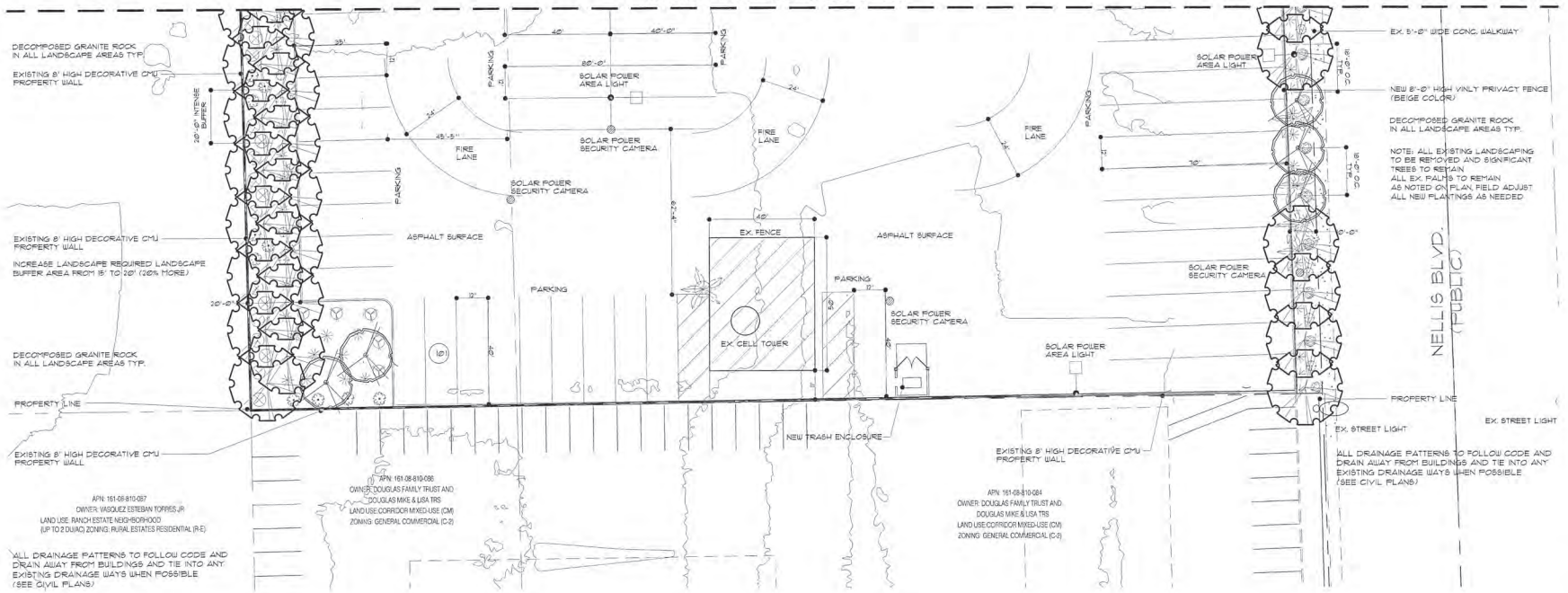
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DRAWN BY: TS
DATE: 06/05/24
SCALE: 1" = 20'-0"
SHEET NUMBER: L-1.0

WS-24-02176

ROP 000370

PPLRL_0414

MATCH LINE SEE SHEET L-1.0



PLANT SCHEDULE

SYM.	QTY.	SIZE	SCIENTIFIC NAME	COMMON NAME	M.H.X.M.S.	F.C.	SF/EA.	TOT./SF.
TREES								
	21	25" Cal.	Acacia stenophylla	Shoestring acacia	30ft x 30ft	None	236 s.f.	3,776 s.f.
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	131	5 Gal	Dasylirion wheeleri	Desert spoon	5ft x 6ft	None	28 s.f.	3,668 s.f.
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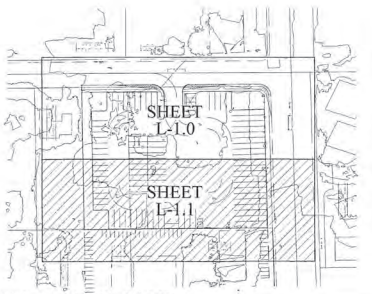
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REQUIRED SHRUBS/GROUND COVER	9,244 S.F.	50%
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SUSTAINABILTY POINTS

PER CLAK COUNTY DESIGN GUIDELINES
PER SECTION 30.40.05 SITE AND BUILDING DESIGN (1) SUSTAINABILITY
(2) NONRESIDENTIAL DEVELOPMENT MUST ACHIEVE AT LEAST 7 POINTS FORM SUSTAINABILITY MEASURES

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   (20% MORE TREES)
   (ii) WATER-EFFICIENT LANDSCAPING (1 POINT)
   (iii) EXCEED LANDSCAPE BUFFER (1 POINT)
   BY 20%, (FROM 15' TO 20')
4. BUILDING AND SITE DESIGN SUSTAINABILITY OPTIONS
   (i) COOL ROOF ON GUARD BUILDING (1 POINT)
   (ii) AWNINGS OVER DOORS AND WINDOWS (1 POINT)
   (5) SOLAR SUN GLASS FOR WINDOWS (2.5 POINT)
   (6a) SOLAR PANELS ON GUARD BUILDING ROOF AND SOLOR POWER SITE LIGHTS AND SECURITY CAMARAS (2 POINTS)

TOTAL POINTS REQUIRED: 7 POINTS
TOTAL POINTS PROVIDED: 7.5 POINTS



KEY MAP/SHEET INDEX

N.T.S.

NOTE:
THESE DRAWINGS ARE SCHEMATIC AND NEED TO BE FIELD VERIFIED PRIOR TO INSTALLATION. ALL NEWLY GRADED AREAS ARE TO HAVE PROPER DRAINAGE AS REQUIRED BY CODE.

MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND FOLLOW EXISTING DRAINAGE PATTERNS SEE CIVIL PLAN FOR DRAINAGE PATTERN

Call before you UnderGround 1-702-455-7511 1-702-229-9611

Call before you DIG 1-800-227-2600 1-702-455-7540

Henry Sudweeks

Digitally signed by Henry Sudweeks
Date: 2024.06.05 14:41:50 -07'00'

REVISIONS:

NORTH:

LICENSURE:

REGISTERED LANDSCAPE ARCHITECT HENRY SUDWEEKS 602 Expires: 09/21/24 STATE OF NEVADA

NOT FOR CONSTRUCTION USE

PLAN: LANDSCAPE PLAN

LEDGE APN: 161-08-810-082, 083
EAST HAPPY VALLEY AVE. & SOUTH NELLIS BLVD.
LAS VEGAS, NV 89121

ALL RIGHTS RESERVED BY S2 DESIGN STUDIO. ALL OTHERS USED BY WRITTEN PERMISSION ONLY. THESE DRAWINGS ARE COPYRIGHTED MATERIAL AND SHOULD BE HELD CONFIDENTIAL AS STATED IN BUSINESS CONTRACTS.

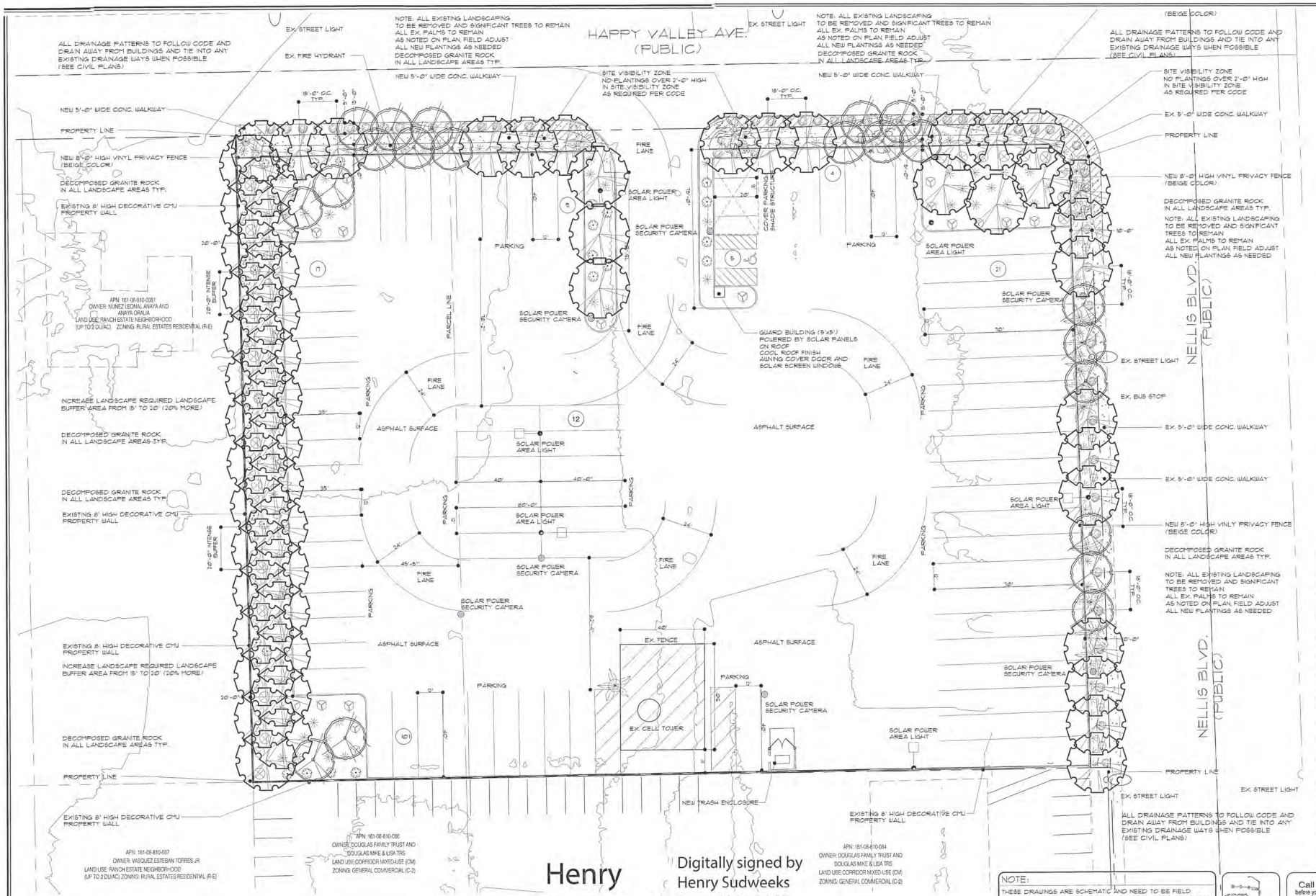
S2 DESIGN STUDIO
PROFESSIONAL LANDSCAPE DESIGN
* TEL (702) 610-7721 *
* 3539 ST. ROSE PARKWAY, SUITE 150, HENDERSON, NV 89074 *
* WWW.S2DESIGNSTUDIO.COM *

REVIEWED BY: HS
DRAWN BY: TS
DATE: 06/05/24
SCALE: 1" = 20'-0"
SHEET NUMBER: L-1.1

WS-24-0276

ROP 000371

PPLRL_0415



Henry Sudweeks

Digitally signed by Henry Sudweeks
Date: 2024.06.05 14:42:13 -07'00'

NOTE:
THESE DRAWINGS ARE SCHEMATIC AND NEED TO BE FIELD VERIFIED PRIOR TO INSTALLATION. ALL NEWLY GRADED AREAS ARE TO HAVE PROPER DRAINAGE AS REQUIRED BY CODE.

MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND FOLLOW EXISTING DRAINAGE PATTERNS SEE CIVIL PLAN FOR DRAINAGE PATTERN

Call before you UnderGround 1-702-455-7511 1-702-229-9611

Call before you DIG 1-800-227-2600 1-702-455-7540

NOT FOR CONSTRUCTION USE

REVISIONS:

NORTH:

LICENSURE:
REGISTERED LANDSCAPE ARCHITECT
HENRY SUDWEEKS
602
Expires: 08/31/24
STATE OF NEVADA

PLAN: LANDSCAPE PLAN

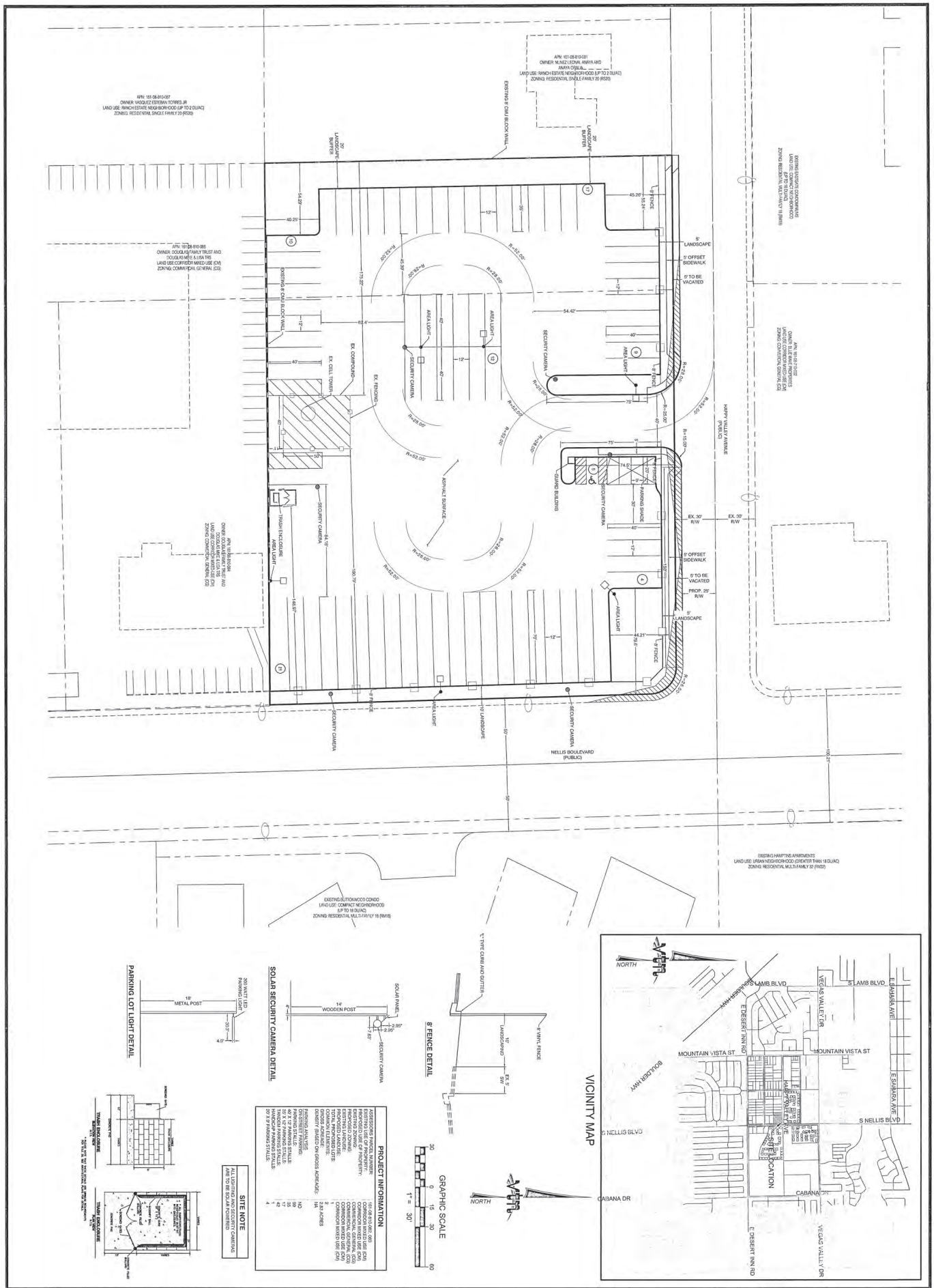
LEDGE APN: 161-08-810-082, 083
EAST HAPPY VALLEY AVE & SOUTH NELLIS BLVD.
LAS VEGAS, NV 89121

ALL RIGHTS RESERVED BY S2 DESIGN STUDIO ALL OTHERS USED BY UNITTEN PERMISSION ONLY. THESE DRAWINGS ARE COPYRIGHTED IN NATURE AND SHOULD BE FIELD VERIFIED TO EXISTING CONDITIONS

S2 DESIGN STUDIO
PROFESSIONAL LANDSCAPE DESIGN
• TEL (702) 616-7711 •
• 2530 ST. ROSE PARKWAY, SUITE 316 HENDERSON, NV 89074 •
• WWW.S2DESIGNSTUDIO.COM •

REVIEWED BY: HS
DRAWN BY: TS
DATE: 06/05/24
SCALE: 1" = 20'-0"
SHEET NUMBER:

L-1.2



PARKING LOT LIGHT DETAIL

SOLAR SECURITY CAMERA DETAIL

8' FENCE DETAIL

SITE NOTE
ALL LIGHTING AND SECURITY CAMERAS ARE TO BE SOLAR POWERED

PROJECT INFORMATION

ASSESSORS PARCEL NUMBER:	161-08-810-082, 083
EXISTING USE OF PROPERTY:	CORRIDOR MIXED USE (CM)
PROPOSED USE OF PROPERTY:	CORRIDOR MIXED USE (CM)
EXISTING ZONING:	COMMERCIAL GENERAL (CG)
PROPOSED ZONING:	CORRIDOR MIXED USE (CM)
EXISTING LANDUSE:	CORRIDOR MIXED USE (CM)
PROPOSED LANDUSE:	CORRIDOR MIXED USE (CM)
TOTAL PROPOSED LOTS:	2
COMMON ELEMENTS:	1
GROSS ACREAGE:	3.4 ACRES
DENSITY (BASED ON GROSS ACREAGE):	1/A
PARKING ANALYSIS	
COVERED PARKING:	NO
PARKING STALLS REQUIRED:	35
40' X 12' PARKING STALLS:	35
20' X 9' PARKING STALLS:	7
TANDEM PARKING STALLS:	42
HANDICAP PARKING STALLS:	1
20' X 9' PARKING STALLS:	4

GRAPHIC SCALE
1" = 30'
30 0 15 30 60

VICINITY MAP

DRAWN BY: R.M.S. NOV. '23	SITE PLAN	CLARK COUNTY, NEVADA	
DESIGNED BY: R.M.S NOV. '23			
CHECKED BY:	APN:161-08-810-082, 083 NELLIS AND HAPPY VALLEY	2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148 PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNNV.COM CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS	ROP 000372
PROJECT NO:	SCALE: 1"=30' HORIZ. N/A VERT.		PPLRL_0416

SHEET SP1 1 OF 1 SHEETS DRAWING NO.

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US-24-0276

DOC TYPE: SC

STAFF COMMENTS

Clark County Comprehensive Planning, Current Planning Division

Application # WS-24-0276

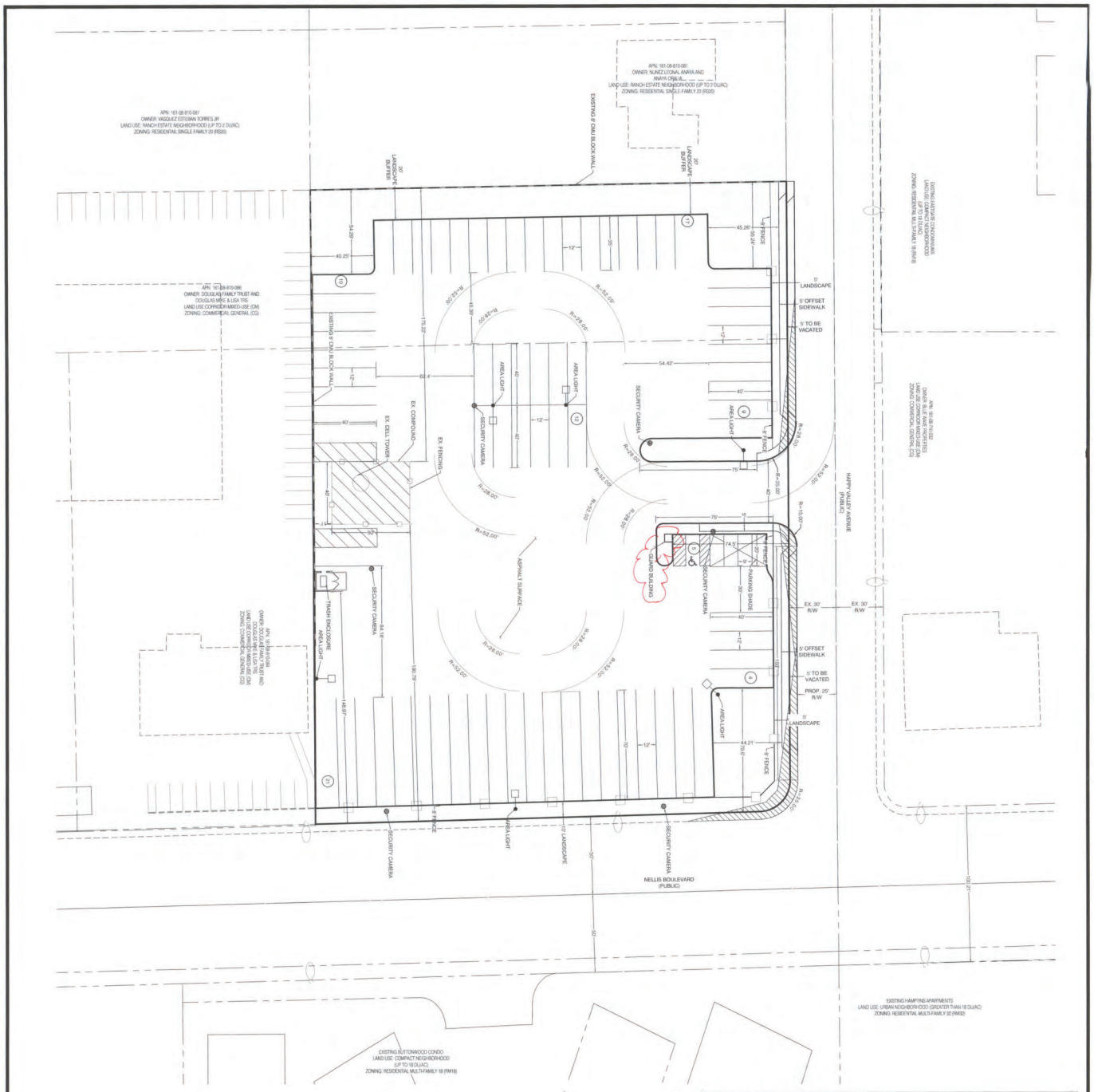
DATE	COMMENT	STAFF INITIALS

THIS PORTION TO BE COMPLETED BY RECORDS STAFF ONLY

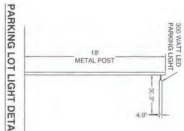
☒ Full Size Plans
24"x36" or larger

☒ Plans
Up to 11"x14"

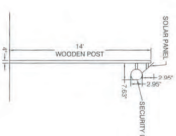
☐ No Plans



PARKING LOT LIGHT DETAIL

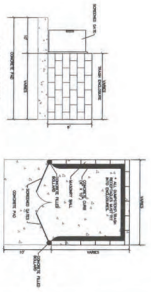


SOLAR SECURITY CAMERA DETAIL



8' FENCE DETAIL





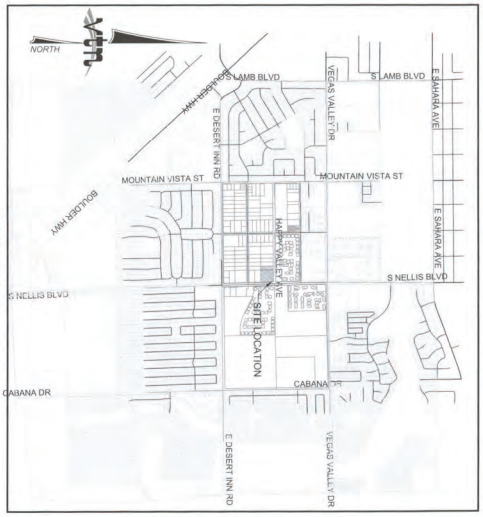
SITE NOTE
ALL EXISTING SECURITY CAMERAS ARE TO BE SOLAR POWERED

PROJECT INFORMATION

ASSESSORS PARCEL NUMBER:	161-08-810-082, 083
EXISTING USE OF PROPERTY:	CORRIDOR MIXED USE (CM)
PROPOSED USE OF PROPERTY:	CORRIDOR MIXED USE (CM)
EXISTING ZONING:	COMMERCIAL GENERAL (CG)
PROPOSED ZONING:	CORRIDOR MIXED USE (CM)
EXISTING LANDUSE:	CORRIDOR MIXED USE (CM)
PROPOSED LANDUSE:	CORRIDOR MIXED USE (CM)
TOTAL PROPOSED LOTS:	1
GROSS ACREAGE:	2.61 ACRES
DENSITY (BASED ON GROSS ACREAGE):	NA
PARKING ANALYSIS	
DOUBLE LOADED PARKING	
PARKING STALLS:	80
90° X 18' PARKING STALLS	60
30' X 12' PARKING STALLS	15
TANDEM PARKING STALLS	42
HANDICAP PARKING STALLS:	4
20' X 9' PARKING STALLS	

GRAPHIC SCALE
1" = 30'
0 15 30 60

VICINITY MAP



WS-24-0276

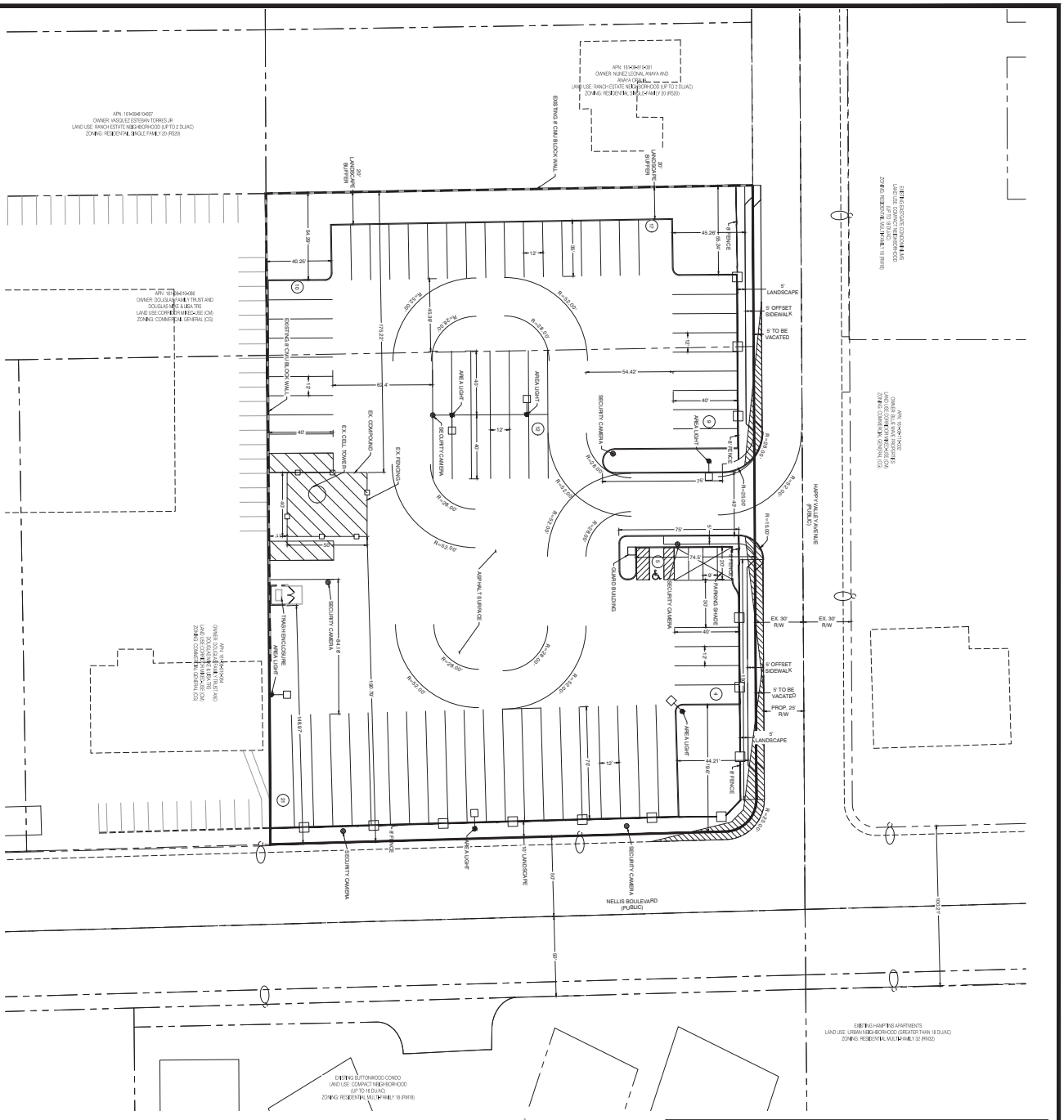
DRAWN BY: R.M.S. NOV. '23	SITE PLAN	CLARK COUNTY, NEVADA	
DESIGNED BY: R.M.S NOV. '23			
CHECKED BY:	APN:161-08-810-082, 083 NELLIS AND HAPPY VALLEY	2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148 PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNNV.COM CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS	REV DATE BY
PROJECT NO: SCALE: 1"=30' N/A HORIZ. VERT.			

SHEET 1 OF 1 SHEETS
DRAWING NO. SP1

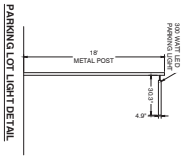
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WS-24-0276

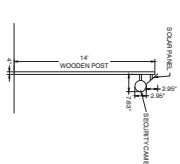
ROP 000374
PPLRL_0418



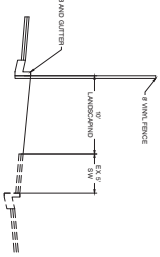
PARKING LOT LIGHT DETAIL

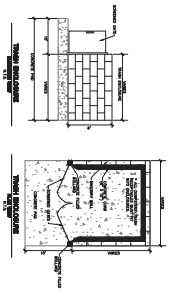


SOLAR SECURITY CAMERA DETAIL



8' FENCE DETAIL





SITE NOTE

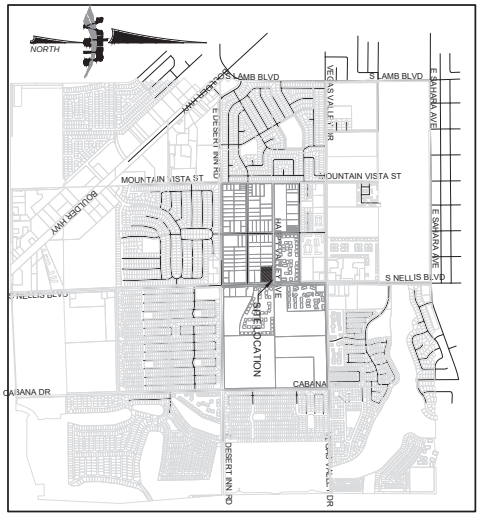
ALL EXISTING AND PROPERTY LIGHTING TO BE DOWN SHIELDED

PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBER:	161-08-810-082, 083
EXISTING USE OF PROPERTY:	CORRIDOR MIXED USE (CM)
PROPOSED USE OF PROPERTY:	COMMERCIAL GENERAL (CG)
EXISTING ZONING:	COMMERCIAL GENERAL (CG)
PROPOSED ZONING:	CORRIDOR MIXED USE (CM)
EXISTING LAND USE:	CORRIDOR MIXED USE (CM)
PROPOSED LAND USE:	CORRIDOR MIXED USE (CM)
TOTAL PROPOSED LOTS:	1
COMMON ELEMENTS	2
GROSS ACREAGE:	3.69 ACRES
DENSITY (MIXED ON GROSS ACREAGE):	NA
PARKING PROVIDED:	90
PARKING REQUIRED:	90
90° X 18' PARKING STALLS:	35
90° X 18' ADA PARKING STALLS:	3
TANDEM PARKING STALLS:	42
TANDEM ADA PARKING STALLS:	4
20' X 9' PARKING STALLS:	

GRAPHIC SCALE
1" = 30'
30 0 15 30 60

VICINITY MAP



DRAWN BY: R.M.S. NOV. '23	SITE PLAN	CLARK COUNTY, NEVADA	
DESIGNED BY: R.M.S NOV. '23			
CHECKED BY:	APN:161-08-810-082, 083 NELLIS AND HAPPY VALLEY	2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148 PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNNV.COM CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS	ROP 000375
PROJECT NO:	SCALE: 1"=30' N/A HORIZ. VERT.		REV DATE BY

SHEET SP1 1 OF 1 SHEETS
DRAWING NO.

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PPLRL_0419

Clark County Comprehensive Planning Department

SUSTAINABILITY PROVISION

DEVELOPMENT TYPE: MULTI-FAMILY (5pts) / NON-RESIDENTIAL (7 pts.)

30.04.05 J Sustainability Options

To be shown on plans

		Points
X	**Trees:** Provide 10% more than required by Title (1 pt)	1
X	**Water-Efficient Planting:** Provide 95% or more of plants have low or very low water needs. (1 pt)	1
X	**Landscape Buffer:** Exceed required buffer width by 10% (1/2 pt) **OR** exceed buffer width by 20%. (1 pt)	1
	Parking Lot Trees: Provide mature tree canopies to cover at least 50% of paved parking. (1 pt)	
	Parking Lot Solar: Provide solar covers at for least 50% of the paved area (2 pts) **OR** between 25% and 50% (1 pt)	
	Electric Bicycles: Provide bicycle charging (1/2 pt); Provide shade to bicycle charging area (1/2 pt)	
	Mojave Native Plants Protection: Protect = to or > 5% of development footprint to remain natural area (1 pt)	
	Mojave Native Plants Restoration: Restore pre-development native plants = to or > the area disturbed. (1/2 pt)	
	Energy Conservation/Solar Gains: Orient plant materials south and west sides of the building. (1/2 pt)	
x	**Cool Roofs:** Provide roof w/SRI=to or >78 for low sloped roofs (<2.12) & or 29 for steep sloped roofs (>2.12) (1 pt)	1
	Building Orientation: Orient roofs within 30°of true east-west & flat or sloped to the south. (1 pt)	
x	**Shade Structures:** Provide shade/awnings over 50% of south/west windows & doors (1 pt). Add 1 pt for each additional 25% (typically 3-foot min overhang)	1
	Amenity Zone Shade Structures: Provide for sidewalks or building adjacent to amenity zone. (1/2 pt)	
	Shaded Walkways: Provide for at least 60% of all building facades adjacent to or facing streets, drive aisles, and gathering and parking areas (1 pt). Each additional 10% provided. (1 pt)	
	Daylighting Strategies: Provide daylighting strategies to minimize artificial lighting. (1/2 pt)	
	Multiple Family Ventilation: Provide floor to ceiling heights of 9 feet on all floors. (1/2 pt)	
	Nonresidential Ventilation: Provide floor to ceiling heights of 11 feet on all floors. (1/2 pt)	
x	**Low-emissivity Glass:** Provide on all south & west facing windows. (1/2 pt)	.5
	Building Entrances and ADA Ramps: Shade with awning or portico or other device. (1/2 pt)	
x	**Alternative Energy:** Cover 70% roof area in solar **OR** on-site solar generates 100% of project's energy **OR** Battery backup is provided. (2 pts for provide one of the 3)	2
x	**Total Points:**	7.5
	Determined by Staff **Sustainability Compliant:**	**YES/NO**
	Determined by Staff **Incentives Allowed:**	**YES/NO**

OWNER/APPLICANT SHALL BE AWARE *New development shall incorporate sustainability measures into the project to achieve a minimum number of points per Section 30.04.05J. Compliance with Section 30.04.05J will be conducted during the design review and building permits of an applicable project. It is the applicant's responsibility to ensure the standards approved with the land use application will be implemented in the final building design. Any changes to sustainability measures after approval of a land use application may result in a delay in the issuance of applicable permits and the need for a new land use application. No points awarded for compliance with standards that are otherwise required by Title 30.*

OWNER / APPLICANT declares the information provided and statements made as part of this application are true and correct.

Signature: _____ Date: _____

CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION

Application Number: **WS-24-0276**

PC/BCC Meeting Date: **09-04-2024**

Commission District: **E**

TAB/CAC: SUNRISE MANOR

TAB/CAC Meeting Date: 08-15-2024

Project Type: Nonresidential Development/Use (with construction or site modifications)

Property Owner: PALM PROPERTIES L L C

- ☐ Text Amendment
- ☐ Rezone
- ☐ Planned Unit Development
- ☐ Use Permit
- ☐ Variance
- ☑ Waiver of Development Standards
- ☐ Waiver of Title
- ☑ Design Review
- ☐ Sign Design Review
- ☐ Street Name Change
- ☐ Street Numbering Change
- ☐ Annexation Request
- ☐ Vacation and Abandonment
- ☐ Tentative Map
- ☐ Application Review
- ☐ Clarification of Conditions
- ☐ Extension of Time
- ☐ Revocation
- ☐ Waiver of Conditions
- ☐ Ordinance
- ☐ Agenda Item
- ☐ Other _____

Motion By: Earl Barbeau Vote: 4-0 Approval / (Denial) / No Comment

Hold (including To Date and Reason) _____

# of Neighbors Present 2 # of Neighbors For _____ # of Neighbors Against 2 # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING:

truck parking eye sore
security
truck fumes

Conditions of Approval: _____

Name of Applicant/Representative George Garcia

Applicant agreed to conditions ____ Yes ____ No

Neighborhood meeting held? ____ Yes ____ No

Signature

8/15/24
Date

Secretary
Title (Secretary or Chair)

Email to Comprehensive Planning: CPAgendas@ClarkCountyNV.gov & Email to Applicable Commission District: DistrictE@ClarkCountyNV.gov

Electronically Filed
3/24/2025 2:52 PM
Steven D. Grierson
CLERK OF THE COURT

ROP

STEVEN B. WOLFSON
District Attorney
CIVIL DIVISION
State Bar No. 001565
By: ROBERT T. WARHOLA
Chief Deputy District Attorney
State Bar No. 4410
500 South Grand Central Pkwy., Suite 5075
Las Vegas, Nevada 89155-2215
(702) 455-4761
Fax (702) 382-5178
E-Mail: Robert.Warhola@ClarkCountyDANV.gov
Attorneys for Respondent
Clark County

DISTRICT COURT

CLARK COUNTY, NEVADA

PALM PROPERTIES, LLC, a Nevada limited liability company; LEADING EDGE VENTURES, LLC, a Nevada limited liability company; ROBERT LAUER, an individually. Petitioners, vs. COUNTY OF CLARK, a political subdivision of the State of Nevada, et al., Respondent.	Case No: A-24-907944-J Dept No: 18

RECORD OF THE PROCEEDINGS, VOLUME III

Respondent hereby files with the Court the Record of the Proceedings pursuant to Eighth Judicial District Court Rule 2.15 consisting of documents from the Clark County Clerk, Commission Division, and the Clark County Current Planning Division numbered ROP 000378 through ROP 000568.

DATED this 24th day of March, 2025.

STEVEN B. WOLFSON
DISTRICT ATTORNEY

By: */s/ Robert T. Warhola*
ROBERT T. WARHOLA
Chief Deputy District Attorney
State Bar No. 4410
500 South Grand Central Pkwy., Suite 5075
Las Vegas, Nevada 89155-2215
Attorney for Respondent

Case Number: A-24-907944-J

CERTIFICATE OF ELECTRONIC SERVICE

I hereby certify that I am an employee of the Office of the Clark County District Attorney and that on this this 24th day of March, 2025 I served a true and correct copy of the foregoing **RECORD OF THE PROCEEDINGS, VOLUME III** (United States District Court Pacer System or the Eighth Judicial District Court Wiznet), by e-mailing the same to the following recipients. Service of the foregoing document by e-mail is in place of service via the United States Postal Service.

Amy L. Sugden, Esq.
SUGDEN LAW
375 E. Warm Springs, Ste. 104
Las Vegas, Nevada 89119
Attorney for Petitioners
amy@sugdenlaw.com

/s/Patricia C. Villa
An Employee of the Clark County District Attorney's Office – Civil Division

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 161-08-810-082 & -083

PROPERTY ADDRESS/ CROSS STREETS: Nellis & Happy Valley Ave (3125 S Nellis Blvd)

DETAILED SUMMARY PROJECT DESCRIPTION

Parking Lot for Commercial Vehicles and a vacation of 5' on Happy Valley

PROPERTY OWNER INFORMATION

NAME: Palm Properties LLC
ADDRESS: 6050 S FORT APACHE RD STE 100
CITY: Las Vegas STATE: NV ZIP CODE: 89148
TELEPHONE: _____ CELL 702-429-7354 EMAIL: raj@milestoneconst.us

APPLICANT INFORMATION

NAME: Leading Edge Ventures LLC
ADDRESS: 850 E Desert Inn #PH3
CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: centurywest1@hotmail.com

CORRESPONDENT INFORMATION

NAME: G.C. Garcia, Inc c/o George Garcia
ADDRESS: 1055 Whitney Ranch Dr, Suite 210
CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID # _____
TELEPHONE: 7024359909 CELL 7023408042 EMAIL: acole@gcgarciainc.com

*Correspondent will receive all project communication

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)* | RAJWINDER S. DHALIWAL Property Owner (Print) | 01-16-2024 Date

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER _____

APPLICATION # (s) VS-24-0277
PC MEETING DATE —
BCC MEETING DATE 09/04/24
TAB/CAC LOCATION Sunrise Manor DATE 08/15/24

ACCEPTED BY JUD
DATE 07/8/2024

09/11/2023

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 161-08-810-082 & -083

PROPERTY ADDRESS/ CROSS STREETS: Nellis & Happy Valley Ave (3125 S Nellis Blvd)

DETAILED SUMMARY PROJECT DESCRIPTION

Parking Lot for Commercial Vehicles

PROPERTY OWNER INFORMATION

NAME: Palm Properties LLC
ADDRESS: 6050 S FORT APACHE RD STE 100
CITY: Las Vegas STATE: NV ZIP CODE: 89148
TELEPHONE: _____ CELL 702-429-7354 EMAIL: raj@milestoneconst.us

APPLICANT INFORMATION

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ADDRESS: 850 E Desert Inn #PH3
CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: centurywest1@hotmail.com

CORRESPONDENT INFORMATION

NAME: G.C. Garcia, Inc c/o George Garcia
ADDRESS: 1055 Whitney Ranch Dr, Suite 210
CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID # _____
TELEPHONE: 7024359909 CELL 7023408042 EMAIL: acole@gcgarciainc.com

*Correspondent will receive all project communication

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)* RAJWINDER S. DHALIWAL Property Owner (Print) 01-16-2024 Date

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER _____

APPLICATION # (s) _____ ACCEPTED BY _____

PC MEETING DATE _____ DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____ DATE _____

APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-24-0276 & VS-24-0277

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Sunrise Manor TAB Time: 6:30 p.m.

Date 08/15/2024 (August 15, 2024)

Location: *Refer to listing on other side*

Draft staff reports: *Available 3 business days prior to the TAB/CAC meeting on the following website*

https://clarkcountynv.gov/TABCACInformation

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: Click or tap to enter a date. N/A Time: 7:00 PM

Location: *500 S. Grand Central Pkwy, Commission Chambers*

Staff reports: *Available 3 business days prior to the PC meeting on the following website*

https://clarkcountynv.gov/agendas

BOARD OF COUNTY COMMISSIONERS (BCC)

Date 09/04/2024 (Sept. 4, 2024) Time: 9:00 AM

Location: *500 S. Grand Central Pkwy, Commission Chambers*

Staff reports: *Available 3 business days prior to the BCC meeting on the following website*

https://clarkcountynv.gov/agendas

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

  Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
2) To forward the concerns or problems of residents for resolution by County staff.
3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE
Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE
Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gilespie Street, Las Vegas

GOODSPRINGS
Jeri Pinkerton, Secretary
(702) 806-8660
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS
Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN
Tammy Harris, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN
Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

LOWER KYLE CANYON
Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

MOAPA
Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY
Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS
Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON
Dawn VonMendenhall, Secretary
(702) 289-0196
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE
Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK
Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY
Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT
Tammy Harris, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY
Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR
Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY
Samantha Crunkilton, Secretary
(702) 854-0878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER
Valerie Leiva, Secretary
(702) 468-9839
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Liane Lee	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Timothy Castello	(702) 455-3113*	Ross Miller	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.
*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 4/1/2024

Department of Comprehensive Planning
500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314
http://www.clarkcountynv.gov/comprehensive-planning

Department of Comprehensive Planning

500 S Grand Central Pkwy · Box 551741 · Las Vegas NV 89155-1741
(702) 455-4314 · Fax (702) 455-3271

Sami Real, Director

NOTICE OF FINAL ACTION

December 03, 2024

G. C. GARCIA, INC.
1055 WHITNEY RANCH DRIVE, SUITE 210
HENDERSON, NV 89014

REFERENCE: VS-24-0277

On the date indicated above, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, pursuant to NRS 278.0235 and NRS 278.3195, which starts the commencement of the twenty-five (25) day limitation period specified therein.

The above-referenced application was presented before the Clark County Board of County Commissioners at their regular meeting of **November 20, 2024.** Please be advised that the application was **DENIED.**

If you have any questions regarding your Notice of Final Action, please call the Department of Comprehensive Planning at (702) 455-4314 (option 2, option 1).

BOARD OF COUNTY COMMISSIONERS
TICK SEGERBLOM, Chair · WILLIAM MCCURDY II, Vice Chair
MICHAEL NAFT · MARILYN KIRKPATRICK · JUSTIN C. JONES · ROSS MILLER · JAMES B. GIBSON
KEVIN SCHILLER, County Manager

BOARD OF COUNTY COMMISSIONERS
AGENDA LOG AMENDMENT
WEDNESDAY, September 4, 2024

Hold to the September 18, 2024 Zoning meeting:

- Item 33 – UC-24-0268 per the applicant. Enterprise/lm
- Item 36 – WS-24-0312 per the Board. Moapa Valley/jud

Hold to the October 2, 2024 Zoning meeting:

- Item 9 – VS-24-0277 per the applicant. Sunrise Manor/jor
- Item 10 – WS-24-0276 per the applicant. Sunrise Manor/jor

Hold to the November 6, 2024 Zoning meeting:

- Item 35 – WC-24-400060 (NZC-22-0028) per the applicant. Enterprise/rg

Hold no date:

- Item 46 – ZC-24-0357 per Commissioner Kirkpatrick. Sunrise Manor/rr
- Item 47 – WS-24-0358 per Commissioner Kirkpatrick. Sunrise Manor/rr

Sami Real, Director — September 4, 2024

09/04/2024

BOARD OF COUNTY COMMISSIONERS
AGENDA LOG AMENDMENT
WEDNESDAY, OCTOBER 2, 2024

Hold to the November 6, 2024 Zoning meeting:

- Item 4 – AR-24-400090 (WC-0174-16 / UC-0849-14) per the applicant. Paradise/bb
- Item 8 – VS-24-0277 per the applicant. Sunrise Manor/jor
- Item 9 – WS-24-0276 per the applicant. Sunrise Manor/jor
- Item 16 – SC-24-0261 per the applicant to rewrite and renotify. Renotification fees are required. Spring Valley/sd
- Item 20 – WS-24-0419 per the applicant. Spring Valley/sd

Sami Real, Director — October 2, 2024

10/02/2024

BOARD OF COUNTY COMMISSIONERS
AGENDA LOG AMENDMENT
WEDNESDAY, NOVEMBER 6, 2024

Hold to the November 20, 2024 Zoning meeting:

- Item 7 – VS-24-0277 per the Commissioner Segerblom. Sunrise Manor/jor
- Item 8 – WS-24-0276 per the Commissioner Segerblom. Sunrise Manor/jor
- Item 12 – UC-24-0436 per the Commissioner Segerblom. Paradise/sd
- Item 26 – AG-24-900729 per the Commissioner Segerblom.

Hold to the December 4, 2024 Zoning meeting:

- Item 4 – AR-24-400090 (WC-0174-16 (UC-0849-14)) per the applicant. Paradise/bb
    - NOTE: Application to return to the November 26, 2024 Paradise Town Board meeting per prior email due to data entry error in Accela. Town Board meeting date to be corrected in Accela to ensure application gets placed on the November 26, 2024 meeting agenda.

Hold to the February 5, 2025 Zoning meeting:

- Item 19 – WC-24-400060 (NZC-22-0028) per the applicant. Fees are required to place the item back on an agenda. Enterprise/rg

Sami Real, Director — November 6, 2024

11/06/2024

cial records, including surveys and deeds,
on required for assessment. See the
detailed legal information.

EN MAP REDUCED FROM 11X17 ORIGINAL

400 600 800

MAP LEGEND

ROAD EASEMENT
MATCH / LEADER LINE
HISTORIC LOT LINE
HISTORIC SUB BOUNDARY
HISTORIC PM/LD BOUNDARY
SECTION LINE
RIGHT OF WAY / PCL
SUB-SURFACE PCL

202 PARCEL SUB/SEQ NUMBER
PB 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GL5 GOV. LOT NUMBER

3162	161	160
76177	178	179

19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

Scale: 1" = 200'

Rev: 1/8/2019

HAPPY VALLEY AVE

VEGAS VALLEY ESTATES TR NO 2

810 LINDA AVE

ALOHA AVE

PM 18-25

PM 4-9

PM 7-

PM 9-58

PM 18-26

PM 14-47

PPLRL_0432

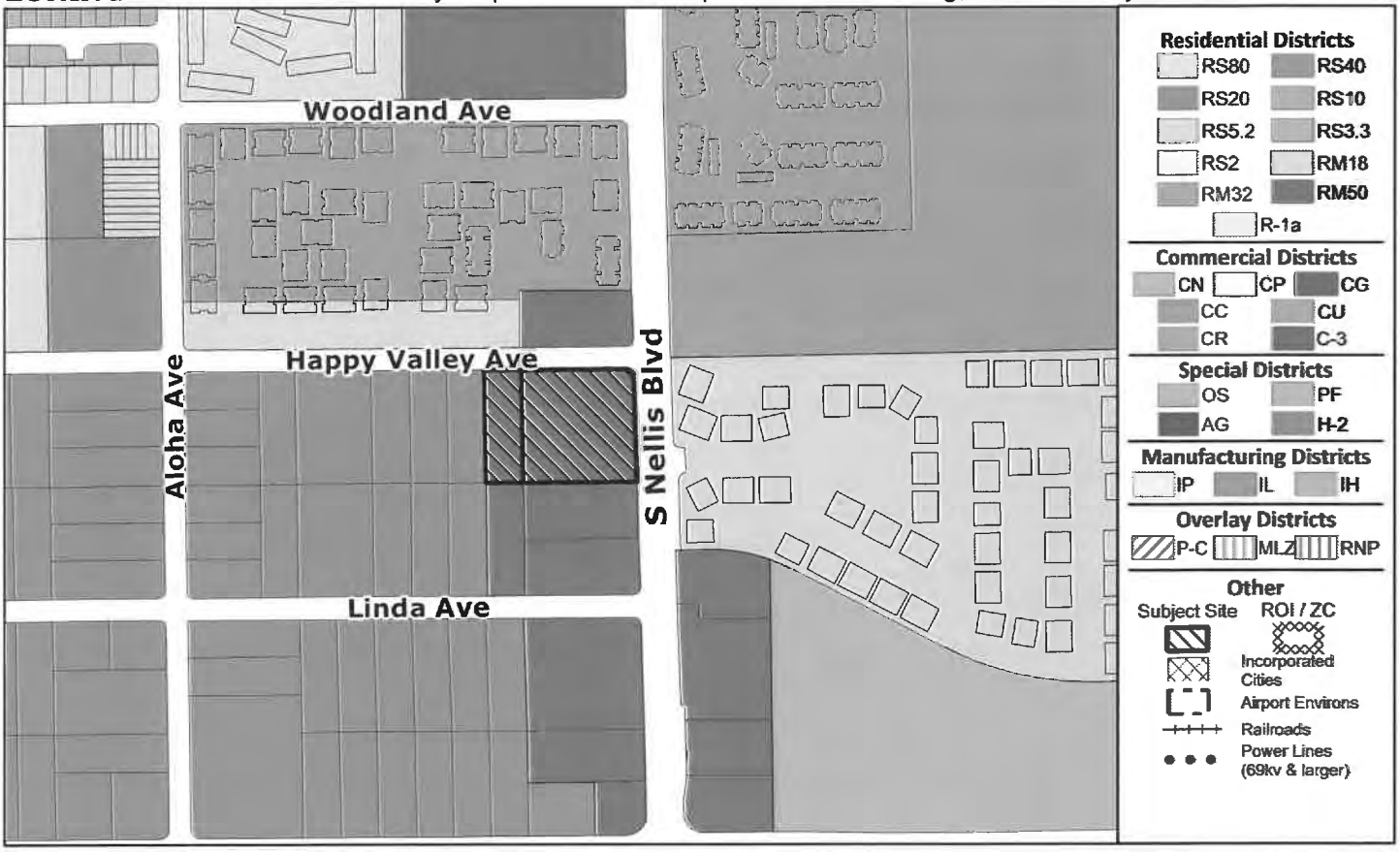
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Commission Agenda Map

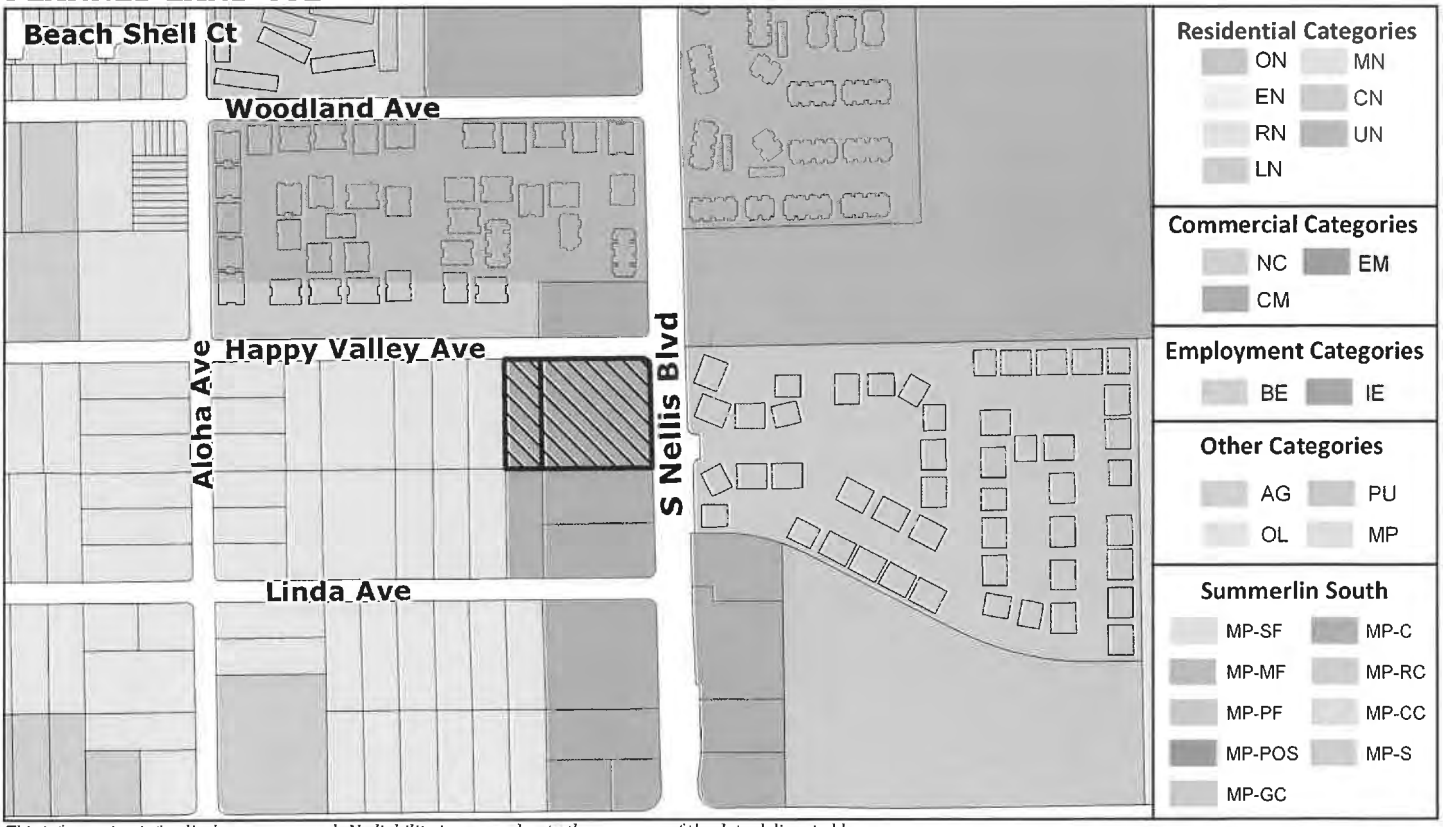
VS-24-0277

Clark County Department of Comprehensive Planning, Clark County, Nevada

ZONING

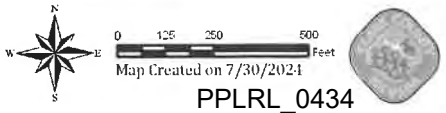


PLANNED LAND USE



This information is for display purposes only.No liability is assumed as to the accuracy of the data delineated hereon.

Subject Parcel(s)
16108810082
16108810083



09/04/24 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0277-PALM PROPERTIES, LLC:

VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). TS/jor/syp (For possible action)

RELATED INFORMATION:

APN:
161-08-810-082; 161-08-810-083

LAND USE PLAN:
SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
The applicant is requesting to vacate 5 feet of right-of-way being Happy Valley Avenue. The purpose of this request is to allow for the installation of detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0630	Temporary construction storage for an off-site Las Vegas Valley Water District project (main replacement and The Dales subdivision)	Approved by PC	October 2019
UC-18-0578	Increased height of existing communication tower, with a design review for additional antenna	Approved by PC	October 2018
ADR-0333-05	73 foot high monopole communication tower with an antenna array	Approved by ZA	April 2005
UC-0040-04	Vehicle, watercraft, and recreational vehicle sales	Approved by PC	February 2005
UC-0431-02	Check cashing facility	Approved By BCC	June 2002
ADR-1086-01	Communications facility	Approved by ZA	November 2001
DR-0727-99	Revised plans for a previously approved shopping center and to continue the use of a vehicle sales lot	Approved by BCC	June 1999
WC-0025-99 (ZC-0480-98)	Waived conditions of a zone change for the proposed shopping center with an existing restaurant building on site	Approved by BCC	March 1999

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0480-98	Reclassified the site (both subject parcels- 161-08-810-082 and 161-08-810-083) to C-2 zoning (now CG) for a proposed 34,000 square foot shopping center	Approved by BCC	May 1998
DR-1464-97	Vehicle sales lot within an existing shopping center - expired	Approved by PC	September 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	CG & RM18	Multi-family residential & tavern
South	Corridor Mixed-Use	CG	Commercial center
East	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

Related Applications

Application Number	Request
WS-24-0276	A waiver of development standards with a design review for a proposed commercial truck parking lot is a companion item on this agenda.

STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis
Public Works - Development Review
Staff has no objection to the vacation of right-of-way for detached sidewalks.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

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

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that Nevada Department of Transportation (NDOT) permits may be required.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Sunrise Manor - denial.
APPROVALS:
PROTESTS:

APPLICANT: LEADING EDGE VENTURES, LLC
CONTACT: G. C. GARCIA, INC, 1055 WHITNEY RANCH DRIVE, SUITE 210, HENDERSON, NV 89014

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Commission Agenda Map

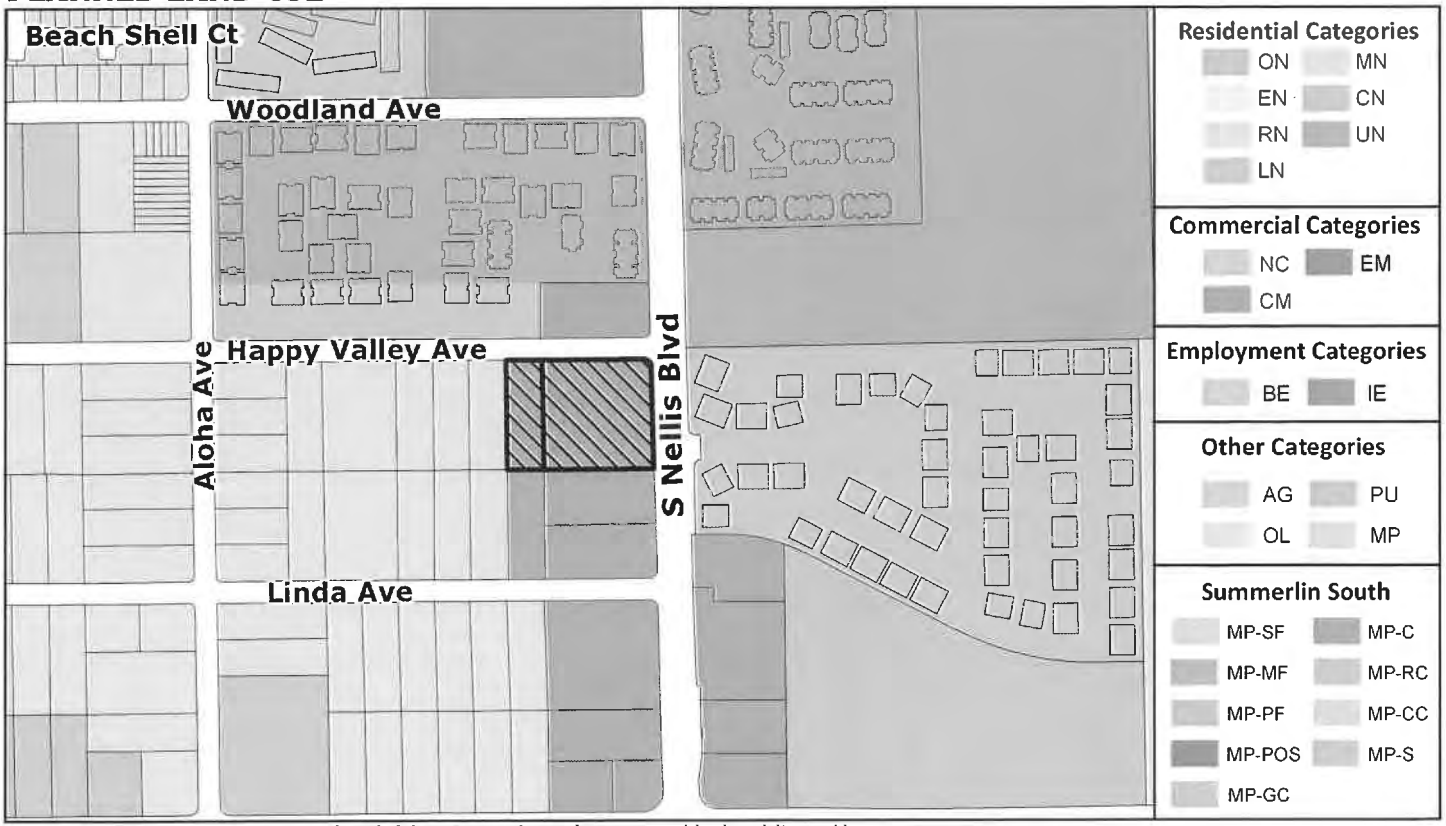
VS-24-0277

Clark County Department of Comprehensive Planning, Clark County, Nevada

ZONING



PLANNED LAND USE



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Subject Parcel(s)
16108810082
16108810083

N W E S

0 125 250 500 Feet

Map Created on 7/30/2024

10/02/24 BCC AGENDA SHEET

UPDATE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0277-PALM PROPERTIES, LLC:

HOLDOVER VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). TS/jor/syp (For possible action)

RELATED INFORMATION:

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Prior Land Use Requests

Application Number	Request	Action	Date
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Related Applications

Application Number	Request
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STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis
Public Works - Development Review
Staff has no objection to the vacation of right-of-way for detached sidewalks.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

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- Satisfy utility companies' requirements.
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Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Sunrise Manor - denial.
APPROVALS:
PROTESTS: 6 cards, 2 letters

COUNTY COMMISSION ACTION: September 4, 2024 – HELD – To 10/02/24 – per the applicant.

APPLICANT: LEADING EDGE VENTURES, LLC
CONTACT: G.C. GARCIA, INC, 1055 WHITNEY RANCH DRIVE, SUITE 210, HENDERSON, NV 89014

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Commission Agenda Map

VS-24-0277

Clark County Department of Comprehensive Planning, Clark County, Nevada

ZONING

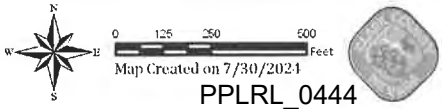


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Map Created on 7/30/2024

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Staff has no objection to the vacation of right-of-way for detached sidewalks.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

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

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that Nevada Department of Transportation (NDOT) permits may be required.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Sunrise Manor - denial.
APPROVALS:
PROTESTS: 6 cards, 2 letters

COUNTY COMMISSION ACTION: September 4, 2024 – HELD – To 10/02/24 – per the applicant.

COUNTY COMMISSION ACTION: October 2, 2024 – HELD – To 11/06/24 – per the applicant.

APPLICANT: LEADING EDGE VENTURES, LLC
CONTACT: G.C. GARCIA, INC, 1055 WHITNEY RANCH DRIVE, SUITE 210, HENDERSON, NV 89014

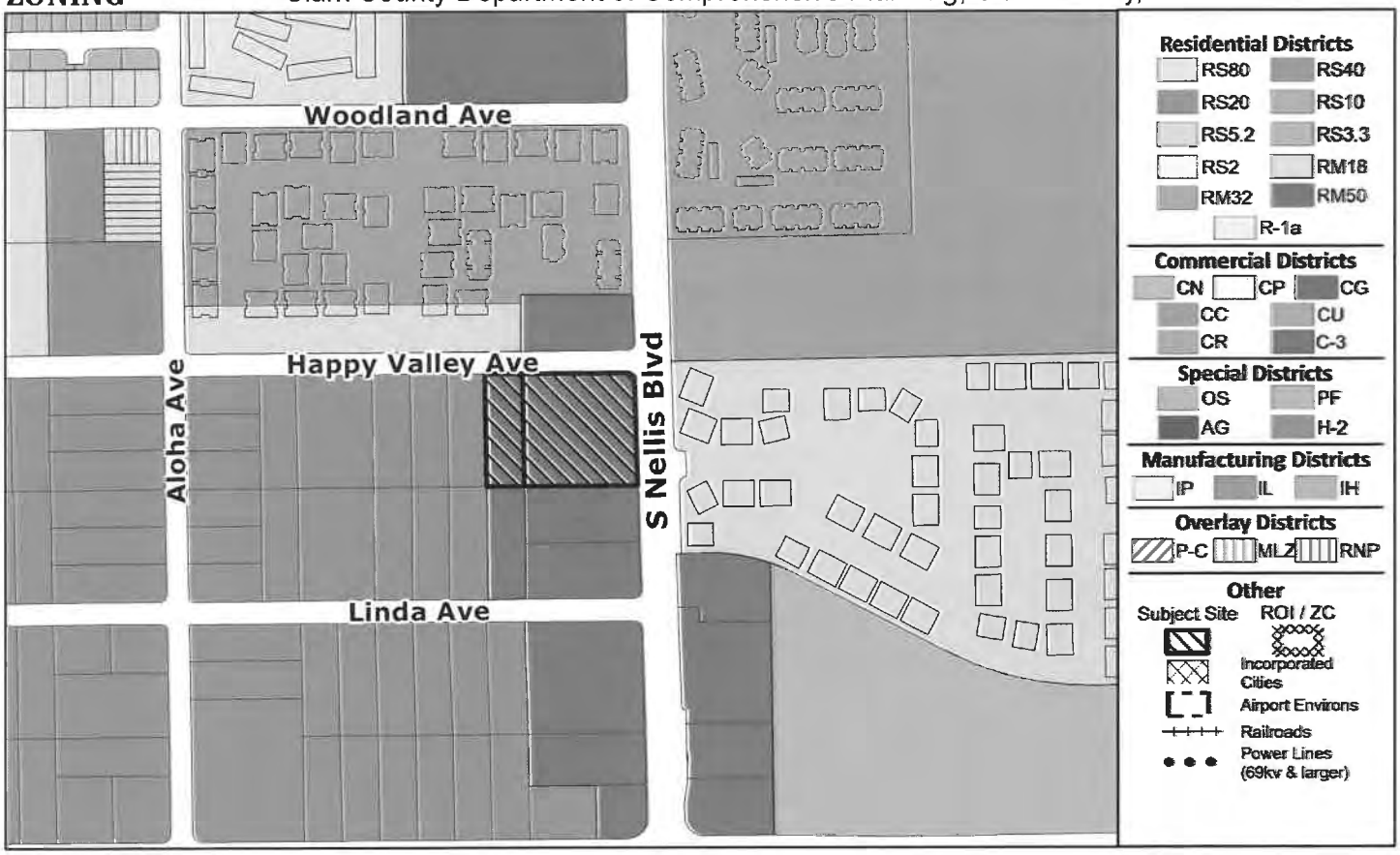
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Commission Agenda Map

VS-24-0277

ZONING

Clark County Department of Comprehensive Planning, Clark County, Nevada



PLANNED LAND USE



This information is for display purposes only.No liability is assumed as to the accuracy of the data delineated hereon.

Subject Parcel(s)
16108810082
16108810083

N W E S

0 125 250 500 Feet

Map Created on 7/30/2024

PPLRL_0449

11/20/24 BCC AGENDA SHEET

UPDATE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0277-PALM PROPERTIES, LLC:

HOLDOVER VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). TS/jor/syp (For possible action)

RELATED INFORMATION:

APN:
161-08-810-082; 161-08-810-083

LAND USE PLAN:
SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
The applicant is requesting to vacate 5 feet of right-of-way being Happy Valley Avenue. The purpose of this request is to allow for the installation of detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0630	Temporary construction storage for an off-site Las Vegas Valley Water District project (main replacement and The Dales subdivision)	Approved by PC	October 2019
UC-18-0578	Increased height of existing communication tower, with a design review for additional antenna	Approved by PC	October 2018
ADR-0333-05	73 foot high monopole communication tower with an antenna array	Approved by ZA	April 2005
UC-0040-04	Vehicle, watercraft, and recreational vehicle sales	Approved by PC	February 2005
UC-0431-02	Check cashing facility	Approved By BCC	June 2002
ADR-1086-01	Communications facility	Approved by ZA	November 2001
DR-0727-99	Revised plans for a previously approved shopping center and to continue the use of a vehicle sales lot	Approved by BCC	June 1999
WC-0025-99 (ZC-0480-98)	Waived conditions of a zone change for the proposed shopping center with an existing restaurant building on site	Approved by BCC	March 1999

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0480-98	Reclassified the site (both subject parcels- 161-08-810-082 and 161-08-810-083) to C-2 zoning (now CG) for a proposed 34,000 square foot shopping center	Approved by BCC	May 1998
DR-1464-97	Vehicle sales lot within an existing shopping center - expired	Approved by PC	September 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	CG & RM18	Multi-family residential & tavern
South	Corridor Mixed-Use	CG	Commercial center
East	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

Related Applications

Application Number	Request
WS-24-0276	A waiver of development standards with a design review for a proposed commercial truck parking lot is a companion item on this agenda.

STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis
Public Works - Development Review
Staff has no objection to the vacation of right-of-way for detached sidewalks.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

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

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that Nevada Department of Transportation (NDOT) permits may be required.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Sunrise Manor - denial.
APPROVALS:
PROTESTS: 6 cards, 2 letters

COUNTY COMMISSION ACTION: September 4, 2024 – HELD – To 10/02/24 – per the applicant.

COUNTY COMMISSION ACTION: October 2, 2024 – HELD – To 11/06/24 – per the applicant.

COUNTY COMMISSION ACTION: November 6, 2024 – HELD – To 11/20/24 – per Commissioner Segerblom.

APPLICANT: LEADING EDGE VENTURES, LLC
CONTACT: G.C. GARCIA, INC, 1055 WHITNEY RANCH DRIVE, SUITE 210, HENDERSON, NV 89014

AUTHORIZATION TO SUBMIT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

Application Pre-review (APR) record number: APR-23-101485

Application Materials have been deemed ready to submit ☐ **without revisions** ☒ **with minor revisions.**

Notes: L/S plan and JL revised

By: JUD **Date:** 06/05/2024

Advisory: Authorization to submit expires 2 weeks after determination is made. If all required documents are not provided to staff within this timeframe, an appointment to re-review the application materials is required.

Required Application(s):

☐ Master Plan Amendment	☐ Land Use – Administative Design Review (ADR)	☐ Tentative Map (TM)
☐ Land Use	☐ Land Use – Wavier of Conditions (WC)	☒ Vacation and Abandonment (VS)
☐ Zone Change (ZC)		
☐ Special Use Permit (UC)	☐ Land Use – Application for Review (AR)	☐ Other:
☒ Waiver of Development Standards (WS)		
☒ Design Review (DR)	☐ Land Use – Extension of Time (ET)	

Required Fees:

- Refer to the attached Fee Sheet.

Next Steps:

- Review the attached submittal requirements for the applicable application type(s).
- Go to the Application Pre-review record in the County's Citizen Access Portal (ACA) and upload all required application documents in PDF format (regardless of the format specified in the submittal requirements).
- Once all the application documents are uploaded, coordinate the transmittal of the required hard copy documents with the planner who authorized the submittal (see name above); all transmittals shall include a cover letter and/or transmittal memo and a copy of this form. The Personnel Contact Information list on Department's Contact Us webpage includes the phone number and email address for all planners.
- When the application package is received, the documents will be re-reviewed to ensure no changes except those noted above have been made and, if in an acceptable form, the planner will accept the application documents. Staff will then create the application records. If payment for the application fees was not included in the application package, an email notice will be sent to the record(s) contact indicating the application fees are due. This step may take up to 2 business days to complete.
- Once fees are paid, the application(s) will be considered "Submitted"

Andrea Cole

From: Clark County <Clarkcounty-accela@clarkcountynv.gov>
Sent: Tuesday, February 27, 2024 4:47 PM
To: centurywest1@hotmail.com; Andrea Cole
Cc: PWLanduse@ClarkCountyNV.gov
Subject: New Submittal: APR-23-101485 - APN: 161-08-810-083 Public Works ok

Good afternoon,

Public Works has no further comments on this Application Pre-Review (APR). Please contact Comprehensive Planning at 702-455-4314 or zoning@ClarkCountyNV.gov for information on how to proceed.

Thank you
JaWaan Dodson

Important information:

Please note that although Public Works has no further comments on this APR, it does not mean that we will recommend approval.

GCGARCIA

February 19, 2024

Comprehensive Planning
Clark County
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Response to Planning Comments: Parking Lot for Commercial Vehicles
APN#s 161-08-810-082 & -083

Dear Steve:

On behalf of my client, Leading Edge Ventures LLC, we wish to address the 2nd round of comments received on February 1, 2024, for the application listed above.

02/01/24 Comments:
Per our morning meeting for the parking lot for commercial trucks below is a summary of our discussion.

Comments:

- Parking lot for commercial trucks in CG zone and is permitted use. Design review required.
  Response – A Design Review for Commercial Truck Parking is requested through a Design Review as well as a Vacation request.
- Possible waiver for ingress/egress onto residential street. Public Works will determine.
  Response – Traffic believed retaining access on a low volume local street, Happy Valley, was acceptable but was Planning decision not Traffic. Putting an access drive onto a major arterial will cause more delays and potential for accidents on Nellis.
- Asked applicant to have their Engineer(s) to review the section in Title 30 30.04.07 on "Operational Standards" for requirements on lighting, including shielding, type of lighting, motion sensors etc.
  Response – The requested code required section is referenced on the revised plans for this pre-submittal
- Provide elevations for the existing cell tower with setback dimensions and for the security building, including exterior materials and setbacks and height.
  Response – Information from the County records is provided with the revised plans for this pre-submittal
- Will still need to provide vacation application for 5 feet of right-of-way being Happy Valley Lane. Will discuss with Public Works.
  Response – A Vacation application for 5 feet of Happy Valley is included with this resubmittal.

- Sustainability information provided on landscape plan.
  Response – The sustainability information was previously provided and is on the landscape plans with this resubmittal.
- Applicant provided revised letter based upon first review of plans.
  Response – Applicant has made minor revisions to the justification letter as part of this resubmittal.
  Public Works will need to review these plans. Their email is PWLanduse@ClarkCountyNV.gov Provide them electronically with APN number, APR number and your contact information.
  Response – The plans were submitted to PW and comments received and address per the provided revised plans and response letter as part of this revised pre-submittal
- Please setup your next appointment after comments are provided by Public Works with a Planner to provide for review.
  Response – The next pre-submittal is February 20, 2024 in compliance with the above comment.

We respectfully request your consideration of the above responses and would appreciate any request for further clarification or expansion you may require.

Sincerely,

George Garcia
Founder

GCGARCIA

June 4, 2024

Comprehensive Planning
Clark County
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Response to Planning Comments: Parking Lot for Commercial Vehicles
APN#s 161-08-810-082 & -083

Dear Judith:

On behalf of my client, Leading Edge Ventures LLC, we wish to address the 3rd round of comments received on February 20, 2024, for the application listed above.

02/20/24 Comments:
Please see the Current Planning comments below. Note, you must secure another appointment in order to address this APR.

- Vacation site plan
    1. Project information shall be updated to today's code zoning districts.
       Response – Vacation Site plan has been revised with the current zoning districts
- Site Plan (did not review)
- Justification Letter
    1. Include language about the active CCPRO violation CE23-05369.
       Response – Included in revised letter
    2. Include language regarding the proposed sustainability points and design review.
       Response – Included in revised letter
    3. Address Sections 30.04.06 I (signs) & M (cut through traffic).
       Response – Included in revised letter
    4. Include waiver of development standards request to allow access to a local street, see Section 30.04.06 D & 30.04.06 M.
       Response – Included in revised letter

- Elevations
    1. Guard building does not provide the building height.
       Response – Height added to exhibit
    2. The awning above the entry door must extend 3 feet in order to count towards sustainability.
       Response – Awning added to exhibit

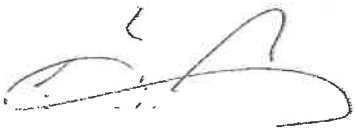
- Landscape Plan
    1. Buffering and screening shall to residential shall be 8-foot-high decorative wall.
       Response – Landscape & Site plans revised to show the existing 8' high cmu wall
    2. A 15-foot landscaped buffer with a double row of evergreen trees planted offset from one another. In each row trees shall be planted 20 feet apart on center. (staff understands the applicant is providing 20 feet of LS; however, the proposed trees are not evergreen).
       Response – Landscape plan revised to show the above.
    3. Mondel pines are not recommended per SNWA plant list.
       Response – Mondel pines removed from plan

- Cross Sections (residential adjacency only)
    4. Site zoning district as well as surrounding zoning districts shall be labeled with the current zoning district names.
       Response – Cross Sections exhibit has been revised to show current zoning districts.

Please e-mail PWLandUse@ClarkCountyNV.gov your application package as this application shall also be reviewed and concurrence shall be received from Public Works Development Review prior to its submittal. Make sure to include your APR number on the subject line when sending your APR to PW.
Response – PW's signed off on 02/28/24, see attached email

We respectfully request your consideration of the above responses and would appreciate any request for further clarification or expansion you may require.

Sincerely,



George Garcia
Founder

Andrea Cole

From: Andrea Cole
Sent: Tuesday, February 27, 2024 10:48 AM
To: PWLanduse@ClarkCountyNV.gov
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-083 Public Works comments
Attachments: site-6-SP1.pdf; Map that dedicated the ROW for Happy Valley MapPL0040001.pdf

See below responses and the attached.

From: Clark County Clarkcounty-accela@clarkcountynv.gov
Sent: Tuesday, February 27, 2024 8:46 AM
To: centurywest1@hotmail.com; Andrea Cole acole@gcgarciainc.com
Cc: PWLanduse@ClarkCountyNV.gov
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-083 Public Works comments

Good morning,

Please see the Public Works comments below:
The comments from 2/15/2024 are in black. My original responses are in blue. PW's comments from 2/27/2024 are in red. Additional responses in Green.

Be advised that Nellis Boulevard is a Nevada Department of Transportation (NDOT) right-of-way.

Detached sidewalks are required, this application will need to include a vacation of the right-of-way. Application revised to include the vacation.

Site Plan:

- The minimum required throat is 100 feet per Uniform Standard Drawing 222.1. Site Plan revised to show 100'. It looks like the parking was reduced with this revision and 75 feet is now the minimum. Resolved.
- Provide and show the back of curb radius on the east side of the Happy Valley Avenue commercial driveway and at the intersection. Shown on revised site plan. Not provided (2nd request). Previously provided, attached for reference.
- Correct the right-of-way width for Happy Valley Avenue. ROW corrected on revised site plan. Resolved.

Vacation:

- Provide a the record information for the right-of-way being vacated. See attached recorded map that dedicated the ROW on Happy Valley.

Thank you

JaWaan Dodson

-

Directions for when you make the necessary changes

- Email the following to Public Works – Development Review at PWLandUse@ClarkCountyNV.gov:
  - A detailed written response to each of our comments.
  - Copies of revised plans and documents.
  - If you make changes other than those that are specified in our comments, provide a detailed list of the changes and an explanation for why the changes were made.

Contacts for the Public Works - Land Use Application Team

- Email:
  - PWLandUse@ClarkCountyNV.gov
- Phone numbers:
  - 702-455-4607 – Sarah Mabry-Padovese
  - 702-455-6387 – JaWaan Dodson
  - 702-455-6385 – Nick Goodman
  - 702-455-4600 – Main number for Development Review

Inst #: 20150911-0001608
Fees: $20.00 N/C Fee: $0.00
RPTT: $3570.00 Ex: #
09/11/2015 01:08:51 PM
Receipt #: 2550965
Requestor:
FIDELITY NATIONAL TITLE - L
Recorded By: CYV Pgs: 5
DEBBIE CONWAY
CLARK COUNTY RECORDER

GBS Deed

A.P.N. 161-08-810-082 and
161-08-810-083

RECORDING REQUESTED AND WHEN RECORDED RETURN TO:

Palm Properties, LLC
6050 S. Fort Apache Rd #100
Las Vegas, NV 89148

SEND TAX STATEMENTS TO:

SAME AS ABOVE

ASSESSOR'S COPY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE (this "**Deed**"), made and entered into on this 9th day of September, 2015, by RG Properties, LLC, a Nevada limited liability company ("**Grantor**"), in favor of Palm Properties, LLC, a Nevada limited liability company ("**Grantee**").

WITNESSETH:

The Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00), lawful money of the United States, to it in hand paid by the said Grantee, and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and convey unto the said Grantee, its respective successors and assigns forever, all of Grantor's rights, title, interests, and estate in and the real property more particularly described as follows:

See the Exhibit A attached hereto and incorporated herein by this reference

Subject To:

1. Taxes for the current fiscal year, and any and all taxes (including supplemental taxes) and assessments levied or assessed after the recording date of this document.

2. Rights of way, reservations, restrictions, easements and conditions of record.

//

//

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Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining , and any reversions, remainders, rents, issues or profits thereof.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed on the day and year first above written.

RG Properties, LLC, a Nevada limited liability company

Roula Grillas by Janina Jones her attorney in fact

By: Roula Grillas, Manager (by Janina Jones, her duly appointed attorney-in-fact)

STATE OF CA
COUNTY OF Los Angeles } ss.

This instrument was acknowledged before me on this 9th day of September, 2015, by Janina Jones as power of attorney for Roula Grillas, Manager of RG Properties, LLC, a Nevada limited liability company.

NOTARY PUBLIC

December 4, 2016
Commission expires

Please add the attached acknowledgment

(seal)

ASSESSOR'S COPY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California
County of Los Angeles }

On Sept 9 (Date) before me, Cherre May Faught, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Janina Maria Jones (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

CHERRE MAY FAUGHT
Commission # 2003015
Notary Public - California
Los Angeles County
My Comm. Expires Dec 6, 2016

My Comm. Expires Dec 6, 2016

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Cherre May Faught
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

© 2010 National Notary Association • NationalNotary.org • 1-800-US NOTARY (1-800-876-6827)

Item #5907

ASSESSOR'S COPY

Order No.: **00039824-118-DS**

EXHIBIT A

Parcel 1:

Lot One (1) in Block One (1) of Vegas Valley Estates Tract No. 2 as shown by map thereof on file in Book 4 of Plats, Page 1, in the Office of the County Recorder, Clark County, Nevada.

Excepting therefrom that portion as conveyed to the County of Clark by that certain deed recorded November 6, 1975 in Book 568 as Document No. 527120 of Official Records.

Parcel 2:

That portion of Lot Two (2) in Block One (1) of Vegas Valley Estates Tract No. 2, as shown by map thereof on file in Book 4 of Plats, Page 1, in the Office of the County Recorder of Clark County, Nevada described as follows:

Parcel One (1) as shown by map thereof on file in File 7 of Parcel Maps, Page 84, in the Office of the County Recorder of Clark County, Nevada.

Assessor's Parcel Number: 161-08-810-082, 161-08-810-083

ASSESSOR'S COPY

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s) ☐
   a) 161-08-810-083
   b) _____
   c) 161-08-810-082
   d) _____

2. Type of Property:
   a) ☐ Vacant Land b) ☐ Single Fam. Res.
   c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
   e) ☐ Apt. Bldg. f) ☑ Comm'l/Ind'l
   g) ☐ Agricultural h) ☐ Mobile Home
   i) ☐ Other ___

FOR RECORDER'S OPTIONAL USE ONLY
Document/Instrument #_____
Book:_____ Page:_____
Date of Recording:_____
Notes: _____

3. Total Value/Sales Price of Property: $700,000.00
   Deed in Lieu of Foreclosure Only (value of property): (0.00)
   Transfer Tax Value: $700,000.00
   Real Property Transfer Tax Due: $3,570.00

4. **If Exemption Claimed:**
   a. Transfer Tax Exemption, per NRS 375.090, Section: _____
   b. Explain Reason for Exemption: ___

5. Partial Interest: Percentage being transferred: ___%

The undersigned Seller/(Grantor)/Buyer (Grantee), declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature_____ **Capacity** Grantor

Signature_____ **Capacity** Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)		BUYER (GRANTEE) INFORMATION (REQUIRED)	
Print Name	RG Properties, LLC, a Nevada limited liability company	Print Name:	Palm Properties, LLC, a Nevada limited liability company
Address:	c/o Singer Burke 6345 Balboa Blvd #375 Bldg 4	Address:	6050 S. Fort Apache Rd #100
City, St., Zip:	Encino, CA 91316	City, St., Zip:	Las Vegas, NV 89148

COMPANY REQUESTING RECORDING

Print Name: Fidelity National Title Agency of Nevada, Inc.
Address: 2450 St. Rose Parkway, Suite 150
City/State/Zip: Henderson, NV 89074

Escrow #:00039824-118

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

ASSESSOR'S COPY

DISCLOSURE FORM

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

OWNERSHIP/INTEREST FORM FOR APPLICANT AND PROPERTY OWNER

Clark County Unified Development Code (Title 30), Section 30.16.240(a)16, requires applicants to list the names of individuals holding more than 5% ownership or financial interest in the business entity appearing before the Board, except for publicly traded corporations as provided below. A disclosure form(s) shall be submitted with each application when required in accordance with the application submittal requirements. "Business entities" include all business associations organized under or governed by Title 7 of the Nevada Revised Statutes, including but not limited to private corporations, close corporations, foreign corporations, limited liability companies, partnerships, limited partnerships, and professional corporations. Publicly traded corporations shall list all Corporate Officers and Board of Directors in lieu of disclosing the names of individuals with ownership or financial interest.

The disclosure requirement extends to both applicant and the property owner.

Use the available fields below to list all names[1]. Note: for a Non-Profit Organization, list all Directors; for Trusts, list Trustee(s)/Beneficiary(ies):

Names listed below are for ☐ Applicant, ☑ Property Owner, or ☐ Applicant and Property Owner

Full Name	Title
Palm Properties LLC	Property Owner
- Dhaliwal S Rajwinder	Managing Member
- Dhaliwal K Dhanminder	Managing Member

[1] Requires documentation evidencing listed names to be submitted concurrently with form.

☐ Additional list of names is attached hereto.

I certify under penalty of perjury, that all the information provided herein is current, complete, and accurate.
I also understand final action on land use approvals will not occur without the completed disclosure form.

RAJWINDER S. DHALIWAL
Print Name

01-16-2024
Date

ENTITY INFORMATION

ENTITY INFORMATION

Entity Name:
PALM PROPERTIES, LLC
Entity Number:
E0342702013-6
Entity Type:
Domestic Limited-Liability Company (86)
Entity Status:
Active
Formation Date:
07/15/2013
NV Business ID:
NV20131420281
Termination Date:
Annual Report Due Date:
7/31/2024
Compliance Hold:
Series LLC:
Restricted LLC:

REGISTERED AGENT INFORMATION

Name of Individual or Legal Entity:
DHANMINDER K DHALIWAL
Status:
Active
CRA Agent Entity Type:
Registered Agent Type:
Non-Commercial Registered Agent
NV Business ID:
Office or Position:
Jurisdiction:
Street Address:
6050 S FORT APACHE RD STE 100, LAS VEGAS, NV, 89148, USA
Mailing Address:
Individual with Authority to Act:
Fictitious Website or Domain Name:

OFFICER INFORMATION

☐ VIEW HISTORICAL DATA

Title	Name	Address	Last Updated	Status
Managing Member	RAJWINDER S DHALIWAL	6050 S FORT APACHE RD., SUITE 100, LAS VEGAS, NV, 89148 - 5614, USA	06/04/2018	Active
Managing Member	DHANMINDER K DHALIWAL	6050 S FORT APACHE RD., SUITE 100., LAS VEGAS, NV, 89148 - 5614, USA	06/04/2018	Active

Page 1 of 1, records 1 to 2 of 2

Filing History Name History Mergers/Conversions

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DISCLOSURE FORM

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

OWNERSHIP/INTEREST FORM FOR APPLICANT AND PROPERTY OWNER

Clark County Unified Development Code (Title 30), Section 30.16.240(a)16, requires applicants to list the names of individuals holding more than 5% ownership or financial interest in the business entity appearing before the Board, except for publicly traded corporations as provided below. A disclosure form(s) shall be submitted with each application when required in accordance with the application submittal requirements. "Business entities" include all business associations organized under or governed by Title 7 of the Nevada Revised Statutes, including but not limited to private corporations, close corporations, foreign corporations, limited liability companies, partnerships, limited partnerships, and professional corporations. Publicly traded corporations shall list all Corporate Officers and Board of Directors in lieu of disclosing the names of individuals with ownership or financial interest.

The disclosure requirement extends to both applicant and the property owner.

Use the available fields below to list all names[1]. Note: for a Non-Profit Organization, list all Directors; for Trusts, list Trustee(s)/Beneficiary(ies):

Names listed below are for ☑ Applicant, ☐ Property Owner, or ☐ Applicant and Property Owner

Full Name	Title
Leading Edge Ventures LLC	Applicant
- Robert Lauer	Manager

[1] Requires documentation evidencing listed names to be submitted concurrently with form.

☐ Additional list of names is attached hereto.

I certify under penalty of perjury, that all the information provided herein is current, complete, and accurate. I also understand final action on land use approvals will not occur without the completed disclosure form.

Robert Lauer
Print Name

1-10-23
Date

ENTITY INFORMATION

ENTITY INFORMATION

Entity Name:	LEADING EDGE VENTURES LLC	**Entity Number:**	E23741252022-9
Entity Type:	Domestic Limited-Liability Company (86)	**Entity Status:**	Active
Formation Date:	06/07/2022	**NV Business ID:**	NV20222470546
Termination Date:	Perpetual	**Annual Report Due Date:**	6/30/2023
Series LLC:	☐	**Restricted LLC:**	☐

REGISTERED AGENT INFORMATION

Name of Individual or Legal Entity:	The Corporate Experts Limited	**Status:**	Active
CRA Agent Entity Type:	CRA - LIMITED-LIABILITY CORPORATION	**Registered Agent Type:**	Commercial Registered Agent
NV Business ID:	NV20181139686	**Office or Position:**	
Jurisdiction:	NEVADA		
Street Address:	9708 GILLESPIE STREET, SUITE 104, Las Vegas, NV, 89183, USA		
Mailing Address:			
Individual with Authority to Act:	Barry Michaels		
Fictitious Website or Domain Name:			

OFFICER INFORMATION

☐ VIEW HISTORICAL DATA

Title	Name	Address	Last Updated	Status
Manager	Robert Lauer	5001 East Gowan Ave, Las Vegas, NV, 89115, USA	01/11/2023	Active

Page 1 of 1, records 1 to 1 of 1

Filing History Name History Mergers/Conversions

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9

GCGARCIA

HOLD

September 3, 2024

Clark County Board of County Commissioners
500 S. Grand Central Parkway
Las Vegas, NV

RE: Nellis & Happy Valley (#9 VS-24-0277 & #10 WS/DR-24-0276)

Dear Commissioner Segerblom:

Per communication with the District Commissioner's office, we are submitting a request for a continuance from the Board of County Commissioners meeting for items #9 and #10 on September 4, 2024, to the Board of County Commissioners meeting on October 2, 2024.

We respectfully request your consideration in the above-listed matter. If you have any questions, please feel free to contact us at (702) 435-9909.

Sincerely,

George C. Garcia
Founder

GCG: ag

GCGARCIA
A Planning & Development Services Corporation
1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: ggarcia@gcgarciainc.com

GCGARCIA

8

HOLD

September 24, 2024

Tick Segerblom, Chairman
Clark County Board of County Commissioners
500 S. Grand Central Parkway
Las Vegas, NV

RE: Nellis & Happy Valley (VS-24-0277 & WS/DR-24-0276)

Dear Chairman Segerblom and Board of County Commissioners:

The following is a request for a continuance on items #8 and #9 (VS-24-0277 & WS/DR-24-0276) on the Board of County Commissioners hearing for October 2, 2024 to the Board of County Commissioners meeting on November 6, 2024. This will allow us additional time to work with the Commissioner's office.

We respectfully request your consideration in the above-listed matter. If you have any questions, please feel free to contact us at (702) 435-9909.

Sincerely,

George C. Garcia
Founder

GCG: ac

GCGARCIA
A Planning & Development Services Corporation
1055 Whitney Ranch Dr., Suite 210 Henderson, NV 89014
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: ggarcia@gcgarciainc.com

9

GCGARCIA

HOLD

September 3, 2024

Clark County Board of County Commissioners
500 S. Grand Central Parkway
Las Vegas, NV

RE: Nellis & Happy Valley (#9 VS-24-0277 & #10 WS/DR-24-0276)

Dear Commissioner Segerblom:

Per communication with the District Commissioner's office, we are submitting a request for a continuance from the Board of County Commissioners meeting for items #9 and #10 on September 4, 2024, to the Board of County Commissioners meeting on October 2, 2024.

We respectfully request your consideration in the above-listed matter. If you have any questions, please feel free to contact us at (702) 435-9909.

Sincerely,

George C. Garcia
Founder

GCG: ag

GCGARCIA
A Planning & Development Services Corporation
1555 Whitney Ranch Dr., Suite 210, Henderson, NV 89014
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: ggarcia@gcgarciainc.com

Katherine Corrow

From: Sami Real
Sent: Thursday, October 31, 2024 11:41 AM
To: CPAdmin
Subject: FW: HOLD Items VS-24-0277 and WS-24-0276

Please process this hold request from Commissioner Segerblom's office.
This hold is for two items, Items 7 and 8, on the 11/6 Zoning Agenda. The Commissioner is requesting these items be held until November 20, 2024.
Thank you.

Sami R. Real
Director, Department of Comprehensive Planning
Ph: (702) 455-3129
Business Hours: Mon. – Thurs., 7:30am to 5:30pm

From: Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Sent: Thursday, October 31, 2024 11:39 AM
To: Sami Real <Sami.Real@ClarkCountyNV.gov>
Cc: Jennifer Ammerman <jad@ClarkCountyNV.gov>; Tick Segerblom <Tsegerblom@ClarkCountyNV.gov>
Subject: RE: HOLD Items VS-24-0277 and WS-24-0276

Sorry about that! I will be to the second meeting in November.

Thank you!

Beatriz Martinez
Community Liaison | **District E, Commissioner Tick Segerblom**
500 S. Grand Central Parkway, 6th Floor, Las Vegas, NV 89155
Email: Beatriz.Martinez@ClarkCountyNV.gov
Office: 702.455.0560



From: Sami Real <Sami.Real@ClarkCountyNV.gov>
Sent: Thursday, October 31, 2024 11:37 AM
To: Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Cc: Jennifer Ammerman <jad@ClarkCountyNV.gov>; Tick Segerblom <Tsegerblom@ClarkCountyNV.gov>
Subject: RE: HOLD Items VS-24-0277 and WS-24-0276

Bea..
How long will these items be held for???
No date? Second meeting in November? Or???

Sami R. Real
Director, Department of Comprehensive Planning
Ph: (702) 455-3129
Business Hours: Mon. – Thurs., 7:30am to 5:30pm

From: Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Sent: Thursday, October 31, 2024 11:23 AM
To: Sami Real <Sami.Real@ClarkCountyNV.gov>
Cc: Jennifer Ammerman <jad@ClarkCountyNV.gov>; Tick Segerblom <Tsegerblom@ClarkCountyNV.gov>
Subject: HOLD Items VS-24-0277 and WS-24-0276

Hi Sami,

Commissioner Segerblom would like to hold items VS-24-0277 and WS-24-0276, we have made the consultant aware of the hold.

Thank you,

Beatriz Martinez
Community Liaison **| District E, Commissioner Tick Segerblom**
500 S. Grand Central Parkway, 6th Floor, Las Vegas, NV 89155
Email: Beatriz.Martinez@ClarkCountyNV.gov
Office: 702.455.0560



GCGARCIA

June 5, 2024

Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Letter of Justification
Request for Design Review for Commercial Truck Parking – 3125 Nellis
APN#s: 161-08-810-082 & -083

Dear Sami,

On behalf of the applicant, Leading Edge Ventures, LLC, please accept this letter and attached materials for a Design Review to create a Commercial Truck Parking Lot. This lot will enable truckers to have a place to legally park their local trucks (not long haul over-the road). This will help keep trucks from parking on public streets creating enforcement and neighborhood issues. It will also provide a safer, more secure parking environment that always has solar powered cameras Metro can access. Additionally, a security guard is always present. The truck drivers arrive and park in the spaces vacated by their truck.

This also takes a site that previously occupied by a homeless encampment after the retail center was demolished. Their presence was a security and nuisance issue for the abutting residential and commercial. This use puts an active set of eyes on the street in an area that is relatively high in crime and will bring an informal parking lot into compliance after 3 years of operation. It also improves the tax value and employes a military veteran as the security guard.

The zoning of Commercial General (CG) and land use of Corridor Mixed-Use use designations provide for a Parking Lot as a permitted Commercial Use in CG. The zoning along Nellis, from Desert Inn to Vegas Valley Dr. is for Commercial General and Multifamily (RM32 & RM18). Happy Valley is RS20 on the south and RM-32 on the north.

This application will also resolve the pending CCPRO matter CE23-05369.
The site design meets both the Sustainability and Residential Adjacency requirements.

Design Review Approval Criteria 30.06.07-9 i( )

1. Compatibility, in terms of scale and architectural features, with the site and surrounding area.

   The site as proposed with be compatible as a parking lot on an arterial street with completion of infrastructure, lighting, landscaping and fencing. This will equal or exceed the rest of the older neighborhood. This replaces and is far more compatible than the prior homeless encampment and helps reduce crime in a high crime area.

   Building and landscape materials are appropriate for the area and for the County;

Along with the parking lot there is a guard and shade building structures proposed. The buildings will have energy saving sustainability elements incorporated.

All new landscaping will be consistent with the current low watering flow planting and reduced heat island requirements. The mature existing palms will remain/ All new trees will be replaced new drought tolerant landscaping along with the completion of the curb, gutter and sidewalk to enhance the aesthetics, safety, drainage and heat island and provide the required Buffering & Screening for Residential Adjacency (UDC 30.04.06.L.2).

SUSTAINABILY CHECKLIST (***see attached landscape plan and completed checklist). The plans meet the required points .As a synopsis, the plans includes a 20% larger Landscape Buffer, More Trees, Water-Efficient Plantings; Cool Roof; Awnings; & Alternative Energy to power the Solar Lighting and Security Cameras. This accounts for 7.5 points, and more points, if needed, can be added for a Battery Backup and Low E Glass for another 1.5 points..***

2. Harmony with the character of the neighborhood

The proposed development is in harmony with the adjacent development and development in the area. The commercial neighbors to the north and south find the use compatible and support the truck parking lot, that has been operating for 3 years with only one complaint. They appreciate the applicants' desire to further enhance the lot width: lighting, security cameras, security guard, landscaping, paving and fencing and keep the prior homeless camp away.

The retail center on this site was demolished. The surrounding area has older commercial storage sites and apartments near the major streets and to the west some residential homes. Across Happy Valley to the north there is a saloon/tavern.

A. Sunrise Manor Policies:

a) SM 1-1 Encourage Reinvestment and Revitalization – This will improve a highly visible vacant commercial property. It will help deter further deterioration, homeless encampment, and safety issues. It will provide an interim use that helps promote reinvestment until area economic conditions attract a higher use. The abutting neighbors find this use compatible.

b) SM-1.3 Corridor Revitalization – This use will support the revitalization and prevent further deterioration and supports a use and improvements that will help some existing businesses and create a more aesthetic and vibrant appearance to help attract greater investment to the area compared to a vacant lot with a homeless encampment.

RESIDENTIAL ADJACENCY

The plan complies with the Residential Adjacency requirements. The proposed site design as depicted on the Site and Landscape plans meets the Residential Adjacency requirements of the code: There is an existing 8FT decorative wall. 1) Grading – Not more than 3 feet of fill within 50 feet of the residential; 2) Site and Building Orientation – the guard building is oriented well away from the residential and at the entry point from Happy Valley. a) Additional Buffering and Screening is provided with a 20' foot landscape buffer with an 8-foot wall. 3) Building Configuration – The guard building is tiny one-story building and moved to about 200 feet away from the residential property line. Building Height and Facades is about 8-9 feet in height, well below the allowable height 50 feet, with articulation and consistent roof lines and roof

treatments. 4) Setbacks – the building at nearly 200 feet from residential and 75 feet from the street easily meet setbacks. 5) Lighting will be solar and will comply with no spill over lighting and no light fixture above 18 height (show on plan). 6) Trash Receptacles are located well beyond 50 feet to the adjacent residential at about 200+ feet 7) Parking Area Screening is provided with 20 feet or 5 feet & 33% more than the minimum of 15 FT of landscaped buffer and a staggered double row of evergreen trees 20 feet on center 8) Cut-Through Traffic is not possible.

3. Impact on the surrounding land uses; and

Site access and circulation will not negatively impact adjacent roadways or any neighborhoods as this is not like the prior commercial, retail or office parking lot that have higher frequency and volume of trips. The proposed project has a single appropriately located driveway to control access. The site has far less average daily trips than other permissible CG uses. The proposed use will add minimal traffic to the area and will complete the offsite improvements to Happy Valley including curb, gutter, and street lighting. The existing commercial access drive on Happy Valley will be reconstructed to current commercial drive standards.

4. The health, safety and welfare of the inhabitants of the area.

Removing the homeless encampment, completing the street, sidewalk, addition of lighting, a 24/7 security guard, intense landscape buffer, defensive landscaping, fencing and security cameras coupled with cooperation with Metro on implementing its recommendations and access to camera recordings as well as helping illegal and unsafe truck parking & CCPRO code enforcement will in combination, greatly enhance the public health, safety and welfare. It will also help address trash dumping and graffiti control.

The proposed project is consistent with the zoning and regulations, plans and policies of the County.

B. (i) A Parking Lot is a Permitted Use in CG.
(ii) The parking lot design is intended to fully comply with all codes.
(iii) Illegal Parking of Commercial Trucks on public streets has become a significant issue putting residents, businesses, and truck drivers at risk.
(iv) Jason's Law is a federal law to encourage safe parking havens for truckers.

C. Sunrise Manor Policies:
c) SM 1-1 Encourage Reinvestment and Revitalization – This will improve a highly visible vacant commercial property. It will help deter further deterioration, homeless encampment, and safety issues. It will provide an interim use that helps promote reinvestment until area economic conditions attract a higher use. The abutting neighbors find this use compatible.
d) SM-1.3 Corridor Revitalization – This use will support the revitalization and prevent further deterioration and supports a use and improvements that will help some existing businesses and create a more aesthetic and vibrant appearance to help attract greater investment to the area compared to a vacant lot with a homeless encampment.

5. N/A as this is not a Comprehensive Sign Plan

Waiver of Standards

1. Request to allow continuation of commercial access from Happy Valley Avenue (30.04.06D).

   The site is zoned for commercial (CG) and the prior development had its access from Happy Valley. NDOT does not want access to Nellis given the volumes of traffic on Nellis and location of a driveway so close to the signal and bus stop as well as the existing driveway to the south. Happy Valley is the sole means of access given this limitation. It also appears that the prior driveway with access on Nellis was closed in 2021 during NDOT's improvements to Nellis. This meets the basis for an exception under 30.04.06.D.2.

Summary

The proposed Commercial Truck parking Lot use will provide a location for truck drivers to park their vehicles outside of residential subdivisions and not on public roadways. This will also help minimize safety hazards, trash dumping, graffiti control, homeless encampments, and code citations. It will add to appearance with fencing and landscaping. It will enhance public safety by completing the road and sidewalk on Happy Valley. It will help with crime prevention.

The use is compatible with the surrounding commercial and residential development in the area as it is supported by the neighbors. It will not be detrimental to the surrounding properties; it will not overwhelm infrastructure and services; and will not negatively affect the public health, safety and welfare. We respectfully request your favorable consideration of this request.

Please do not hesitate to contact us if you have any questions or need additional information.

Sincerely,



George Garcia
Founder

LAS VEGAS REVIEW-JOURNAL
LAS VEGAS SUN

Las Vegas Review-Journal
1111 W. Bonanza Road
Las Vegas, NV 89106

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

CC CURRENT PLANN
500 S GRAND CENTRAL PKWY
LAS VEGAS NV 89106

Account # 104006
Order ID 321086

IMAGE ON NEXT PAGE(S)

Leslie McCormick, being 1st duty sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal/Las Vegas Sun, daily newspaper regularly issued, published and circulated in the Clark County, Las Vegas, Nevada and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal/Las Vegas Sun, in 1 edition(s) of said newspaper issued from 08/24/2024 to 08/24/2024, on the following day(s):

08/24/2024

Leslie McCormick
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this August 24, 2024

Notary Pamela Humphrey

Notary Public State of Nevada
Pamela Humphrey
My Commission Expires 12/6/2027
Appointment No. 24-6512-01

NOTICE IS HEREBY GIVEN

That the Board of County Commissioners of Clark County will hold a Public Hearing to consider the following applications:

Date: Wednesday, September 4, 2024
Place: Commission Chambers
Clark County
Government Center
500 South Grand
Central Parkway
Las Vegas, Nevada

NO ITEM ON THE BCC AGENDA SHALL BE HEARD PRIOR TO 9:00 A.M.

To consider applications to change zoning district boundaries:

1. ZC-24-0265-ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the northeast corner of Ullom Drive and Silverado Ranch Boulevard within Enterprise (description on file).

2. ZC-24-0304-ZONE CHANGE to reclassify 1.37 acres from a CC (Commercial Core) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Eastern Avenue and the south side of Rochelle Avenue within Paradise (description on file).

3. ZC-24-0324-ZONE CHANGE to reclassify 1.43 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Randall Street and the north side of Tres Lobos Avenue within Moapa Valley (description on file).

4. ZC-24-0348-ZONE CHANGE to reclassify 88.10 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60, AE-65, AE-70, & AE-RPZ) Overlay. Generally located on the south side of Sunset Road and the west side of Gilespie Street within Enterprise (description on file).

5. ZC-24-0349-ZONE CHANGE to reclassify 3.76 acres from an RS5.2 (Residential Single-Family 5.2) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) and Maryland Parkway Overlays. Generally located on the east side of University Center Drive and the north side of Hacienda Avenue within Paradise (description on file).

6. ZC-24-0350-ZONE CHANGE to reclassify 7.97 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the northwest corner of Four Seasons Drive and Haven Street within Paradise (description on file).

7. ZC-24-0351-ZONE CHANGE to reclassify 0.67 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Las Vegas Boulevard South, 100 feet south of Four Seasons Drive within Paradise (description on file).

8. ZC-24-0352-ZONE CHANGE to reclassify 1.22 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-70 & AE-75) Overlay. Generally located on the west side of Las Vegas Boulevard South, 850 feet north of Sunset Road within Paradise (description on file).

9. ZC-24-0357-ZONE CHANGE to reclassify 0.25 acres from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-75) Overlay. Generally located on the west side of Searchlight Street, 320 feet south of Washburn Road

within Sunrise Manor (description on file).

10. ZC-24-0363-ZONE CHANGE to reclassify 0.50 acres from an H-2 (General Highway) Zone to a CG (Commercial General) Zone. Generally located on the south side of Oso Blanca Road, approximately 160 feet east of Grand Montecito Parkway within Lone Mountain (description on file).

11. ZC-24-0365-ZONE CHANGE to reclassify a portion of a 3.91 acre site from an H-2 (General Highway Frontage) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-75) Overlay for an existing commercial/industrial development. Generally located on the north side of Las Vegas Boulevard North, 150 feet east of Sandy Lane within Sunrise Manor (description on file).

12. ZC-24-0368-ZONE CHANGE to reclassify 21.38 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southeast corner of Tenaya Way and Badura Avenue within Spring Valley (description on file).

To consider applications to Vacate and Abandon certain streets and/or easements:

13. VS-24-0267-VACATE AND ABANDON easements of interest to Clark County located between Gary Avenue and Silverado Ranch Boulevard and between Ullom Drive and Arville Street within Enterprise (description on file).

14. VS-24-0277-VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file).

15. VS-24-0306-VACATE AND ABANDON easements of interest to Clark County located between Channel 10 Drive and Eastern Avenue and between Rochelle Avenue and University Avenue (alignment) within Paradise (description on file).

16. VS-24-0369-VACATE AND ABANDON easements of interest to Clark County located between Montessouri Street and Tenaya Way, and between Badura Avenue and Arby Avenue; a portion of right-of-way being Montessouri Street located between Badura Avenue and Arby Avenue; and a portion of right-of-way being Arby Avenue located between Montessouri Street and Tenaya Way within Spring Valley (description on file).

To consider Plan Amendment applications to amend the Clark County Master Plan:

17. PA-24-700011-PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 1.25 acres. Generally located on the northeast corner of Ullom Drive and Silverado Ranch Boulevard within Enterprise.

18. PA-24-700014-PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) and Neighborhood Commercial (NC) to Urban Neighborhood (UN) on 5.21 acres. Generally located on the west side of Eastern Avenue and the south side of Rochelle Avenue within Paradise.

7:00 p.m. September 3, 2024
Clark County Planning Commission Meeting
To consider applications to Vacate and Abandon certain streets and/or easements:

19. VS-24-0356-VACATE AND ABANDON easements of interest to Clark County located between Giles Street and Haven

Street, and between Frias Avenue and Jo Rae Avenue; a portion of the right-of-way being Pyle Avenue between Giles Street and Haven Street; a portion of the right-of-way being Haven Street between Pyle Avenue and Jo Rae Avenue; and a portion of the right-of-way being Giles Street between Pyle Avenue and Jo Rae Avenue within Enterprise (description on file).

Copies of the relevant material are available for review at www.clarkcountynv.gov/comp-planning for inspection by clicking "Services" and selecting "Land Use Documents", or by visiting the Department of Comprehensive Planning located at 500 S. Grand Central Parkway, Las Vegas, NV 89155, 7:30 a.m. to 5:30 p.m. Monday through Thursday.

Anyone wishing to comment on an item(s) may attend the public hearing at the above time and place, or prior to the hearing send comments, approvals, or objections via email to zoningmeeting @clarkcountynv.gov, mailing Clark County Current Planning, 500 S. Grand Central Parkway, Las Vegas Nevada 89155, or faxing to (702) 455-3271. All written correspondence received will be made available to the members of the governing body for their consideration prior to each meeting.

SAMI REAL
Director

Dated at Las Vegas, Nevada
August 22, 2024

PUB: Aug. 24, 2024
LV Review-Journal

(MA)

MAILING AMOUNTS

PC - Tuesday 9/3/2024

Application	Amount	Date Mailed
DR-24-0374	579	
ET-24-400082	812	
UC-24-0345	2088	
UC-24-0353	120	
VS-24-0356	243	
WS-24-0346	252	
WS-24-0347	267	
WS-24-0355	243	
	4604	

BCC - Wednesday 8/21/2024

Application	Amount	Date Mailed
PA-24-700008	353	
PA-24-700009	1464	
PA-24-700010	439	
PUD-24-0237	1464	
UC-23-0859	379	
VS-24-0238	1464	
WS-24-0218	353	
ZC-24-0217	353	
ZC-24-0236	1464	
ZC-24-0241	439	
	8172	

NT081924:55 8/20
ZS081924:10

BCC - Wednesday 9/4/2024

Application	Amount	Date Mailed
AR-24-400079	2181	
ET-24-400083	415	
UC-24-0359	709	
UC-24-0367	1315	
VS-24-0277	1200	
VS-24-0369	122	
WS-24-0276	1200	
WS-24-0325	546	
WS-24-0354	351	
WS-24-0358	105	
WS-24-0364	256	
WS-24-0366	676	
WS-24-0370	122	
ZC-24-0324	546	
ZC-24-0348	107	
ZC-24-0349	507	
ZC-24-0350	104	
ZC-24-0351	101	
ZC-24-0352	107	
ZC-24-0357	105	
ZC-24-0363	256	
ZC-24-0365	746	
ZC-24-0368	122	
	11899	

JM 8/8/24

VS for Delivery Confirmation

Application	Amount	Date Mailed
AB-24-0356	20	
AB-24-0277	10	
AB-24-0369	14	
AB-24-0238	12	
	56	

Mobile Home Parks

Park Name	Amount
Casa Linda	107
Pleasant Valley	300
Fun n Sun	113
Robbins Nest	151
Silverado	289
American	65
Casa Linda	107
AAA	54
Sand Creek	324
Miracle Mile	469
Kings Row	199
Sand Creek	324
Miracle Mile	469
Kings Row	199
Sand Creek	324
Miracle Mile	469
Kings Row	199
Casa Linda	107
AAA	54
Casa Linda	107
AAA	54
Sand Creek	324
Miracle Mile	469
Kings Row	199
	5476

PPLRL_0483

MAILING AMOUNTS

PC - Tuesday 9/3/2024

Application	Amount	Date Mailed

BCC - Wednesday 9/4/2024

Application	Amount	Date Mailed
DR-24-0305	609	
PA-24-700011	245	
PA-24-700014	609	
VS-24-0267	245	
VS-24-0306	609	
WS-24-0266	245	
ZC-24-0265	245	
ZC-24-0304	472	
	3279	

VS for Delivery Confirmation

Application	Amount	Date Mailed
AB-24-0267	7	
AB-24-0306	122	
	129	

Mobile Home Parks

Park Name	Amount

8/12

PPLRL_0484

CPAdmin

From: CPAgendas
Sent: Monday, August 26, 2024 10:10 AM
To: CPAdmin
Subject: BCC Meeting Notification | September 4, 2024 at 9:00 a.m.

Correspondent Name: Records
Correspondent E-mail: cpadmin@clarkcountynv.gov

Application#:

Please be advised that your application will be presented to the Clark County Board of County Commissioners on **9/4/2024**, at the hour of **9:00 a.m.**, in the Commission Chambers, CLARK COUNTY GOVERNMENT CENTER, 500 S. Grand Central Parkway, Las Vegas, Nevada.

REPRESENTATION IS MANDATORY AT THE ABOVE MENTIONED MEETING.

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DIRECT LINK:
https://clark.legistar.com/Calendar.aspx

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The staff report contains your "**Project Description**," "**Staff Recommendation**," and "**Preliminary Staff Conditions**." Please review the document for accuracy and for your concurrence. If you have any questions regarding this information, please notify this department prior to the meeting date by emailing zoningmeeting@clarkcountynv.gov.

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Hearing Date	Hearing Time	Application Number	Comm Dist	Correspondent Name	Correspondent Email	Town Board Meeting Dates
09/04/2024	9:00 a.m.			Records	cpadmin@clarkcountynv.gov	
09/04/2024	9:00 a.m.			Agenda Processing	cpagendas@clarkcountynv.gov	
09/04/2024	9:00 a.m.	AR-24-400079	E	Lora Dreja	lora@brownlawlv.com	Winchester 08/13/2024
09/04/2024	9:00 a.m.	DR-24-0305	E	Lucy Stewart	stewplan@gmail.com	Paradise 07/09/2024
09/04/2024	9:00 a.m.	ET-22-400017	E	Jay H. Brown	lohene@brownlawlv.com	Paradise 04/12/2022
09/04/2024	9:00 a.m.	ET-24-400057	F	Gwendolyn Fischer	gwen@landbaroninv.com	Red Rock 08/28/2024
09/04/2024	9:00 a.m.	ET-24-400083	E	Juan Lopez	lopeztruckparts@gmail.com	Sunrise Manor 8/15/2024
09/04/2024	9:00 a.m.	PA-24-700011	F	Taney Engineering	EmilyS@TaneyCorp.com	Enterprise 07/10/2024
09/04/2024	9:00 a.m.	PA-24-700014	E	Lucy Stewart	stewplan@gmail.com	Paradise 07/09/2024
09/04/2024	9:00 a.m.	TM-24-500064	B	Moapa Valley Builders	permits@moapavalleybuilders.com	Moapa Valley 08/14/2024
09/04/2024	9:00 a.m.	TM-24-500069	C	Jennifer Veras	JVERAS@GCWENGINEERING.COM	Lone Mountain 08/13/2024
09/04/2024	9:00 a.m.	TM-24-500072	A	JOHN VORNSAND	john@vornsandconsulting.com	Spring Valley 08/13/2024
09/04/2024	9:00 a.m.	UC-24-0268	A	Brown, Brown, & Premsrirut	aharris@brownlawlv.com	Enterprise 08/28/2024
09/04/2024	9:00 a.m.	UC-24-0308	A	Cassandra Worrell	cworrell@brownlawlv.com	Enterprise 07/10/2024
09/04/2024	9:00 a.m.	UC-24-0359	A	Earleane Johnson	earleanej@firebirdllc.com	Enterprise 08/14/2024
09/04/2024	9:00 a.m.	UC-24-0367	E	David Brown	dbrown@brownlawlv.com	Winchester 08/13/2024
09/04/2024	9:00 a.m.	UC-24-0378	A	Cassandra Worrell	cworrell@brownlawlv.com	Paradise 08/27/2024
09/04/2024	9:00 a.m.	VS-24-0267	F	Taney Engineering	EmilyS@TaneyCorp.com	Enterprise 07/10/2024
09/04/2024	9:00 a.m.	VS-24-0277	E	G. C. GARCIA, INC.	ACOLE@GCGARCIAINC.COM	Sunrise Manor 08/15/2024
09/04/2024	9:00 a.m.	VS-24-0306	E	Lucy Stewart	stewplan@gmail.com	Paradise 07/09/2024
09/04/2024	9:00 a.m.	VS-24-0309	A	Cassandra Worrell	cworrell@brownlawlv.com	Enterprise 07/10/2024
09/04/2024	9:00 a.m.	VS-24-0369	A	JOHN VORNSAND	john@vornsandconsulting.com	Spring Valley 08/13/2024
09/04/2024	9:00 a.m.	WC-24-400060	F	Lexa Green	lgreen@kcnvlaw.com	Enterprise 06/26/2024
09/04/2024	9:00 a.m.	WS-22-0147	E	Matthew Weinman	matthew.weinman@martinharris.com	Sunrise Manor 03/16/2023
09/04/2024	9:00 a.m.	WS-24-0266	F	Taney Engineering	EmilyS@TaneyCorp.com	Enterprise 07/10/2024
09/04/2024	9:00 a.m.	WS-24-0276	E	G. C. GARCIA, INC.	ACOLE@GCGARCIAINC.COM	Sunrise Manor 08/15/2024
09/04/2024	9:00 a.m.	WS-24-0290	C	Tim Moreno	tim@morenopec.com	Lone Mountain 07/30/2024
09/04/2024	9:00 a.m.	WS-24-0312	B	Bulloch Brothers Engineering, Inc.	victor@bullochbrothers.com	Moapa Valley 07/31/2024
09/04/2024	9:00 a.m.	WS-24-0325	B	Moapa Valley Builders	permits@moapavalleybuilders.com	Moapa Valley 08/14/2024
09/04/2024	9:00 a.m.	WS-24-0354	C	Jennifer Veras	JVERAS@GCWENGINEERING.COM	Lone Mountain 08/13/2024
09/04/2024	9:00 a.m.	WS-24-0358	B	DLC Consulting	lchristopherson@novusvi.com	Sunrise Manor 08/15/2024
09/04/2024	9:00 a.m.	WS-24-0364	C	Tilson Technology Management	slusby@tilsontech.com	Lone Mountain 08/13/2024
09/04/2024	9:00 a.m.	WS-24-0366	E	David Brown	dbrown@brownlawlv.com	Paradise 08/13/2024
09/04/2024	9:00 a.m.	WS-24-0370	A	JOHN VORNSAND	john@vornsandconsulting.com	Spring Valley 08/13/2024
09/04/2024	9:00 a.m.	ZC-24-0265	F	Taney Engineering	EmilyS@TaneyCorp.com	Enterprise 07/10/2024
09/04/2024	9:00 a.m.	ZC-24-0304	E	Lucy Stewart	stewplan@gmail.com	Paradise 07/09/2024
09/04/2024	9:00 a.m.	ZC-24-0307	A	Cassandra Worrell	cworrell@brownlawlv.com	Enterprise 07/10/2024
09/04/2024	9:00 a.m.	ZC-24-0324	B	Moapa Valley Builders	permits@moapavalleybuilders.com	Moapa Valley 08/14/2024
09/04/2024	9:00 a.m.	ZC-24-0348	A	County of Clark (Aviation)	anthonyper@lasairport.com	Enterprise 08/14/2024
09/04/2024	9:00 a.m.	ZC-24-0349	G	County of Clark (Aviation)	anthonyper@lasairport.com	Paradise 08/13/2024
09/04/2024	9:00 a.m.	ZC-24-0350	G	County of Clark (Aviation)	anthonyper@lasairport.com	Paradise 08/13/2024
09/04/2024	9:00 a.m.	ZC-24-0351	G	County of Clark (Aviation)	anthonyper@lasairport.com	Paradise 08/13/2024
09/04/2024	9:00 a.m.	ZC-24-0352	A	County of Clark (Aviation)	anthonyper@lasairport.com	Paradise 08/13/2024
09/04/2024	9:00 a.m.	ZC-24-0357	B	DLC Consulting	lchristopherson@novusvi.com	Sunrise Manor 08/15/2024
09/04/2024	9:00 a.m.	ZC-24-0363	C	Tilson Technology Management	slusby@tilsontech.com	Lone Mountain 08/13/2024
09/04/2024	9:00 a.m.	ZC-24-0365	D	Dennis Rusk	denniserusk@gmail.com	Sunrise Manor 08/15/2024
09/04/2024	9:00 a.m.	ZC-24-0368	A	JOHN VORNSAND	john@vornsandconsulting.com	Spring Valley 08/13/2024

CPAdmin

From: CPAgendas
Sent: Tuesday, September 24, 2024 9:26 AM
To: CPAdmin
Subject: BCC Meeting Notification | October 2, 2024 at 9:00 a.m.

Correspondent Name: Records
Correspondent E-mail: cpadmin@clarkcountynv.gov

Application#:

Please be advised that your application will be presented to the Clark County Board of County Commissioners on **10/2/2024**, at the hour of **9:00 a.m.**, in the Commission Chambers, CLARK COUNTY GOVERNMENT CENTER, 500 S. Grand Central Parkway, Las Vegas, Nevada.

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10/02/2024	9:00 a.m.			Records	cpadmin@clarkcountynv.gov	
10/02/2024	9:00 a.m.			Agenda Processing	cpagendas@clarkcountynv.gov	
10/02/2024	9:00 a.m.	AR-24-400090	G	Kaempfer Crowell	lkaempfer@kcnvlaw.com	Paradise 10/29/2026
10/02/2024	9:00 a.m.	SC-24-0261	A	Ed Garcia	egarcia@edgarcialaw.com	Spring Valley 07/09/2024
10/02/2024	9:00 a.m.	TM-24-500076	E	Cassandra Worrell	cworrell@brownlawlv.com	Sunrise Manor 08/29/2024
10/02/2024	9:00 a.m.	TM-24-500078	A	The WLB Group	mbangan@wlbgroup.com	Enterprise 09/11/2024
10/02/2024	9:00 a.m.	UC-24-0387	E	Cassandra Worrell	cworrell@brownlawlv.com	Sunrise Manor 08/29/2024
10/02/2024	9:00 a.m.	UC-24-0399	A	Marissa Fehrman	mfehrman@kcnvlaw.com	Spring Valley 08/27/2024
10/02/2024	9:00 a.m.	VS-24-0277	E	G.C. GARCIA, INC.	ACOLE@GCGARCIAINC.COM	Sunrise Manor 08/15/2024
10/02/2024	9:00 a.m.	VS-24-0390	A	The WLB Group	mbangan@wlbgroup.com	Enterprise 09/11/2024
10/02/2024	9:00 a.m.	WS-24-0276	E	G.C. GARCIA, INC.	ACOLE@GCGARCIAINC.COM	Sunrise Manor 08/15/2024
10/02/2024	9:00 a.m.	WS-24-0362	A	Janet Goyer	jang@ovationco.com	Enterprise 09/11/2024
10/02/2024	9:00 a.m.	WS-24-0391	A	The WLB Group	mbangan@wlbgroup.com	Enterprise 09/11/2024
10/02/2024	9:00 a.m.	WS-24-0419		G. C. GARCIA, INC.	ACOLE@GCGARCIAINC.COM	Spring Valley 10/08/2024
10/02/2024	9:00 a.m.	WS-24-0437	F	JOHN VORNSAND	john@vornsandconsulting.com	Enterprise 09/11/2024
10/02/2024	9:00 a.m.	ZC-24-0394	A	Robert Messiana	robert@jawastudio.com	Searchlight 09/11/2024

Katherine Corrow

From: CPAgendas
Sent: Tuesday, October 29, 2024 9:29 AM
To: CPAdmin
Subject: BCC Meeting Notification | November 6, 2024 at 9:00 a.m.

Correspondent Name: Records
Correspondent E-mail: cpadmin@clarkcountynv.gov

Application#:

Please be advised that your application will be presented to the Clark County Board of County Commissioners on **11/6/2024**, at the hour of **9:00 a.m.**, in the Commission Chambers, CLARK COUNTY GOVERNMENT CENTER, 500 S. Grand Central Parkway, Las Vegas, Nevada.

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11/06/2024	9:00 a.m.			Records	cpadmin@clarkcountynv.gov	
11/06/2024	9:00 a.m.			Agenda Processing	cpagendas@clarkcountynv.gov	
11/06/2024	9:00 a.m.	AR-24-400090	G	Kaempfer Crowell	lkaempfer@kcnvlaw.com	Paradise 10/29/2024
11/06/2024	9:00 a.m.	AR-24-400106	E	GARY LAKE	gdlake1@aol.com	Winchester 10/08/2024
11/06/2024	9:00 a.m.	ET-24-400101	E	Dwyer Engineering	bsoule@dwyerengineering.com	Sunrise Manor 10/10/2024
11/06/2024	9:00 a.m.	SC-24-0261	A,	Ed Garcia	egarcia@edgarcialaw.com	Spring Valley 07/09/2024
11/06/2024	9:00 a.m.	TM-24-500106	F	Jessica Walesa	jessicaw@taneycorp.com	Enterprise 10/09/2024
11/06/2024	9:00 a.m.	TM-24-500109	B	Kimley Horn	eric.hopkins@kimley-horn.com	Lone Mountain 10/08/2024
11/06/2024	9:00 a.m.	UC-24-0436	E	Chris Hart	cmhart5@gmail.com	Paradise 10/08/2024
11/06/2024	9:00 a.m.	UC-24-0491	B	Bush Construction	jasonrbush@yahoo.com	Sunrise Manor 10/10/2024
11/06/2024	9:00 a.m.	VS-24-0277	E	G. C. GARCIA, INC.	ACOLE@GCGARCIAINC.COM	Sunrise Manor 08/15/2024
11/06/2024	9:00 a.m.	VS-24-0494	F	Infinity Engineering, LLC	cseto@infinityengr.com	Spring Valley 10/08/2024
11/06/2024	9:00 a.m.	VS-24-0504	F	Jessica Walesa	jessicaw@taneycorp.com	Enterprise 10/09/2024
11/06/2024	9:00 a.m.	WC-24-400060	F	Lexa Green	lgreen@kcnvlaw.com	Enterprise 06/26/2024
11/06/2024	9:00 a.m.	WS-24-0276	E	G. C. GARCIA, INC.	ACOLE@GCGARCIAINC.COM	Sunrise Manor 08/15/2024
11/06/2024	9:00 a.m.	WS-24-0419		G. C. GARCIA, INC.	ACOLE@GCGARCIAINC.COM	Spring Valley 10/08/2024
11/06/2024	9:00 a.m.	WS-24-0473	A	JAVIER IBARRA	JAVIER@JJCONTRACTINGNV.COM	Enterprise 10/09/2024
11/06/2024	9:00 a.m.	WS-24-0475	A	ACG Design	acgdesignpermits@gmail.com	Enterprise 10/09/2024
11/06/2024	9:00 a.m.	WS-24-0484	A	CivilWorks, Inc.	gjp@civilworksonline.com	Enterprise 10/09/2024
11/06/2024	9:00 a.m.	WS-24-0488	F	George Rivera	Georgeriverajr@gmail.com	Enterprise 10/9/2024
11/06/2024	9:00 a.m.	WS-24-0489	B	Bryce Hardy	brycehardy1336@gmail.com	Moapa Valley 10/09/2024
11/06/2024	9:00 a.m.	WS-24-0495	F	MK Architecture	mk_arch@outlook.com	Spring Valley 10/08/2024
11/06/2024	9:00 a.m.	WS-24-0505	F	Jessica Walesa	jessicaw@taneycorp.com	Enterprise 10/09/2024
11/06/2024	9:00 a.m.	WS-24-0511	B	Kimley Horn	eric.hopkins@kimley-horn.com	Lone Mountain 10/08/2024

Katherine Corrow

From: CPAgendas
Sent: Tuesday, November 12, 2024 11:15 AM
To: CPAdmin
Subject: BCC Meeting Notification | November 20, 2024 at 9:00 a.m.

Correspondent Name: Records
Correspondent E-mail: cpadmin@clarkcountynv.gov

Application#:

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11/20/2024	9:00 a.m.			Records	cpadmin@clarkcountynv.gov	
11/20/2024	9:00 a.m.			Agenda Processing	cpagendas@clarkcountynv.gov	
11/20/2024	9:00 a.m.	DR-24-0335	G	GMRA	pac@gmralv.com	Paradise 01/28/2025
11/20/2024	9:00 a.m.	ET-24-400107	A	Kaempfer Crowell	apierce@kcnvlaw.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	ET-24-400110	G	Kaempfer Crowell - Anthony Celeste	apierce@kcnvlaw.com	Paradise 10/29/2024
11/20/2024	9:00 a.m.	PA-24-700015	F	Cassandra Worrell	cworrell@brownlawlv.com	Spring Valley 07/09/2024
11/20/2024	9:00 a.m.	PA-24-700020	F	Kimley Horn	eric.hopkins@kimley-horn.com	Enterprise 09/25/2024
11/20/2024	9:00 a.m.	SDR-24-0334	G	GMRA	pac@gmralv.com	Paradise 01/28/2025
11/20/2024	9:00 a.m.	TM-24-500096	A	The WLB Group	mbangan@wlbgroup.com	Enterprise 09/25/2024
11/20/2024	9:00 a.m.	TM-24-500099	A	The WLB Group	mbangan@wlbgroup.com	Enterprise 09/25/2024
11/20/2024	9:00 a.m.	TM-24-500101	F	Kimley Horn	eric.hopkins@kimley-horn.com	Enterprise 09/25/2024
11/20/2024	9:00 a.m.	TM-24-500108	C	Taney Engineering	emilys@taneycorp.com	Lone Mountain 10/29/2024
11/20/2024	9:00 a.m.	TM-24-500114	F	Jessica Walesa	jessicaw@taneycorp.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	TM-24-500117	F	Jessica Walesa	jessicaw@taneycorp.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	UC-24-0311	F	Cassandra Worrell	cworrell@brownlawlv.com	Spring Valley 07/09/2024
11/20/2024	9:00 a.m.	UC-24-0319	E	Kat Van Diepen	katvandiepen@gmail.com	Paradise 10/29/2024
11/20/2024	9:00 a.m.	UC-24-0436	E	Chris Hart	cmhart5@gmail.com	Paradise 10/08/2024
11/20/2024	9:00 a.m.	UC-24-0460	D	Ruth Rios	Ruthrios78@gmail.com	Sunrise Manor 09/26/2024
11/20/2024	9:00 a.m.	UC-24-0521	A	Janet Goyer	jang@ovationco.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	UC-24-0536	C	Jeanalin Rehm	jeanalinrehm@gmail.com	
11/20/2024	9:00 a.m.	VS-24-0277	E	G. C. GARCIA, INC	ACOLE@GCGARCIAINC.COM	Sunrise Manor 08/15/2024
11/20/2024	9:00 a.m.	VS-24-0457	A	The WLB Group	mbangan@wlbgroup.com	Enterprise 09/25/2024
11/20/2024	9:00 a.m.	VS-24-0462	A	The WLB Group	mbangan@wlbgroup.com	Enterprise 09/25/2024
11/20/2024	9:00 a.m.	VS-24-0486	F	Kimley Horn	eric.hopkins@kimley-horn.com	Enterprise 09/25/2024
11/20/2024	9:00 a.m.	VS-24-0509	C	Taney Engineering	emilys@taneycorp.com	Lone Mountain 10/29/2024
11/20/2024	9:00 a.m.	VS-24-0520	A	Janet Goyer	jang@ovationco.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	VS-24-0539	F	Jessica Walesa	jessicaw@taneycorp.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	VS-24-0542	F	Jessica Walesa	jessicaw@taneycorp.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	WC-24-400111	A	Janet Goyer	jang@ovationco.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	WS-24-0276	E	G. C. GARCIA, INC	ACOLE@GCGARCIAINC.COM	Sunrise Manor 08/15/2024
11/20/2024	9:00 a.m.	WS-24-0456	A	The WLB Group	mbangan@wlbgroup.com	Enterprise 09/25/2024
11/20/2024	9:00 a.m.	WS-24-0461	A	The WLB Group	mbangan@wlbgroup.com	Enterprise 09/25/2024
11/20/2024	9:00 a.m.	WS-24-0487	F	Kimley Horn	eric.hopkins@kimley-horn.com	Enterprise 09/25/2024
11/20/2024	9:00 a.m.	WS-24-0510	C	Taney Engineering	emilys@taneycorp.com	Lone Mountain 10/29/2024
11/20/2024	9:00 a.m.	WS-24-0522	C	Jamason Theodore	mktholdings@gmail.com	Lone Mountain 10/29/2024
11/20/2024	9:00 a.m.	WS-24-0523	A	carryn warren	carrynb@aol.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	WS-24-0525	A	G. C. GARCIA, INC	ACOLE@GCGARCIAINC.COM	Paradise 10/29/2024
11/20/2024	9:00 a.m.	WS-24-0526	A	VTN-Nevada	jeffreya@vtnnv.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	WS-24-0527	F	Jessica Walesa	jessicaw@taneycorp.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	WS-24-0535	F	Sean Thueson	SThueson@SiegelCompanies.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	WS-24-0538	F	Jessica Walesa	jessicaw@taneycorp.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	WS-24-0543	F	Jessica Walesa	jessicaw@taneycorp.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	ZC-24-0310	F	Cassandra Worrell	cworrell@brownlawlv.com	Spring Valley 07/09/2024
11/20/2024	9:00 a.m.	ZC-24-0518	B	Yvonne Hand	yvonne.hand@snwa.com	

PPLRL_0492

VM
Notification Verified

M
Mailed

NOTIFICATION INFORMATION

Application Number: VS-24-0277

BCC Meeting Date: 09/04/2024

Is a sign required?

Notification Radius: 1500

Town Board Name: Sunrise Manor ; 08/15/2024

Mobile Home Parks To be notified? YES / NO

APN: 161-08-810-082
161-08-810-083

Valley Vista
River Oaks

Public Hearing Notice

Date Mailed: AUG 0 8 2024

Amount Mailed: 1200

Abutting: 10

APPLICATION INFORMATION

APPLICATION NUMBER: VS-24-0277
OWNER: PALM PROPERTIES, LLC:

VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). (For possible action)

RELATED INFORMATION:

APN: 161-08-810-082; 161-08-810-083

APPLICATION LOCATION



MEETING INFORMATION

Sunrise Manor Town Board
August 15, 2024, 6:30 pm
Hollywood Neighborhood
Services Center
1650 S. Hollywood Blvd
Las Vegas, Nevada

Board of County Commissioners
September 4, 2024, 9:00 am
Clark County Government Center
500 S. Grand Central Parkway
Las Vegas, Nevada

This information is considered accurate; however, minor variations may occur. Application documents are available for viewing online under the Clark County Comprehensive Planning Department by selecting "Services" on the left and selecting "Land Use Documents" from the drop-down. All persons interested may submit written support or opposition by email to zoningmeeting@clarkcountynv.gov. Include the item and application numbers on all emails. We suggest that you inform your lessee(s) of the matter. **For more information, visit www.clarkcountynv.gov or call (702) 455-4314 (option 2, option 1).**

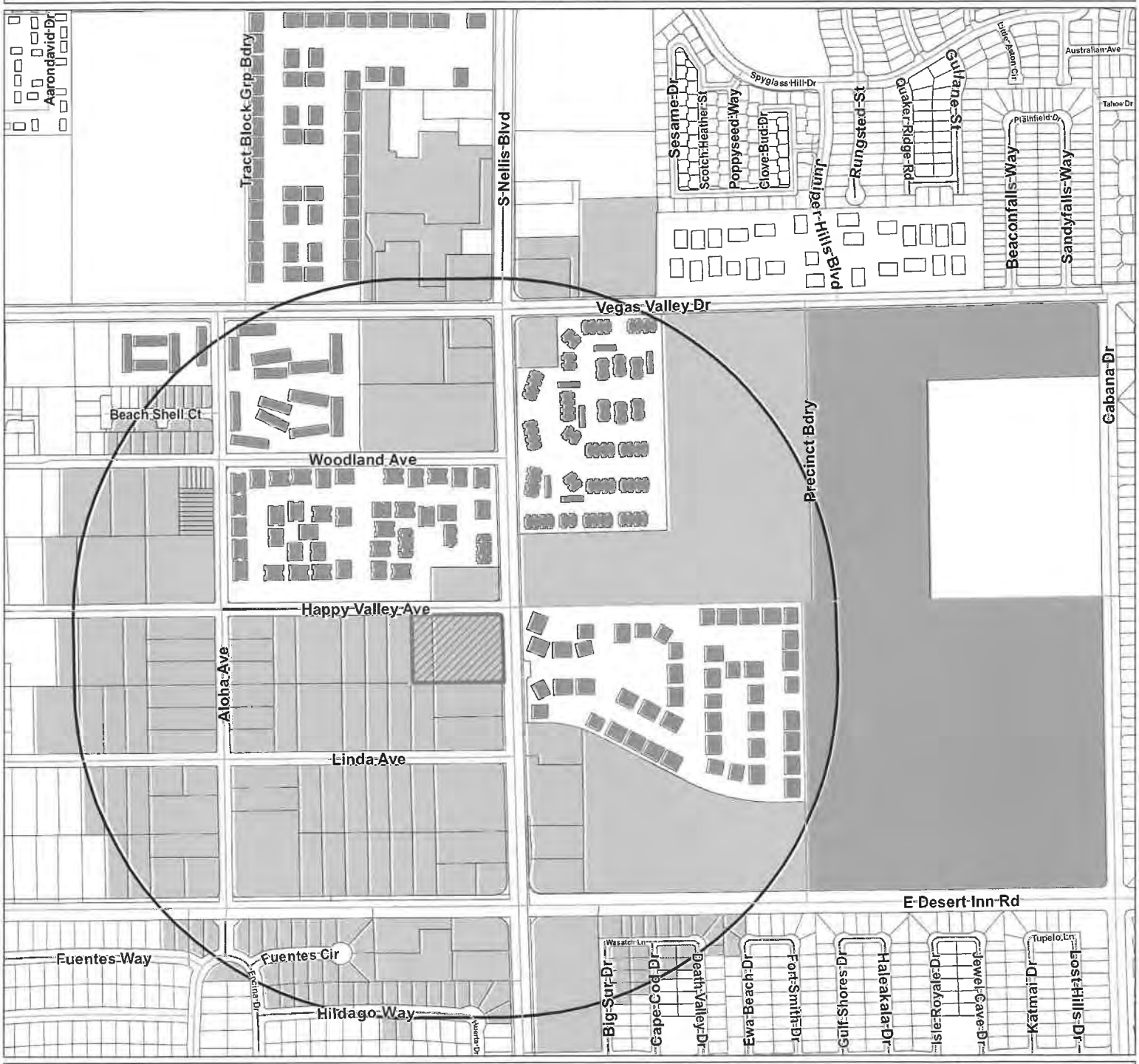
App Number	Cert	Owner	Owner2	Address1	Address2	Address3	City	State	Country	Zipcode	Meet Date
Intentionally Left Blank											
VS-24-0277	70223330000158494157	U S M F MEADOWS PROPCO L L C		6191 STATE HIGHWAY 161 STE 100			IRVING	TX		75038	090424
VS-24-0277	70223330000158494164	B M F IV NV 3055 LAS VEGAS L L C		111 E SEGO LILY DR STE 400			SANDY	UT		84070	090424
VS-24-0277	70223330000158494171	VASQUEZ ESTABAN TORRES JR		2045 WESTERN			LAS VEGAS	NV		89102-4608	090424
VS-24-0277	70223330000158494188	WOOD THOMAS F		4906 LINDA AVE			LAS VEGAS	NV		89121	090424
VS-24-0277	70223330000158494195	BLUE WAVE PROPERIES INC		3085 S NELLIS BLVD			LAS VEGAS	NV		89121-2020	090424
VS-24-0277	70223330000158494201	NUNEZ LE(ANAYA ORALIA		4925 HAPPY VALLEY AVE			LAS VEGAS	NV		89121-2038	090424
VS-24-0277	70223330000158494218	ESCALERA JUAN		4951 HAPPY VALLEY AVE			LAS VEGAS	NV		89121-2038	090424
VS-24-0277	70223330000158494225	PALM PROPERTIES L L C		6050 S FORT APACHE RD # 100			LAS VEGAS	NV		89148	090424
VS-24-0277	70223330000158494232	HAMPTON APTS INC		2016 RIVERSIDE DR			LOS ANGELES	CA		90039-3707	090424
VS-24-0277	70223330000158494249	DOUGLAS	DOUGLAS MIKE & LISA TRS	490 MOORE RD			WOODSIDE	CA		94062	090424

Notification Radius Map

Department of Comprehensive Planning, Clark County Nevada

Application Number: VS-24-0277
Meeting Date: 090424
Notification Distance: 1500 feet
Subject Parcel(s): 2

Land Parcel(s) to be notified: 199
Condominiums to be notified: 412
Mobile Home Park(s) to be notified: 2
Owners to be notified: 588



Jurisdiction(s)
Paradise
Sunrise Manor

Subject Parcel(s)
Mobile Home Park Parcel(s)
Condominium Parcels
Land Parcel(s)

N
W
E
S

Comprehensive Planning
COUNTY OF CLARK PLANNING

0 190 380 760 Feet

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.

Map created on July 30, 2024

Notification list for Application: VS-24-0277
Commission Meeting Date: 090424
Notification Distance: 1500 feet
Created on 07/30/2024

Application Parcel Numbers: 2

16108810082 16108810083

Land Parcel Numbers: 199

16108603004	16108712026	16108810039	16108810081	16116110098	16117511010
16108603005	16108715001	16108810040	16108810082	16116110099	16117511011
16108603007	16108715002	16108810041	16108810083	16116110109	16117511012
16108603008	16108715003	16108810042	16108810084	16116110110	16117511013
16108710018	16108715004	16108810043	16108810085	16116110111	16117511014
16108710019	16108715005	16108810044	16108810086	16116110112	16117511015
16108710020	16108715006	16108810045	16108810087	16116110113	16117511016
16108710022	16108715007	16108810051	16108810088	16116110114	16117511017
16108710023	16108715008	16108810052	16108810089	16116110115	16117511018
16108710024	16108715009	16108810055	16108810090	16116110116	16117511019
16108710032	16108715010	16108810056	16108810094	16116110117	16117511020
16108710033	16108715011	16108810057	16108810098	16116110118	16117511021
16108710034	16108715012	16108810058	16108810099	16116110119	16117511022
16108710035	16108715013	16108810059	16109201004	16116110120	16117511089
16108710036	16108715014	16108810060	16109217003	16116110121	16117511090
16108712001	16108715015	16108810061	16109217004	16116110122	16117511091
16108712002	16108715016	16108810062	16109301004	16116110123	16117512010
16108712003	16108810010	16108810063	16109301005	16116110186	16117512011
16108712004	16108810011	16108810064	16109301007	16116110187	16117512012
16108712005	16108810012	16108810065	16109401002	16117501005	16117512013
16108712006	16108810013	16108810066	16109401007	16117501006	16117512014
16108712007	16108810014	16108810067	16109411003	16117501010	16117512015
16108712008	16108810015	16108810068	16109411004	16117501011	16117512016
16108712015	16108810016	16108810069	16109411005	16117510023	16117512017
16108712016	16108810017	16108810070	16109411006	16117510024	16117512018
16108712017	16108810018	16108810072	16109411007	16117511001	16117512019
16108712018	16108810019	16108810073	16116101001	16117511002	16117512020
16108712019	16108810020	16108810074	16116110083	16117511003	16117512022
16108712020	16108810021	16108810075	16116110084	16117511004	16117512023
16108712021	16108810022	16108810076	16116110093	16117511005	
16108712022	16108810035	16108810077	16116110094	16117511006	
16108712023	16108810036	16108810078	16116110095	16117511007	
16108712024	16108810037	16108810079	16116110096	16117511008	
16108712025	16108810038	16108810080	16116110097	16117511009	

Condominium Parcel Numbers: 412

16108611001	16108611070	16108611139	16108611208	16108611277	16108611346
16108611002	16108611071	16108611140	16108611209	16108611278	16108611347
16108611003	16108611072	16108611141	16108611210	16108611279	16108611348
16108611004	16108611073	16108611142	16108611211	16108611280	16108611349
16108611005	16108611074	16108611143	16108611212	16108611281	16108611350
16108611006	16108611075	16108611144	16108611213	16108611282	16108611351
16108611007	16108611076	16108611145	16108611214	16108611283	16108611352
16108611008	16108611077	16108611146	16108611215	16108611284	16108611353
16108611009	16108611078	16108611147	16108611216	16108611285	16108611354
16108611010	16108611079	16108611148	16108611217	16108611286	16108611355
16108611011	16108611080	16108611149	16108611218	16108611287	16108611356

16108611012	16108611081	16108611150	16108611219	16108611288	16108611357
16108611013	16108611082	16108611151	16108611220	16108611289	16108611358
16108611014	16108611083	16108611152	16108611221	16108611290	16108611359
16108611015	16108611084	16108611153	16108611222	16108611291	16108611360
16108611016	16108611085	16108611154	16108611223	16108611292	16108611361
16108611017	16108611086	16108611155	16108611224	16108611293	16108611362
16108611018	16108611087	16108611156	16108611225	16108611294	16108611363
16108611019	16108611088	16108611157	16108611226	16108611295	16108611364
16108611020	16108611089	16108611158	16108611227	16108611296	16108611365
16108611021	16108611090	16108611159	16108611228	16108611297	16108611366
16108611022	16108611091	16108611160	16108611229	16108611298	16108611367
16108611023	16108611092	16108611161	16108611230	16108611299	16108611368
16108611024	16108611093	16108611162	16108611231	16108611300	16108611369
16108611025	16108611094	16108611163	16108611232	16108611301	16108611370
16108611026	16108611095	16108611164	16108611233	16108611302	16108611371
16108611027	16108611096	16108611165	16108611234	16108611303	16108611372
16108611028	16108611097	16108611166	16108611235	16108611304	16108611373
16108611029	16108611098	16108611167	16108611236	16108611305	16108611374
16108611030	16108611099	16108611168	16108611237	16108611306	16108611375
16108611031	16108611100	16108611169	16108611238	16108611307	16108611376
16108611032	16108611101	16108611170	16108611239	16108611308	16108611377
16108611033	16108611102	16108611171	16108611240	16108611309	16108611378
16108611034	16108611103	16108611172	16108611241	16108611310	16108611379
16108611035	16108611104	16108611173	16108611242	16108611311	16108611380
16108611036	16108611105	16108611174	16108611243	16108611312	16108611381
16108611037	16108611106	16108611175	16108611244	16108611313	16108611382
16108611038	16108611107	16108611176	16108611245	16108611314	16108611383
16108611039	16108611108	16108611177	16108611246	16108611315	16108611384
16108611040	16108611109	16108611178	16108611247	16108611316	16108611385
16108611041	16108611110	16108611179	16108611248	16108611317	16108611386
16108611042	16108611111	16108611180	16108611249	16108611318	16108611387
16108611043	16108611112	16108611181	16108611250	16108611319	16108611388
16108611044	16108611113	16108611182	16108611251	16108611320	16108611389
16108611045	16108611114	16108611183	16108611252	16108611321	16108611390
16108611046	16108611115	16108611184	16108611253	16108611322	16108611391
16108611047	16108611116	16108611185	16108611254	16108611323	16108611392
16108611048	16108611117	16108611186	16108611255	16108611324	16108611393
16108611049	16108611118	16108611187	16108611256	16108611325	16108611394
16108611050	16108611119	16108611188	16108611257	16108611326	16108611395
16108611051	16108611120	16108611189	16108611258	16108611327	16108611396
16108611052	16108611121	16108611190	16108611259	16108611328	16108611397
16108611053	16108611122	16108611191	16108611260	16108611329	16108611398
16108611054	16108611123	16108611192	16108611261	16108611330	16108611399
16108611055	16108611124	16108611193	16108611262	16108611331	16108611400
16108611056	16108611125	16108611194	16108611263	16108611332	16108611401
16108611057	16108611126	16108611195	16108611264	16108611333	16108611402
16108611058	16108611127	16108611196	16108611265	16108611334	16108611403
16108611059	16108611128	16108611197	16108611266	16108611335	16108611404
16108611060	16108611129	16108611198	16108611267	16108611336	16108611405
16108611061	16108611130	16108611199	16108611268	16108611337	16108611406
16108611062	16108611131	16108611200	16108611269	16108611338	16108611407
16108611063	16108611132	16108611201	16108611270	16108611339	16108611408
16108611064	16108611133	16108611202	16108611271	16108611340	16108711217
16108611065	16108611134	16108611203	16108611272	16108611341	16108714322
16108611066	16108611135	16108611204	16108611273	16108611342	16109310345
16108611067	16108611136	16108611205	16108611274	16108611343	16109410385
16108611068	16108611137	16108611206	16108611275	16108611344	
16108611069	16108611138	16108611207	16108611276	16108611345	

Mobile Home Park Parcel Numbers and Names: 2

16109301005 Valley Vista Mobile Home Park 16109401002 River Oaks Mobile Home Park

Homeowner / Neighborhood Associations: 0

Town Advisory Boards: 2

Paradise Sunrise Manor

Citizens Advisory Councils: 0

Cities: 0

Military Installations: 0

Notified Parcels list for Application: VS-24-0277
Commission Meeting Date: 090424
Notification Distance: 1500 feet
List created on: 07/30/2024

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 1	5300 E Desert Inn Rd			Las Vegas	NV		89122-4034
	River Oaks Mobile Home Park	Resident Space # 2	5300 E Desert Inn Rd			Las Vegas	NV		89122-4034
	River Oaks Mobile Home Park	Resident Space # 3	5300 E Desert Inn Rd			Las Vegas	NV		89122-4034
	River Oaks Mobile Home Park	Resident Space # 4	5300 E Desert Inn Rd			Las Vegas	NV		89122-4034
	River Oaks Mobile Home Park	Resident Space # 5	5300 E Desert Inn Rd			Las Vegas	NV		89122-4034
	River Oaks Mobile Home Park	Resident Space # 6	5300 E Desert Inn Rd			Las Vegas	NV		89122-4034
	River Oaks Mobile Home Park	Resident Space # 7	5300 E Desert Inn Rd			Las Vegas	NV		89122-4034
	River Oaks Mobile Home Park	Resident Space # 8	5300 E Desert Inn Rd			Las Vegas	NV		89122-4034
	River Oaks Mobile Home Park	Resident Space # 9	5300 E Desert Inn Rd			Las Vegas	NV		89122-4034
	River Oaks Mobile Home Park	Resident Space # 10	5300 E Desert Inn Rd			Las Vegas	NV		89122-4034
	River Oaks Mobile Home Park	Resident Space # 11	5300 E Desert Inn Rd			Las Vegas	NV		89122-4079
	River Oaks Mobile Home Park	Resident Space # 12	5300 E Desert Inn Rd			Las Vegas	NV		89122-4079
	River Oaks Mobile Home Park	Resident Space # 13	5300 E Desert Inn Rd			Las Vegas	NV		89122-4079
	River Oaks Mobile Home Park	Resident Space # 14	5300 E Desert Inn Rd			Las Vegas	NV		89122-4079
	River Oaks Mobile Home Park	Resident Space # 15	5300 E Desert Inn Rd			Las Vegas	NV		89122-4079
	River Oaks Mobile Home Park	Resident Space # 16	5300 E Desert Inn Rd			Las Vegas	NV		89122-4079
	River Oaks Mobile Home Park	Resident Space # 17	5300 E Desert Inn Rd			Las Vegas	NV		89122-4079
	River Oaks Mobile Home Park	Resident Space # 18	5300 E Desert Inn Rd			Las Vegas	NV		89122-4079
	River Oaks Mobile Home Park	Resident Space # 19	5300 E Desert Inn Rd			Las Vegas	NV		89122-4079
	River Oaks Mobile Home Park	Resident Space # 20	5300 E Desert Inn Rd			Las Vegas	NV		89122-4079
	River Oaks Mobile Home Park	Resident Space # 21	5300 E Desert Inn Rd			Las Vegas	NV		89122-4081
	River Oaks Mobile Home Park	Resident Space # 22	5300 E Desert Inn Rd			Las Vegas	NV		89122-4081
	River Oaks Mobile Home Park	Resident Space # 23	5300 E Desert Inn Rd			Las Vegas	NV		89122-4081

PPLRL_0500

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 24	5300 E Desert Inn Rd			Las Vegas	NV		89122-4081
	River Oaks Mobile Home Park	Resident Space # 25	5300 E Desert Inn Rd			Las Vegas	NV		89122-4081
	River Oaks Mobile Home Park	Resident Space # 26	5300 E Desert Inn Rd			Las Vegas	NV		89122-4081
	River Oaks Mobile Home Park	Resident Space # 27	5300 E Desert Inn Rd			Las Vegas	NV		89122-4081
	River Oaks Mobile Home Park	Resident Space # 28	5300 E Desert Inn Rd			Las Vegas	NV		89122-4081
	River Oaks Mobile Home Park	Resident Space # 29	5300 E Desert Inn Rd			Las Vegas	NV		89122-4081
	River Oaks Mobile Home Park	Resident Space # 30	5300 E Desert Inn Rd			Las Vegas	NV		89122-4081
	River Oaks Mobile Home Park	Resident Space # 31	5300 E Desert Inn Rd			Las Vegas	NV		89122-4082
	River Oaks Mobile Home Park	Resident Space # 32	5300 E Desert Inn Rd			Las Vegas	NV		89122-4082
	River Oaks Mobile Home Park	Resident Space # 33	5300 E Desert Inn Rd			Las Vegas	NV		89122-4082
	River Oaks Mobile Home Park	Resident Space # 34	5300 E Desert Inn Rd			Las Vegas	NV		89122-4082
	River Oaks Mobile Home Park	Resident Space # 35	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 36	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 37	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 38	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 39	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 40	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 41	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 42	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 43	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 44	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 45	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 46	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 47	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 48	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 49	5300 E Desert Inn Rd			Las Vegas	NV		89122-4083
	River Oaks Mobile Home Park	Resident Space # 50	5300 E Desert Inn Rd			Las Vegas	NV		89122-4083
	River Oaks Mobile Home Park	Resident Space # 51	5300 E Desert Inn Rd			Las Vegas	NV		89122-4083

PPLRL_0501

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 52	5300 E Desert Inn Rd			Las Vegas	NV		89122-4083
	River Oaks Mobile Home Park	Resident Space # 53	5300 E Desert Inn Rd			Las Vegas	NV		89122-4083
	River Oaks Mobile Home Park	Resident Space # 54	5300 E Desert Inn Rd			Las Vegas	NV		89122-4083
	River Oaks Mobile Home Park	Resident Space # 55	5300 E Desert Inn Rd			Las Vegas	NV		89122-4083
	River Oaks Mobile Home Park	Resident Space # 56	5300 E Desert Inn Rd			Las Vegas	NV		89122-4083
	River Oaks Mobile Home Park	Resident Space # 57	5300 E Desert Inn Rd			Las Vegas	NV		89122-4083
	River Oaks Mobile Home Park	Resident Space # 58	5300 E Desert Inn Rd			Las Vegas	NV		89122-4083
	River Oaks Mobile Home Park	Resident Space # 59	5300 E Desert Inn Rd			Las Vegas	NV		89122-4084
	River Oaks Mobile Home Park	Resident Space # 60	5300 E Desert Inn Rd			Las Vegas	NV		89122-4084
	River Oaks Mobile Home Park	Resident Space # 61	5300 E Desert Inn Rd			Las Vegas	NV		89122-4084
	River Oaks Mobile Home Park	Resident Space # 62	5300 E Desert Inn Rd			Las Vegas	NV		89122-4084
	River Oaks Mobile Home Park	Resident Space # 63	5300 E Desert Inn Rd			Las Vegas	NV		89122-4084
	River Oaks Mobile Home Park	Resident Space # 64	5300 E Desert Inn Rd			Las Vegas	NV		89122-4084
	River Oaks Mobile Home Park	Resident Space # 65	5300 E Desert Inn Rd			Las Vegas	NV		89122-4084
	River Oaks Mobile Home Park	Resident Space # 66	5300 E Desert Inn Rd			Las Vegas	NV		89122-4084
	River Oaks Mobile Home Park	Resident Space # 67	5300 E Desert Inn Rd			Las Vegas	NV		89122-4084
	River Oaks Mobile Home Park	Resident Space # 68	5300 E Desert Inn Rd			Las Vegas	NV		89122-4084
	River Oaks Mobile Home Park	Resident Space # 69	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 70	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 71	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 72	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 73	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 74	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 75	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 76	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 77	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 78	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 79	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076

PPLRL_0502

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 80	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 81	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 82	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 83	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 84	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 85	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 86	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 87	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 88	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 89	5300 E Desert Inn Rd			Las Vegas	NV		89122-4096
	River Oaks Mobile Home Park	Resident Space # 90	5300 E Desert Inn Rd			Las Vegas	NV		89122-4096
	River Oaks Mobile Home Park	Resident Space # 91	5300 E Desert Inn Rd			Las Vegas	NV		89122-4096
	River Oaks Mobile Home Park	Resident Space # 92	5300 E Desert Inn Rd			Las Vegas	NV		89122-4096
	River Oaks Mobile Home Park	Resident Space # 93	5300 E Desert Inn Rd			Las Vegas	NV		89122-4096
	River Oaks Mobile Home Park	Resident Space # 94	5300 E Desert Inn Rd			Las Vegas	NV		89122-4096
	River Oaks Mobile Home Park	Resident Space # 95	5300 E Desert Inn Rd			Las Vegas	NV		89122-4096
	River Oaks Mobile Home Park	Resident Space # 96	5300 E Desert Inn Rd			Las Vegas	NV		89122-4096
	River Oaks Mobile Home Park	Resident Space # 97	5300 E Desert Inn Rd			Las Vegas	NV		89122-4096
	River Oaks Mobile Home Park	Resident Space # 98	5300 E Desert Inn Rd			Las Vegas	NV		89122-4096
	River Oaks Mobile Home Park	Resident Space # 99	5300 E Desert Inn Rd			Las Vegas	NV		89122-4097
	River Oaks Mobile Home Park	Resident Space # 100	5300 E Desert Inn Rd			Las Vegas	NV		89122-4097
	River Oaks Mobile Home Park	Resident Space # 101	5300 E Desert Inn Rd			Las Vegas	NV		89122-4097
	River Oaks Mobile Home Park	Resident Space # 102	5300 E Desert Inn Rd			Las Vegas	NV		89122-4097
	River Oaks Mobile Home Park	Resident Space # 103	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 104	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 105	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 106	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 107	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037

PPLRL_0503

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 108	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 109	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 110	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 111	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 112	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 113	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 114	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 115	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 116	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 117	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 118	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 119	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 120	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 121	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 122	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 123	5300 E Desert Inn Rd			Las Vegas	NV		89122-4085
	River Oaks Mobile Home Park	Resident Space # 124	5300 E Desert Inn Rd			Las Vegas	NV		89122-4085
	River Oaks Mobile Home Park	Resident Space # 125	5300 E Desert Inn Rd			Las Vegas	NV		89122-4250
	River Oaks Mobile Home Park	Resident Space # 126	5300 E Desert Inn Rd			Las Vegas	NV		89122-4250
	River Oaks Mobile Home Park	Resident Space # 127	5300 E Desert Inn Rd			Las Vegas	NV		89122-4221
	River Oaks Mobile Home Park	Resident Space # 128	5300 E Desert Inn Rd			Las Vegas	NV		89122-4221
	River Oaks Mobile Home Park	Resident Space # 129	5300 E Desert Inn Rd			Las Vegas	NV		89122-4221
	River Oaks Mobile Home Park	Resident Space # 130	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 131	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 132	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 133	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 134	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 135	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038

PPLRL_0504

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 136	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 137	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 138	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 139	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 140	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 141	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 142	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 143	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 144	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 145	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 146	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 147	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 148	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 149	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 150	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 151	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 152	5300 E Desert Inn Rd			Las Vegas	NV		89122-4222
	River Oaks Mobile Home Park	Resident Space # 153	5300 E Desert Inn Rd			Las Vegas	NV		89122-4222
	River Oaks Mobile Home Park	Resident Space # 154	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 155	5300 E Desert Inn Rd			Las Vegas	NV		89122-4039
	River Oaks Mobile Home Park	Resident Space # 156	5300 E Desert Inn Rd			Las Vegas	NV		89122-4039
	River Oaks Mobile Home Park	Resident Space # 157	5300 E Desert Inn Rd			Las Vegas	NV		89122-4039
	River Oaks Mobile Home Park	Resident Space # 158	5300 E Desert Inn Rd			Las Vegas	NV		89122-4039
	River Oaks Mobile Home Park	Resident Space # 159	5300 E Desert Inn Rd			Las Vegas	NV		89122-4039
	River Oaks Mobile Home Park	Resident Space # 160	5300 E Desert Inn Rd			Las Vegas	NV		89122-4039
	River Oaks Mobile Home Park	Resident Space # 161	5300 E Desert Inn Rd			Las Vegas	NV		89122-4039
	River Oaks Mobile Home Park	Resident Space # 162	5300 E Desert Inn Rd			Las Vegas	NV		89122-4039
	River Oaks Mobile Home Park	Resident Space # 163	5300 E Desert Inn Rd			Las Vegas	NV		89122-4039

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 164	5300 E Desert Inn Rd			Las Vegas	NV		89122-4039
	River Oaks Mobile Home Park	Resident Space # 165	5300 E Desert Inn Rd			Las Vegas	NV		89122-4087
	River Oaks Mobile Home Park	Resident Space # 166	5300 E Desert Inn Rd			Las Vegas	NV		89122-4087
	River Oaks Mobile Home Park	Resident Space # 167	5300 E Desert Inn Rd			Las Vegas	NV		89122-4087
	River Oaks Mobile Home Park	Resident Space # 168	5300 E Desert Inn Rd			Las Vegas	NV		89122-4087
	River Oaks Mobile Home Park	Resident Space # 169	5300 E Desert Inn Rd			Las Vegas	NV		89122-4087
	River Oaks Mobile Home Park	Resident Space # 170	5300 E Desert Inn Rd			Las Vegas	NV		89122-4087
	River Oaks Mobile Home Park	Resident Space # 171	5300 E Desert Inn Rd			Las Vegas	NV		89122-4087
	River Oaks Mobile Home Park	Resident Space # 172	5300 E Desert Inn Rd			Las Vegas	NV		89122-4087
	River Oaks Mobile Home Park	Resident Space # 173	5300 E Desert Inn Rd			Las Vegas	NV		89122-4087
	River Oaks Mobile Home Park	Resident Space # 174	5300 E Desert Inn Rd			Las Vegas	NV		89122-4087
	River Oaks Mobile Home Park	Resident Space # 175	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 176	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 177	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 178	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 179	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 180	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 181	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 182	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 183	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 184	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 185	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 186	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 187	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 188	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 189	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 190	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 191	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 192	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 193	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 194	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 195	5300 E Desert Inn Rd			Las Vegas	NV		89122-4088
	River Oaks Mobile Home Park	Resident Space # 196	5300 E Desert Inn Rd			Las Vegas	NV		89122-4088
	River Oaks Mobile Home Park	Resident Space # 197	5300 E Desert Inn Rd			Las Vegas	NV		89122-4088
	River Oaks Mobile Home Park	Resident Space # 198	5300 E Desert Inn Rd			Las Vegas	NV		89122-4088
	River Oaks Mobile Home Park	Resident Space # 199	5300 E Desert Inn Rd			Las Vegas	NV		89122-4088
	River Oaks Mobile Home Park	Resident Space # 200	5300 E Desert Inn Rd			Las Vegas	NV		89122-4088
	River Oaks Mobile Home Park	Resident Space # 201	5300 E Desert Inn Rd			Las Vegas	NV		89122-4088
	River Oaks Mobile Home Park	Resident Space # 202	5300 E Desert Inn Rd			Las Vegas	NV		89122-4223
	River Oaks Mobile Home Park	Resident Space # 203	5300 E Desert Inn Rd			Las Vegas	NV		89122-4223
	River Oaks Mobile Home Park	Resident Space # 204	5300 E Desert Inn Rd			Las Vegas	NV		89122-4074
	River Oaks Mobile Home Park	Resident Space # 205	5300 E Desert Inn Rd			Las Vegas	NV		89122-4074
	River Oaks Mobile Home Park	Resident Space # 206	5300 E Desert Inn Rd			Las Vegas	NV		89122-4074
	River Oaks Mobile Home Park	Resident Space # 207	5300 E Desert Inn Rd			Las Vegas	NV		89122-4074
	River Oaks Mobile Home Park	Resident Space # 208	5300 E Desert Inn Rd			Las Vegas	NV		89122-4074
	River Oaks Mobile Home Park	Resident Space # 209	5300 E Desert Inn Rd			Las Vegas	NV		89122-4074
	River Oaks Mobile Home Park	Resident Space # 210	5300 E Desert Inn Rd			Las Vegas	NV		89122-4074
	River Oaks Mobile Home Park	Resident Space # 211	5300 E Desert Inn Rd			Las Vegas	NV		89122-4074
	River Oaks Mobile Home Park	Resident Space # 212	5300 E Desert Inn Rd			Las Vegas	NV		89122-4093
	River Oaks Mobile Home Park	Resident Space # 213	5300 E Desert Inn Rd			Las Vegas	NV		89122-4093
	River Oaks Mobile Home Park	Resident Space # 214	5300 E Desert Inn Rd			Las Vegas	NV		89122-4093
	River Oaks Mobile Home Park	Resident Space # 215	5300 E Desert Inn Rd			Las Vegas	NV		89122-4093
	River Oaks Mobile Home Park	Resident Space # 216	5300 E Desert Inn Rd			Las Vegas	NV		89122-4093
	River Oaks Mobile Home Park	Resident Space # 217	5300 E Desert Inn Rd			Las Vegas	NV		89122-4093
	River Oaks Mobile Home Park	Resident Space # 218	5300 E Desert Inn Rd			Las Vegas	NV		89122-4093
	River Oaks Mobile Home Park	Resident Space # 219	5300 E Desert Inn Rd			Las Vegas	NV		89122-4093

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 220	5300 E Desert Inn Rd			Las Vegas	NV		89122-4093
	River Oaks Mobile Home Park	Resident Space # 221	5300 E Desert Inn Rd			Las Vegas	NV		89122-4093
	River Oaks Mobile Home Park	Resident Space # 222	5300 E Desert Inn Rd			Las Vegas	NV		89122-4094
	River Oaks Mobile Home Park	Resident Space # 223	5300 E Desert Inn Rd			Las Vegas	NV		89122-4094
	River Oaks Mobile Home Park	Resident Space # 224	5300 E Desert Inn Rd			Las Vegas	NV		89122-4094
	River Oaks Mobile Home Park	Resident Space # 225	5300 E Desert Inn Rd			Las Vegas	NV		89122-4074
	River Oaks Mobile Home Park	Resident Space # 226	5300 E Desert Inn Rd			Las Vegas	NV		89122-4074
	River Oaks Mobile Home Park	Resident Space # 227	5300 E Desert Inn Rd			Las Vegas	NV		89122-4224
	River Oaks Mobile Home Park	Resident Space # 228	5300 E Desert Inn Rd			Las Vegas	NV		89122-4224
	River Oaks Mobile Home Park	Resident Space # 229	5300 E Desert Inn Rd			Las Vegas	NV		89122-4056
	River Oaks Mobile Home Park	Resident Space # 230	5300 E Desert Inn Rd			Las Vegas	NV		89122-4056
	River Oaks Mobile Home Park	Resident Space # 231	5300 E Desert Inn Rd			Las Vegas	NV		89122-4056
	River Oaks Mobile Home Park	Resident Space # 232	5300 E Desert Inn Rd			Las Vegas	NV		89122-4056
	River Oaks Mobile Home Park	Resident Space # 233	5300 E Desert Inn Rd			Las Vegas	NV		89122-4056
	River Oaks Mobile Home Park	Resident Space # 234	5300 E Desert Inn Rd			Las Vegas	NV		89122-4056
	River Oaks Mobile Home Park	Resident Space # 235	5300 E Desert Inn Rd			Las Vegas	NV		89122-4056
	River Oaks Mobile Home Park	Resident Space # 236	5300 E Desert Inn Rd			Las Vegas	NV		89122-4056
	River Oaks Mobile Home Park	Resident Space # 237	5300 E Desert Inn Rd			Las Vegas	NV		89122-4056
	River Oaks Mobile Home Park	Resident Space # 238	5300 E Desert Inn Rd			Las Vegas	NV		89122-4056
	River Oaks Mobile Home Park	Resident Space # 239	5300 E Desert Inn Rd			Las Vegas	NV		89122-4089
	River Oaks Mobile Home Park	Resident Space # 240	5300 E Desert Inn Rd			Las Vegas	NV		89122-4089
	River Oaks Mobile Home Park	Resident Space # 241	5300 E Desert Inn Rd			Las Vegas	NV		89122-4089
	River Oaks Mobile Home Park	Resident Space # 242	5300 E Desert Inn Rd			Las Vegas	NV		89122-4089
	River Oaks Mobile Home Park	Resident Space # 243	5300 E Desert Inn Rd			Las Vegas	NV		89122-4089
	River Oaks Mobile Home Park	Resident Space # 244	5300 E Desert Inn Rd			Las Vegas	NV		89122-4089
	River Oaks Mobile Home Park	Resident Space # 245	5300 E Desert Inn Rd			Las Vegas	NV		89122-4089
	River Oaks Mobile Home Park	Resident Space # 246	5300 E Desert Inn Rd			Las Vegas	NV		89122-4089
	River Oaks Mobile Home Park	Resident Space # 247	5300 E Desert Inn Rd			Las Vegas	NV		89122-4089

PPLRL_0508

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 248	5300 E Desert Inn Rd			Las Vegas	NV		89122-4089
	River Oaks Mobile Home Park	Resident Space # 249	5300 E Desert Inn Rd			Las Vegas	NV		89122-4090
	River Oaks Mobile Home Park	Resident Space # 250	5300 E Desert Inn Rd			Las Vegas	NV		89122-4090
	River Oaks Mobile Home Park	Resident Space # 251	5300 E Desert Inn Rd			Las Vegas	NV		89122-4090
	River Oaks Mobile Home Park	Resident Space # 252	5300 E Desert Inn Rd			Las Vegas	NV		89122-4090
	River Oaks Mobile Home Park	Resident Space # 253	5300 E Desert Inn Rd			Las Vegas	NV		89122-4090
	River Oaks Mobile Home Park	Resident Space # 254	5300 E Desert Inn Rd			Las Vegas	NV		89122-4090
	River Oaks Mobile Home Park	Resident Space # 255	5300 E Desert Inn Rd			Las Vegas	NV		89122-4090
	River Oaks Mobile Home Park	Resident Space # 256	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 257	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 258	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 259	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 260	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 261	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 262	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 263	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 264	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 265	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 266	5300 E Desert Inn Rd			Las Vegas	NV		89122-4091
	River Oaks Mobile Home Park	Resident Space # 267	5300 E Desert Inn Rd			Las Vegas	NV		89122-4091
	River Oaks Mobile Home Park	Resident Space # 268	5300 E Desert Inn Rd			Las Vegas	NV		89122-4091
	River Oaks Mobile Home Park	Resident Space # 269	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 270	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 271	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 272	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 273	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 274	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 275	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073

PPLRL_0509

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 276	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 277	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 278	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 279	5300 E Desert Inn Rd			Las Vegas	NV		89122-4217
	River Oaks Mobile Home Park	Resident Space # 280	5300 E Desert Inn Rd			Las Vegas	NV		89122-4217
	River Oaks Mobile Home Park	Resident Space # 281	5300 E Desert Inn Rd			Las Vegas	NV		89122-4092
	River Oaks Mobile Home Park	Resident Space # 282	5300 E Desert Inn Rd			Las Vegas	NV		89122-4092
	River Oaks Mobile Home Park	Resident Space # 283	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 284	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 285	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 286	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 287	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 288	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 289	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 290	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 291	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 292	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 293	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 294	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 295	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 296	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 297	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 298	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 299	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 300	5300 E Desert Inn Rd			Las Vegas	NV		89122-4095
	River Oaks Mobile Home Park	Resident Space # 301	5300 E Desert Inn Rd			Las Vegas	NV		89122-4095
	River Oaks Mobile Home Park	Resident Space # 302	5300 E Desert Inn Rd			Las Vegas	NV		89122-4095
	River Oaks Mobile Home Park	Resident Space # 303	5300 E Desert Inn Rd			Las Vegas	NV		89122-4095

PPLRL_0510

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 304	5300 E Desert Inn Rd			Las Vegas	NV		89122-4095
	River Oaks Mobile Home Park	Resident Space # 305	5300 E Desert Inn Rd			Las Vegas	NV		89122-4095
	River Oaks Mobile Home Park	Resident Space # 306	5300 E Desert Inn Rd			Las Vegas	NV		89122-4095
	Valley Vista Mobile Home Park	Resident Space # 1	3001 Cabana Dr			Las Vegas	NV		89122-4062
	Valley Vista Mobile Home Park	Resident Space # 2	3001 Cabana Dr			Las Vegas	NV		89122-4062
	Valley Vista Mobile Home Park	Resident Space # 3	3001 Cabana Dr			Las Vegas	NV		89122-4062
	Valley Vista Mobile Home Park	Resident Space # 4	3001 Cabana Dr			Las Vegas	NV		89122-4062
	Valley Vista Mobile Home Park	Resident Space # 5	3001 Cabana Dr			Las Vegas	NV		89122-4062
	Valley Vista Mobile Home Park	Resident Space # 6	3001 Cabana Dr			Las Vegas	NV		89122-4062
	Valley Vista Mobile Home Park	Resident Space # 7	3001 Cabana Dr			Las Vegas	NV		89122-4062
	Valley Vista Mobile Home Park	Resident Space # 8	3001 Cabana Dr			Las Vegas	NV		89122-4062
	Valley Vista Mobile Home Park	Resident Space # 9	3001 Cabana Dr			Las Vegas	NV		89122-4062
	Valley Vista Mobile Home Park	Resident Space # 10	3001 Cabana Dr			Las Vegas	NV		89122-4062
	Valley Vista Mobile Home Park	Resident Space # 11	3001 Cabana Dr			Las Vegas	NV		89122-4098
	Valley Vista Mobile Home Park	Resident Space # 12	3001 Cabana Dr			Las Vegas	NV		89122-4098
	Valley Vista Mobile Home Park	Resident Space # 13	3001 Cabana Dr			Las Vegas	NV		89122-4098
	Valley Vista Mobile Home Park	Resident Space # 14	3001 Cabana Dr			Las Vegas	NV		89122-4098
	Valley Vista Mobile Home Park	Resident Space # 15	3001 Cabana Dr			Las Vegas	NV		89122-4098
	Valley Vista Mobile Home Park	Resident Space # 16	3001 Cabana Dr			Las Vegas	NV		89122-4098
	Valley Vista Mobile Home Park	Resident Space # 17	3001 Cabana Dr			Las Vegas	NV		89122-4098
	Valley Vista Mobile Home Park	Resident Space # 18	3001 Cabana Dr			Las Vegas	NV		89122-4098
	Valley Vista Mobile Home Park	Resident Space # 19	3001 Cabana Dr			Las Vegas	NV		89122-4098
	Valley Vista Mobile Home Park	Resident Space # 20	3001 Cabana Dr			Las Vegas	NV		89122-4098
	Valley Vista Mobile Home Park	Resident Space # 21	3001 Cabana Dr			Las Vegas	NV		89122-4099
	Valley Vista Mobile Home Park	Resident Space # 22	3001 Cabana Dr			Las Vegas	NV		89122-4099
	Valley Vista Mobile Home Park	Resident Space # 23	3001 Cabana Dr			Las Vegas	NV		89122-4099
	Valley Vista Mobile Home Park	Resident Space # 24	3001 Cabana Dr			Las Vegas	NV		89122-4099
	Valley Vista Mobile Home Park	Resident Space # 25	3001 Cabana Dr			Las Vegas	NV		89122-4099

PPLRL_0511

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	Valley Vista Mobile Home Park	Resident Space # 26	3001 Cabana Dr			Las Vegas	NV		89122-4099
	Valley Vista Mobile Home Park	Resident Space # 27	3001 Cabana Dr			Las Vegas	NV		89122-4099
	Valley Vista Mobile Home Park	Resident Space # 28	3001 Cabana Dr			Las Vegas	NV		89122-4099
	Valley Vista Mobile Home Park	Resident Space # 29	3001 Cabana Dr			Las Vegas	NV		89122-4099
	Valley Vista Mobile Home Park	Resident Space # 30	3001 Cabana Dr			Las Vegas	NV		89122-4099
	Valley Vista Mobile Home Park	Resident Space # 31	3001 Cabana Dr			Las Vegas	NV		89122-4200
	Valley Vista Mobile Home Park	Resident Space # 32	3001 Cabana Dr			Las Vegas	NV		89122-4200
	Valley Vista Mobile Home Park	Resident Space # 33	3001 Cabana Dr			Las Vegas	NV		89122-4200
	Valley Vista Mobile Home Park	Resident Space # 34	3001 Cabana Dr			Las Vegas	NV		89122-4200
	Valley Vista Mobile Home Park	Resident Space # 35	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 36	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 37	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 38	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 39	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 40	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 41	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 42	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 43	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 44	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 45	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 46	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 47	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 48	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 49	3001 Cabana Dr			Las Vegas	NV		89122-4201
	Valley Vista Mobile Home Park	Resident Space # 50	3001 Cabana Dr			Las Vegas	NV		89122-4201
	Valley Vista Mobile Home Park	Resident Space # 51	3001 Cabana Dr			Las Vegas	NV		89122-4201
	Valley Vista Mobile Home Park	Resident Space # 52	3001 Cabana Dr			Las Vegas	NV		89122-4201
	Valley Vista Mobile Home Park	Resident Space # 53	3001 Cabana Dr			Las Vegas	NV		89122-4201

PPLRL_0512

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	Valley Vista Mobile Home Park	Resident Space # 54	3001 Cabana Dr			Las Vegas	NV		89122-4201
	Valley Vista Mobile Home Park	Resident Space # 55	3001 Cabana Dr			Las Vegas	NV		89122-4201
	Valley Vista Mobile Home Park	Resident Space # 56	3001 Cabana Dr			Las Vegas	NV		89122-4201
	Valley Vista Mobile Home Park	Resident Space # 57	3001 Cabana Dr			Las Vegas	NV		89122-4201
	Valley Vista Mobile Home Park	Resident Space # 58	3001 Cabana Dr			Las Vegas	NV		89122-4201
	Valley Vista Mobile Home Park	Resident Space # 59	3001 Cabana Dr			Las Vegas	NV		89122-4202
	Valley Vista Mobile Home Park	Resident Space # 60	3001 Cabana Dr			Las Vegas	NV		89122-4202
	Valley Vista Mobile Home Park	Resident Space # 61	3001 Cabana Dr			Las Vegas	NV		89122-4202
	Valley Vista Mobile Home Park	Resident Space # 62	3001 Cabana Dr			Las Vegas	NV		89122-4202
	Valley Vista Mobile Home Park	Resident Space # 63	3001 Cabana Dr			Las Vegas	NV		89122-4202
	Valley Vista Mobile Home Park	Resident Space # 64	3001 Cabana Dr			Las Vegas	NV		89122-4202
	Valley Vista Mobile Home Park	Resident Space # 65	3001 Cabana Dr			Las Vegas	NV		89122-4202
	Valley Vista Mobile Home Park	Resident Space # 66	3001 Cabana Dr			Las Vegas	NV		89122-4202
	Valley Vista Mobile Home Park	Resident Space # 67	3001 Cabana Dr			Las Vegas	NV		89122-4202
	Valley Vista Mobile Home Park	Resident Space # 68	3001 Cabana Dr			Las Vegas	NV		89122-4202
	Valley Vista Mobile Home Park	Resident Space # 69	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 70	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 71	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 72	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 73	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 74	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 75	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 76	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 77	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 78	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 79	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 80	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 81	3001 Cabana Dr			Las Vegas	NV		89122-4064

PPLRL_0513

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	Valley Vista Mobile Home Park	Resident Space # 82	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 83	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 84	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 85	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 86	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 87	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 88	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 89	3001 Cabana Dr			Las Vegas	NV		89122-4203
	Valley Vista Mobile Home Park	Resident Space # 90	3001 Cabana Dr			Las Vegas	NV		89122-4203
	Valley Vista Mobile Home Park	Resident Space # 91	3001 Cabana Dr			Las Vegas	NV		89122-4203
	Valley Vista Mobile Home Park	Resident Space # 92	3001 Cabana Dr			Las Vegas	NV		89122-4203
	Valley Vista Mobile Home Park	Resident Space # 93	3001 Cabana Dr			Las Vegas	NV		89122-4203
	Valley Vista Mobile Home Park	Resident Space # 94	3001 Cabana Dr			Las Vegas	NV		89122-4203
	Valley Vista Mobile Home Park	Resident Space # 95	3001 Cabana Dr			Las Vegas	NV		89122-4203
	Valley Vista Mobile Home Park	Resident Space # 96	3001 Cabana Dr			Las Vegas	NV		89122-4203
	Valley Vista Mobile Home Park	Resident Space # 97	3001 Cabana Dr			Las Vegas	NV		89122-4203
	Valley Vista Mobile Home Park	Resident Space # 98	3001 Cabana Dr			Las Vegas	NV		89122-4203
	Valley Vista Mobile Home Park	Resident Space # 99	3001 Cabana Dr			Las Vegas	NV		89122-4204
	Valley Vista Mobile Home Park	Resident Space # 100	3001 Cabana Dr			Las Vegas	NV		89122-4204
	Valley Vista Mobile Home Park	Resident Space # 101	3001 Cabana Dr			Las Vegas	NV		89122-4204
	Valley Vista Mobile Home Park	Resident Space # 102	3001 Cabana Dr			Las Vegas	NV		89122-4204
	Valley Vista Mobile Home Park	Resident Space # 103	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 104	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 105	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 106	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 107	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 108	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 109	3001 Cabana Dr			Las Vegas	NV		89122-4065

PPLRL_0514

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	Valley Vista Mobile Home Park	Resident Space # 110	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 111	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 112	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 113	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 114	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 115	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 116	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 117	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 118	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 119	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 120	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 121	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 122	3001 Cabana Dr			Las Vegas	NV		89122-4205
	Valley Vista Mobile Home Park	Resident Space # 123	3001 Cabana Dr			Las Vegas	NV		89122-4205
	Valley Vista Mobile Home Park	Resident Space # 124	3001 Cabana Dr			Las Vegas	NV		89122-4205
	Valley Vista Mobile Home Park	Resident Space # 125	3001 Cabana Dr			Las Vegas	NV		89122-4251
	Valley Vista Mobile Home Park	Resident Space # 126	3001 Cabana Dr			Las Vegas	NV		89122-4251
	Valley Vista Mobile Home Park	Resident Space # 127	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 128	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 129	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 130	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 131	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 132	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 133	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 134	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 135	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 136	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 137	3001 Cabana Dr			Las Vegas	NV		89122-4206

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	Valley Vista Mobile Home Park	Resident Space # 138	3001 Cabana Dr			Las Vegas	NV		89122-4206
	Valley Vista Mobile Home Park	Resident Space # 139	3001 Cabana Dr			Las Vegas	NV		89122-4206
	Valley Vista Mobile Home Park	Resident Space # 140	3001 Cabana Dr			Las Vegas	NV		89122-4206
	Valley Vista Mobile Home Park	Resident Space # 141	3001 Cabana Dr			Las Vegas	NV		89122-4206
	Valley Vista Mobile Home Park	Resident Space # 142	3001 Cabana Dr			Las Vegas	NV		89122-4206
	Valley Vista Mobile Home Park	Resident Space # 143	3001 Cabana Dr			Las Vegas	NV		89122-4206
	Valley Vista Mobile Home Park	Resident Space # 144	3001 Cabana Dr			Las Vegas	NV		89122-4206
	Valley Vista Mobile Home Park	Resident Space # 145	3001 Cabana Dr			Las Vegas	NV		89122-4206
	Valley Vista Mobile Home Park	Resident Space # 146	3001 Cabana Dr			Las Vegas	NV		89122-4206
	Valley Vista Mobile Home Park	Resident Space # 147	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 148	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 149	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 150	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 151	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 152	3001 Cabana Dr			Las Vegas	NV		89122-4225
	Valley Vista Mobile Home Park	Resident Space # 153	3001 Cabana Dr			Las Vegas	NV		89122-4225
	Valley Vista Mobile Home Park	Resident Space # 154	3001 Cabana Dr			Las Vegas	NV		89122-4225
	Valley Vista Mobile Home Park	Resident Space # 155	3001 Cabana Dr			Las Vegas	NV		89122-4225
	Valley Vista Mobile Home Park	Resident Space # 156	3001 Cabana Dr			Las Vegas	NV		89122-4225
	Valley Vista Mobile Home Park	Resident Space # 157	3001 Cabana Dr			Las Vegas	NV		89122-4225
	Valley Vista Mobile Home Park	Resident Space # 158	3001 Cabana Dr			Las Vegas	NV		89122-4225
	Valley Vista Mobile Home Park	Resident Space # 159	3001 Cabana Dr			Las Vegas	NV		89122-4067
	Valley Vista Mobile Home Park	Resident Space # 160	3001 Cabana Dr			Las Vegas	NV		89122-4067
	Valley Vista Mobile Home Park	Resident Space # 161	3001 Cabana Dr			Las Vegas	NV		89122-4067
	Valley Vista Mobile Home Park	Resident Space # 162	3001 Cabana Dr			Las Vegas	NV		89122-4067
	Valley Vista Mobile Home Park	Resident Space # 163	3001 Cabana Dr			Las Vegas	NV		89122-4067
	Valley Vista Mobile Home Park	Resident Space # 164	3001 Cabana Dr			Las Vegas	NV		89122-4067
	Valley Vista Mobile Home Park	Resident Space # 165	3001 Cabana Dr			Las Vegas	NV		89122-4207

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	Valley Vista Mobile Home Park	Resident Space # 166	3001 Cabana Dr			Las Vegas	NV		89122-4207
	Valley Vista Mobile Home Park	Resident Space # 167	3001 Cabana Dr			Las Vegas	NV		89122-4207
	Valley Vista Mobile Home Park	Resident Space # 168	3001 Cabana Dr			Las Vegas	NV		89122-4207
	Valley Vista Mobile Home Park	Resident Space # 169	3001 Cabana Dr			Las Vegas	NV		89122-4207
	Valley Vista Mobile Home Park	Resident Space # 170	3001 Cabana Dr			Las Vegas	NV		89122-4207
	Valley Vista Mobile Home Park	Resident Space # 171	3001 Cabana Dr			Las Vegas	NV		89122-4207
	Valley Vista Mobile Home Park	Resident Space # 172	3001 Cabana Dr			Las Vegas	NV		89122-4207
	Valley Vista Mobile Home Park	Resident Space # 173	3001 Cabana Dr			Las Vegas	NV		89122-4207
	Valley Vista Mobile Home Park	Resident Space # 174	3001 Cabana Dr			Las Vegas	NV		89122-4207
	Valley Vista Mobile Home Park	Resident Space # 175	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 176	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 177	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 178	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 179	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 180	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 181	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 182	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 183	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 184	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 185	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 186	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 187	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 188	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 189	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 190	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 191	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 192	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 193	3001 Cabana Dr			Las Vegas	NV		89122-4068

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	Valley Vista Mobile Home Park	Resident Space # 194	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 195	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 196	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 197	3001 Cabana Dr			Las Vegas	NV		89122-4209
	Valley Vista Mobile Home Park	Resident Space # 198	3001 Cabana Dr			Las Vegas	NV		89122-4209
	Valley Vista Mobile Home Park	Resident Space # 199	3001 Cabana Dr			Las Vegas	NV		89122-4209
	Valley Vista Mobile Home Park	Resident Space # 200	3001 Cabana Dr			Las Vegas	NV		89122-4209
	Valley Vista Mobile Home Park	Resident Space # 201	3001 Cabana Dr			Las Vegas	NV		89122-4209
	Valley Vista Mobile Home Park	Resident Space # 202	3001 Cabana Dr			Las Vegas	NV		89122-4226
	Valley Vista Mobile Home Park	Resident Space # 203	3001 Cabana Dr			Las Vegas	NV		89122-4226
	Valley Vista Mobile Home Park	Resident Space # 204	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 205	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 206	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 207	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 208	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 209	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 210	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 211	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 212	3001 Cabana Dr			Las Vegas	NV		89122-4210
	Valley Vista Mobile Home Park	Resident Space # 213	3001 Cabana Dr			Las Vegas	NV		89122-4210
	Valley Vista Mobile Home Park	Resident Space # 214	3001 Cabana Dr			Las Vegas	NV		89122-4210
	Valley Vista Mobile Home Park	Resident Space # 215	3001 Cabana Dr			Las Vegas	NV		89122-4210
	Valley Vista Mobile Home Park	Resident Space # 216	3001 Cabana Dr			Las Vegas	NV		89122-4210
	Valley Vista Mobile Home Park	Resident Space # 217	3001 Cabana Dr			Las Vegas	NV		89122-4210
	Valley Vista Mobile Home Park	Resident Space # 218	3001 Cabana Dr			Las Vegas	NV		89122-4210
	Valley Vista Mobile Home Park	Resident Space # 219	3001 Cabana Dr			Las Vegas	NV		89122-4210
	Valley Vista Mobile Home Park	Resident Space # 220	3001 Cabana Dr			Las Vegas	NV		89122-4210
	Valley Vista Mobile Home Park	Resident Space # 221	3001 Cabana Dr			Las Vegas	NV		89122-4210

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	Valley Vista Mobile Home Park	Resident Space # 222	3001 Cabana Dr			Las Vegas	NV		89122-4211
	Valley Vista Mobile Home Park	Resident Space # 223	3001 Cabana Dr			Las Vegas	NV		89122-4211
	Valley Vista Mobile Home Park	Resident Space # 224	3001 Cabana Dr			Las Vegas	NV		89122-4211
	Valley Vista Mobile Home Park	Resident Space # 225	3001 Cabana Dr			Las Vegas	NV		89122-4211
	Valley Vista Mobile Home Park	Resident Space # 226	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 227	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 228	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 229	3001 Cabana Dr			Las Vegas	NV		89122-4070
	Valley Vista Mobile Home Park	Resident Space # 230	3001 Cabana Dr			Las Vegas	NV		89122-4070
	Valley Vista Mobile Home Park	Resident Space # 231	3001 Cabana Dr			Las Vegas	NV		89122-4070
	Valley Vista Mobile Home Park	Resident Space # 232	3001 Cabana Dr			Las Vegas	NV		89122-4070
	Valley Vista Mobile Home Park	Resident Space # 233	3001 Cabana Dr			Las Vegas	NV		89122-4070
	Valley Vista Mobile Home Park	Resident Space # 234	3001 Cabana Dr			Las Vegas	NV		89122-4070
	Valley Vista Mobile Home Park	Resident Space # 235	3001 Cabana Dr			Las Vegas	NV		89122-4070
	Valley Vista Mobile Home Park	Resident Space # 236	3001 Cabana Dr			Las Vegas	NV		89122-4070
	Valley Vista Mobile Home Park	Resident Space # 237	3001 Cabana Dr			Las Vegas	NV		89122-4070
	Valley Vista Mobile Home Park	Resident Space # 238	3001 Cabana Dr			Las Vegas	NV		89122-4070
	Valley Vista Mobile Home Park	Resident Space # 239	3001 Cabana Dr			Las Vegas	NV		89122-4212
	Valley Vista Mobile Home Park	Resident Space # 240	3001 Cabana Dr			Las Vegas	NV		89122-4212
	Valley Vista Mobile Home Park	Resident Space # 241	3001 Cabana Dr			Las Vegas	NV		89122-4212
	Valley Vista Mobile Home Park	Resident Space # 242	3001 Cabana Dr			Las Vegas	NV		89122-4212
	Valley Vista Mobile Home Park	Resident Space # 243	3001 Cabana Dr			Las Vegas	NV		89122-4212
	Valley Vista Mobile Home Park	Resident Space # 244	3001 Cabana Dr			Las Vegas	NV		89122-4212
	Valley Vista Mobile Home Park	Resident Space # 245	3001 Cabana Dr			Las Vegas	NV		89122-4212
	Valley Vista Mobile Home Park	Resident Space # 246	3001 Cabana Dr			Las Vegas	NV		89122-4212
	Valley Vista Mobile Home Park	Resident Space # 247	3001 Cabana Dr			Las Vegas	NV		89122-4212
	Valley Vista Mobile Home Park	Resident Space # 248	3001 Cabana Dr			Las Vegas	NV		89122-4212
	Valley Vista Mobile Home Park	Resident Space # 249	3001 Cabana Dr			Las Vegas	NV		89122-4213

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	Valley Vista Mobile Home Park	Resident Space # 250	3001 Cabana Dr			Las Vegas	NV		89122-4213
	Valley Vista Mobile Home Park	Resident Space # 251	3001 Cabana Dr			Las Vegas	NV		89122-4213
	Valley Vista Mobile Home Park	Resident Space # 252	3001 Cabana Dr			Las Vegas	NV		89122-4213
	Valley Vista Mobile Home Park	Resident Space # 253	3001 Cabana Dr			Las Vegas	NV		89122-4213
	Valley Vista Mobile Home Park	Resident Space # 254	3001 Cabana Dr			Las Vegas	NV		89122-4213
	Valley Vista Mobile Home Park	Resident Space # 255	3001 Cabana Dr			Las Vegas	NV		89122-4213
	Valley Vista Mobile Home Park	Resident Space # 256	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 257	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 258	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 259	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 260	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 261	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 262	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 263	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 264	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 265	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 266	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 267	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 268	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 269	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 270	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 271	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 272	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 273	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 274	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 275	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 276	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 277	3001 Cabana Dr			Las Vegas	NV		89122-4071

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	Valley Vista Mobile Home Park	Resident Space # 278	3001 Cabana Dr			Las Vegas	NV		89122-4214
	Valley Vista Mobile Home Park	Resident Space # 279	3001 Cabana Dr			Las Vegas	NV		89122-4214
	Valley Vista Mobile Home Park	Resident Space # 280	3001 Cabana Dr			Las Vegas	NV		89122-4214
	Valley Vista Mobile Home Park	Resident Space # 281	3001 Cabana Dr			Las Vegas	NV		89122-4214
	Valley Vista Mobile Home Park	Resident Space # 282	3001 Cabana Dr			Las Vegas	NV		89122-4227
	Valley Vista Mobile Home Park	Resident Space # 283	3001 Cabana Dr			Las Vegas	NV		89122-4072
	Valley Vista Mobile Home Park	Resident Space # 284	3001 Cabana Dr			Las Vegas	NV		89122-4072
	Valley Vista Mobile Home Park	Resident Space # 285	3001 Cabana Dr			Las Vegas	NV		89122-4072
	Valley Vista Mobile Home Park	Resident Space # 286	3001 Cabana Dr			Las Vegas	NV		89122-4072
	Valley Vista Mobile Home Park	Resident Space # 287	3001 Cabana Dr			Las Vegas	NV		89122-4072
	Valley Vista Mobile Home Park	Resident Space # 288	3001 Cabana Dr			Las Vegas	NV		89122-4072
	Valley Vista Mobile Home Park	Resident Space # 289	3001 Cabana Dr			Las Vegas	NV		89122-4072
	Valley Vista Mobile Home Park	Resident Space # 290	3001 Cabana Dr			Las Vegas	NV		89122-4072
	Valley Vista Mobile Home Park	Resident Space # 291	3001 Cabana Dr			Las Vegas	NV		89122-4072
	Valley Vista Mobile Home Park	Resident Space # 292	3001 Cabana Dr			Las Vegas	NV		89122-4072
	Valley Vista Mobile Home Park	Resident Space # 293	3001 Cabana Dr			Las Vegas	NV		89122-4215
	Valley Vista Mobile Home Park	Resident Space # 294	3001 Cabana Dr			Las Vegas	NV		89122-4215
	Valley Vista Mobile Home Park	Resident Space # 295	3001 Cabana Dr			Las Vegas	NV		89122-4215
	Valley Vista Mobile Home Park	Resident Space # 296	3001 Cabana Dr			Las Vegas	NV		89122-4215
	Valley Vista Mobile Home Park	Resident Space # 297	3001 Cabana Dr			Las Vegas	NV		89122-4215
	Valley Vista Mobile Home Park	Resident Space # 298	3001 Cabana Dr			Las Vegas	NV		89122-4215
	Valley Vista Mobile Home Park	Resident Space # 299	3001 Cabana Dr			Las Vegas	NV		89122-4215
	Valley Vista Mobile Home Park	Resident Space # 300	3001 Cabana Dr			Las Vegas	NV		89122-4215
	Valley Vista Mobile Home Park	Resident Space # 301	3001 Cabana Dr			Las Vegas	NV		89122-4215
	Valley Vista Mobile Home Park	Resident Space # 302	3001 Cabana Dr			Las Vegas	NV		89122-4215
	Valley Vista Mobile Home Park	Resident Space # 303	3001 Cabana Dr			Las Vegas	NV		89122-4216
	Paradise Town Advisory Board	Attn: Maureen Helm	4713 Canna Drive	<null>		Las Vegas	NV		89122
	Sunrise Manor Town Advisory Board	Attn: Jill Nikovis-Leiva	10741 New Boro Avenue	<null>		Las Vegas	NV		89144

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108603004	ALBERTSON'S STORES SUB L L C		C/O PARADIGM TAX GROUP PO BOX 800729			DALLAS	TX		75380-0729
16108603005	VISTA CONVOY REALTY LTD		PO BOX 1610			COCKEYSVILLE	MD		21030
16108603007	L D NELLIS L L C		PO BOX 97821			LAS VEGAS	NV		89193-7821
16108603008	C A C L L C		2231 E DESERT INN RD			LAS VEGAS	NV		89169
16108611001	ELATION PROPERTIES L L C		3475 E TOMPKINS AVE			LAS VEGAS	NV		89121
16108611002	BALBASTRO RUBEN C & AMELIA A		2725 S NELLIS BLVD # 1117			LAS VEGAS	NV		89121
16108611003	SPERO SHANE E		2725 S NELLIS BLVD # 1120			LAS VEGAS	NV		89121-2094
16108611004	BARTHMAX LIVING TRUST	BARTH TETSUKO TRS	2725 S NELLIS BLVD UNIT 1119			LAS VEGAS	NV		89121
16108611005	PEREIRA ANA LUCIA		2725 S NELLIS BLVD # 2118			LAS VEGAS	NV		89121-7500
16108611006	GUZMAN PAUL G & SHERI L		1861 NAPOLEON DR			LAS VEGAS	NV		89156
16108611007	DORFF KEVIN		4537 POLK ST NE			COLUMBIA HEIGHTS	MN		55421
16108611008	CRUZ MARIANA		2725 S NELLIS BLVD # 2119			LAS VEGAS	NV		89121
16108611009	ORTIZ ALBERTINA MARIA		2725 S NELLIS BLVD			LAS VEGAS	NV		89121-2093
16108611010	GARBE REINHOLD G ETAL	KARWACKI-GARBE THERESA A	3226 WOODY LN			SAN JOSE	CA		95132
16108611011	CASTILLO ALEX R & SONIA P		2725 S NELLIS BLVD # 1108			LAS VEGAS	NV		89121
16108611012	ALVAREZ GLADYS F		2725 S NELLIS BLVD # 1107			LAS VEGAS	NV		89121-2093
16108611013	IVALDY PHILLIP	PFUSTERER MARIA	2725 S NELLIS BLVD # 2106			LAS VEGAS	NV		89121
16108611014	SORIA HENRY G		2725 S NELLIS BLVD # 2105			LAS VEGAS	NV		89121-7500
16108611015	EVERETT PERRY		2725 S NELLIS BLVD # 2108			LAS VEGAS	NV		89121
16108611016	GILES EVA		2725 S NELLIS BLVD # 2107			LAS VEGAS	NV		89121
16108611017	DAYBREAK FAMILY TRUST		2922 SALTILLO LN			LAS VEGAS	NV		89121
16108611018	SALOMONS BRUCE & SANDRA	SALOMONS JESSE	46 KING CLOSE			RED DEER	AB	CANADA	T4P 3P5
16108611019	CLEMENTE FAMILY TRUST	CLEMENTE DOMINIC MICHAEL & KATHRYN MARIE TRS	2725 S NELLIS BLVD # 1104			LAS VEGAS	NV		89121
16108611020	CLEMENTE RALPH		2725 S NELLIS BLVD # 1103			LAS VEGAS	NV		89121-2093
16108611021	DEAN LAMBUS FREDERICK		2725 S NELLIS BLVD # 2102			LAS VEGAS	NV		89121
16108611022	WOODS BARBARA		2072 82ND AVENUE			OAKLAND	CA		94621-2225
16108611023	STRINGER JASON		2725 S NELLIS BLVD # 2104			LAS VEGAS	NV		89121

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611024	BOWENS BRYANT L & ALISHEA		2725 S NELLIS BLVD # 2103			LAS VEGAS	NV		89121-7500
16108611025	GILREATH UNTOK		2725 S NELLIS BLVD 1098			LAS VEGAS	NV		89121
16108611026	MOLINA ANDRES		6912 ADOBE VILLA			LAS VEGAS	NV		89142-3710
16108611027	GONZALEZ JORGAN		30338 LAPASSADE CT			MURRIETA	CA		92563
16108611028	COURTIER BRIAN L	BIXLER LINDA D	2725 S NELLIS BLVD # 1099			LAS VEGAS	NV		89121
16108611029	MERCADO MARK ANTHONY ORDONA & EVERLY		2725 S NELLIS BLVD # 2098			LAS VEGAS	NV		89121
16108611030	THAYER FAMILY TRUST	THAYER DENNIS & SHIRLEY TRS	UNIT 117	2020 MULDOON RD		ANCHORAGE	AK		99504-3665
16108611031	MILLER WILLIAM C		2725 S NELLIS BLVD # 2100			LAS VEGAS	NV		89121
16108611032	HENDERSON EMMITT JR & ELIBERTA R		PO BOX 473			LA MESA	CA		91944-0473
16108611033	BLOCHBERGER CHARLES		2490 OAKCREST DR			PALM SPRINGS	CA		92264
16108611034	GRAY GERALD & JOY FAMILY TRUST	GRAY GERALD R & JOY TRS	2187 VALLEY DR			IDAHO FALLS	ID		83401-3232
16108611035	ROSS LONNIE C & SONYA I		2725 S NELLIS BLVD # 1088			LAS VEGAS	NV		89121
16108611036	GRADY ANTHONY DARNEL	ALEX- GRADY MERDEC MARIA	2725 S NELLIS BLVD UNIT 1087			LAS VEGAS	NV		89121-2093
16108611037	BROWN JAMES L & ROZA PETRIVNA		2725 S NELLIS BLVD UNIT 2086			LAS VEGAS	NV		89121
16108611038	CASALE JOHN G TRUST	CASALE JOHN G TRS	4935 MONTELEONE AVE			LAS VEGAS	NV		89141
16108611039	HUNT ROSEMARIE		2725 S NELLIS BLVD # 2088			LAS VEGAS	NV		89121
16108611040	LOONEY ALBERT ROE III		2725 S NELLIS BLVD # 2087			LAS VEGAS	NV		89121
16108611041	HENRY ROBERT THRALLS & NANCY M		2725 S NELLIS BLVD # 1082			LAS VEGAS	NV		89121-7724
16108611042	WELLS ALASKA COMMUNITY PPTY TR	WELLS RICHARD B & P K TRS	34411 KEYSTONE DR			SOLDOTNA	AK		99669
16108611043	BROWN JAMES L & ROZA P		2725 S NELLIS BLVD # 1084			LAS VEGAS	NV		89121-2093
16108611044	RODRIGUEZ JULIO CESAR		2725 NELLIS BLVD # 1083			LAS VEGAS	NV		89121
16108611045	REINER BRUCE		2725 S NELLIS BLVD # 2082			LAS VEGAS	NV		89121
16108611046	JOVIC JELENA		2725 S NELLIS BLVD # 2081			LAS VEGAS	NV		89121-7729
16108611047	KRAWCZYK BOGDAN		2725 S NELLIS BLVD # 2084			LAS VEGAS	NV		89121
16108611048	O'GRADY TARA		2725 S NELLIS BLVD # 2083			LAS VEGAS	NV		89121-7729
16108611049	BRILEY RUSSELL		2725 S NELLIS BLVD # 1078			LAS VEGAS	NV		89121

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611050	GARCIA LILLIAN & JOAQUIN		2725 S NELLIS BLVD # 1077			LAS VEGAS	NV		89121
16108611051	GALINDO JOSE		2725 S NELLIS BLVD # 1080			LAS VEGAS	NV		89121-7724
16108611052	IKEDA KENT J		2725 S NELLIS BLVD # 1079			LAS VEGAS	NV		89121
16108611053	SMITH SELENE		423 BROADWAY # 305			MILLBRAE	CA		94030
16108611054	DURHAM KEVYN		34 BELCHER ST APT 5			SAN FRANCISCO	CA		94114
16108611055	STERLING ROBERT & MARTHA TRUST	STERLING ROBERT L TRS	2725 S NELLIS BLVD # 2080			LAS VEGAS	NV		89121-7729
16108611056	GARCIA RICHARD TRUST	GARCIA RICHARD TRS	2725 S NELLIS BLVD # 2079			LAS VEGAS	NV		89121-2099
16108611057	BRYANT WILLIAM R		2725 S NELLIS BLVD # 1074			LAS VEGAS	NV		89121
16108611058	ALLEN LARRY BERNARD		2149 DALEY ST C			NORTH LAS VEGAS	NV		89030
16108611059	GAMA CHRISTIAN		2725 S NELLIS BLVD # 1076			LAS VEGAS	NV		89121
16108611060	VALDES ISABEL		2725 S NELLIS BLVD # 1075			LAS VEGAS	NV		89121-7724
16108611061	AL-TURKMANI & AYMAN		2725 S NELLIS BLVD # 2074			LAS VEGAS	NV		89121
16108611062	FERNANDEZ ISABEL MARIA		2725 S NELLIS BLVD # 2073			LAS VEGAS	NV		89121-2099
16108611063	FRAGAKIS JEAN		2725 NELLIS BLVD # 2076			LAS VEGAS	NV		89121-2099
16108611064	SMITH JEFFERY		2725 NELLIS BLVD 2075			LAS VEGAS	NV		89121
16108611065	BARRERA JESUS		1117 PLEASANT BROOK ST			LAS VEGAS	NV		89142
16108611066	BELLEROSE EDWARD J & JUANITA K		2725 S NELLIS BLVD # 1061			LAS VEGAS	NV		89121-2092
16108611067	BAKER RICHARD L		2725 S NELLIS BLVD # 1064			LAS VEGAS	NV		89121
16108611068	BRYAN-WHITE ANNISE		2725 S NELLIS BLVD # 1063			LAS VEGAS	NV		89121
16108611069	CASH LARRY DARNEL	CORBIN GLENDA LAGAR	2725 S NELLIS BLVD # 2062			LAS VEGAS	NV		89121-2099
16108611070	FELLER ANTHONY		2725 S NELLIS BLVD # 2061			LAS VEGAS	NV		89121-2099
16108611071	HURSH DALVANTE DUANE	HARPER BONNIE MAE	2725 S NELLIS BLVD # 2064			LAS VEGAS	NV		89121
16108611072	MARSHALL PHYLLIS J	SHIRKEY ANDREW W	2725 S NELLIS BLVD UNIT 2063			LAS VEGAS	NV		89121-2099
16108611073	IBARRA MAYLENIS PIEDRA		2725 S NELLIS BLVD # 1058			LAS VEGAS	NV		89121
16108611074	HERNANDEZ EVANGELINA		2725 S NELLIS BLVD UNIT 1057			LAS VEGAS	NV		89121
16108611075	MORALES GILBERT		2725 S NELLIS BLVD UNIT 1060			LAS VEGAS	NV		89121

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611076	PATTON SATONYA L ETAL	BELL LOUISE TRUST	2725 S NELLIS BLVD UNIT 1059			LAS VEGAS	NV		89121
16108611077	ZASADA ANTHONY	HOOK TIMOTHY TAI	2725 S NELLIS BLVD # 2058			LAS VEGAS	NV		89121-7502
16108611078	KOUNTZ DEBRA D		2725 S NELLIS BLVD UNIT 2057			LAS VEGAS	NV		89121
16108611079	VILLACARLOS ROMEO & GENEROSA		2725 S NELLIS BLVD # 2060			LAS VEGAS	NV		89121-2099
16108611080	SPROUL KRISTINA		2725 S NELLIS BLVD # 2059			LAS VEGAS	NV		89121
16108611081	VICUNA OSCAR		2725 S NELLIS BLVD # 1054			LAS VEGAS	NV		89121-2092
16108611082	REED PATTIE	DAVIS JAMES	2725 S NELLIS BLVD # 1053			LAS VEGAS	NV		89121-2092
16108611083	ELLIOTT RICHARD HARVEY		2725 S NELLIS BLVD UNIT 1056			LAS VEGAS	NV		89121
16108611084	LOTUS TRUST	NEHRU KUMUDA LOTUS TRS	2725 S NELLIS BLVD UNIT 1055			LAS VEGAS	NV		89121
16108611085	CRUZ NIKLWILLI L		2725 S NELLIS BLVD # 2054			LAS VEGAS	NV		89121
16108611086	RODRIGUEZ MARIBEL & LUIS		6159 HAYS COVE CT			LAS VEGAS	NV		89148
16108611087	SABEDRA DAVID		6518 PECAN GROVE CT			LAS VEGAS	NV		89142
16108611088	SACKS EMILIANO ADRIAN		2725 S NELLIS BLVD UNIT 2055			LAS VEGAS	NV		89121
16108611089	DANIGGELIS MONICA D REVOCABLE LIVING TRUST	DANIGGELIS MONICA D TRS	2725 S NELLIS BLVD # 1042			LAS VEGAS	NV		89121
16108611090	ALLEN LORIS		10620 VILLAGE RD			MORENO VALLEY	CA		92557-3959
16108611091	AZUCENA MARITZA L		7006 MURIETTA AVE			VAN NUYS	CA		91405-3316
16108611092	GUERRERO ERIKA R		2725 S NELLIS BLVD # 1043			LAS VEGAS	NV		89121
16108611093	SMITH ROBERT LEWIS & MARTHA ESTHER		2725 S NELLIS BLVD UNIT 2042			LAS VEGAS	NV		89121
16108611094	TROMP PAULA	JONES PAULETTE	4915 MAJOR DR			NEW ORLEANS	LA		70128
16108611095	SUMNER APRIL LEE & LEONARD ARTHUR JR		2725 S NELLIS BLVD # 2044			LAS VEGAS	NV		89121
16108611096	NEUSCHWANDER GERALD		2725 S NELLIS BLVD # 2043			LAS VEGAS	NV		89121
16108611097	MONTAGUE CAROLYN		2725 S NELLIS # 1038			LAS VEGAS	NV		89121
16108611098	KIPLING CHERYL A	DASCH ROBERT T	2725 S NELLIS BLVD # 1037			LAS VEGAS	NV		89121
16108611099	FAVORS YVETTE J	HARDIN LYNETTE	9323 S PEORIA ST			CHICAGO	IL		60620
16108611100	ASPEN SUMMIT VENTURES L L C		3137 E WARM SPRINGS RD # 100			LAS VEGAS	NV		89120

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611101	MAYNARD RONALD AUSTIN	FRASER LESLIE ANN	2725 S NELLIS BLVD # 2038			LAS VEGAS	NV		89121-2098
16108611102	CORBETT CHELSEA E		2725 S NELLIS BLVD # 2037			LAS VEGAS	NV		89121
16108611103	CALDERON SANDRA D FAMILY TRUST	CALDERON SANDRA D TRS	260 HALEY WAY UNIT 140			MESQUITE	NV		89027
16108611104	TURMAN FAMILY TRUST	TURMAN MARIA M TRS	3835 WAYNESVILL ST			LAS VEGAS	NV		89122-4732
16108611105	PATRICK JUDY KAY REVOCABLE LIVING TRUST	PATRICK JUDY KAY TRS	2725 S NELLIS BLVD # 1034			LAS VEGAS	NV		89121
16108611106	WOLFE DIANE N		2725 S NELLIS BLVD # 1033			LAS VEGAS	NV		89121
16108611107	ONUS EDWARD		2725 S NELLIS BLVD # 1036			LAS VEGAS	NV		89121-2091
16108611108	ANDERSON BRAD & JEANNIFER		2725 S NELLIS BLVD # 1035			LAS VEGAS	NV		89121
16108611109	GARLIT FLORENCE		1304 OLIVIA PKWY			HENDERSON	NV		89011
16108611110	HALL MAYRA		4008 EL SEGUNDO AVE			LAS VEGAS	NV		89121
16108611111	THUNSTROM STEPHEN W		2725 S NELLIS BLVD # 2036			LAS VEGAS	NV		89121-2098
16108611112	GUTIERREZ HECTOR	ALVARADO MARIA DE REFUGIO	2725 S NELLIS BLVD # 2035			LAS VEGAS	NV		89121-2098
16108611113	LEE ERIN		5433 OVERLOOK VALLEY ST			NORTH LAS VEGAS	NV		89081
16108611114	GONZALEZ CARLOS RUIZ		2725 S NELLIS BLVD # 1029			LAS VEGAS	NV		89121
16108611115	MENOR GUY M Y	HAUMEA ELEANOR M	6231 OLOHENA RD			KAPAA	HI		96746
16108611116	FRANCIA CATHERINE		2725 S NELLIS BLVD # 1031			LAS VEGAS	NV		89121
16108611117	GUTIERREZ DIANA		2725 S NELLIS BLVD # 2030			LAS VEGAS	NV		89121-2098
16108611118	GOLDFARB RONALD I & RANDALL S		6 LARCH CIR			HOLLAND	PA		18966
16108611119	MUSTERED JOHN L & FLOR F		2725 S NELLIS BLVD # 2032			LAS VEGAS	NV		89121
16108611120	OWENS CRISTAL N		2725 S NELLIS BLVD # 2031			LAS VEGAS	NV		89121
16108611121	SULLIVAN BENJAMIN EDWARD		2725 S NELLIS BLVD # 1026			LAS VEGAS	NV		89121-2091
16108611122	HAYES THOMAS RAY & DANA MARIE		2725 S NELLIS BLVD # 1025			LAS VEGAS	NV		89121
16108611123	SCOTT TONI		2725 S NELLIS BLVD # 1028			LAS VEGAS	NV		89121
16108611124	GARCIA MARIA YSABEL SANCHEZ REVOCABLE LIVING TRUST	GARCIA MARIA YSABEL SANCHEZ TRS	1579 FALLING LEAF LANE			LAS VEGAS	NV		89142
16108611125	WILEY JOAN		2725 S NELLIS BLVD # 2026			LAS VEGAS	NV		89121-7727
16108611126	FISTER KATHRYN C		2725 S NELLIS BLVD # 2025			LAS VEGAS	NV		89121-2097

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611127	LEWIS SPENCER & LORCESA		2725 S NELLIS BLVD UT 2028			LAS VEGAS	NV		89121
16108611128	VANPOOL REVOCABLE FAMILY LIVING TRUST	VANPOOL ANNABELLE LEE TRS	3553 ATLANTIC AVE STE A 666			LONG BEACH	CA		90807
16108611129	DELAROSA CRISTIAN ROJAS		2725 S NELLIS BLVD # 1022			LAS VEGAS	NV		89121
16108611130	GONZALEZ HERIBERTO ETAL	LOPEZ MARIA OLGA GONZALEZ	4134 ORANGE MIST WAY			LAS VEGAS	NV		89122
16108611131	BAEZ JOSEPH		2725 S NELLIS BLVD UNIT 1024			LAS VEGAS	NV		89121
16108611132	LOWE TYNISHA TRUST	LOWE DENISE CO-TRS	2725 S NELLIS BLVD # 1023			LAS VEGAS	NV		89121
16108611133	VENA EMILY & WILLIAM		2725 S NELLIS BLVD # 2022			LAS VEGAS	NV		89121
16108611134	SHPRINTZ JASON MICHAEL LIVING TRUST	SHPRINTZ JASON MICHAEL TRS	2725 S NELLIS BLVD # 2021			LAS VEGAS	NV		89121
16108611135	VAZQUEZ JESUS		2725 S NELLIS BLVD 2024			LAS VEGAS	NV		89121
16108611136	BARROS RACHEL CHRISTINE		2725 S NELLIS BLVD # 2023			LAS VEGAS	NV		89121-2097
16108611137	JOHNSON FAMILY TRUST	JOHNSON ELIJAH M TRS	2323 PROMETHEUS CT			HENDERSON	NV		89074
16108611138	MERCIER ALFRED		2725 S NELLIS BLVD # 1017			LAS VEGAS	NV		89121
16108611139	VOGEL MARILYN FAMILY TRUST	VOGEL MARILYN TRS	2725 S NELLIS BLVD # 1020			LAS VEGAS	NV		89121-2090
16108611140	URBAN JEROME R & MARIA E		2725 S NELLIS BLVD # 1019			LAS VEGAS	NV		89121-2090
16108611141	FARMER STEVEN S		2725 S NELLIS # 2018			LAS VEGAS	NV		89121-2097
16108611142	NORIEGA FELIPE V JR & JULIANNA	NORIEGA JOANNA	2725 S NELLIS BLVD # 2017			LAS VEGAS	NV		89121
16108611143	BONILLA JENNIFER		2725 S NELLIS BLVD # 2020			LAS VEGAS	NV		89121-2097
16108611144	DOLAN JOHN P		702 W THOMAS RD			WHEATON	IL		60187-3162
16108611145	GONZALEZ RODRIGO R JR & ERMALINDA S		3713 SHAVING SHADOWS AVE			NORTH LAS VEGAS	NV		89032
16108611146	GROTE DONALD J & BECKY J		4703 384TH ST			NORTH BRANCH	MN		55056
16108611147	KELLER MARK		2725 S NELLIS BLVD # 1016			LAS VEGAS	NV		89121
16108611148	ALEXANDER JOHNNY & HSIANG CHI		2725 S NELLIS BLVD # 1015			LAS VEGAS	NV		89121
16108611149	SALAZAR-DIAZ LIZBETT		2725 S NELLIS BLVD # 2014			LAS VEGAS	NV		89121
16108611150	TRENT ASSETS L L C		7310 SOUTHERN MAGNOLIA ST			LAS VEGAS	NV		89149
16108611151	MARKEE JEFFREY DAVID	BUSCH BARBARA J	2725 S NELLIS BLVD UNIT 2016			LAS VEGAS	NV		89121

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611152	STEWART SANDI J		14 CEDAR CLOSE			LACOMBE	AB	CANADA	T4L 1P5
16108611153	CARDENAS-MENDOZA VICTOR OMAR		2725 S NELLIS BLVD # 1010			LAS VEGAS	NV		89121
16108611154	BELLIVEAU JOHN		2725 S NELLIS BLVD # 1009			LAS VEGAS	NV		89121-2090
16108611155	PEREYRA CRYSTAL VERONIQUE		2725 S NELLIS BLVD # 1012			LAS VEGAS	NV		89121
16108611156	WEST GINA LEE		2725 S NELLIS BLVD # 1011			LAS VEGAS	NV		89121
16108611157	KEEN TERESA		2725 S NELLIS BLVD # 2010			LAS VEGAS	NV		89121-2097
16108611158	KIRBY TERESA D		11859 SWILLY CT			ORLAND PARK	IL		60467
16108611159	HENRY SUSANNA M SEPARATE PPTY TR	HENRY SUSANNA M TRS	2725 S NELLIS BLVD # 2012			LAS VEGAS	NV		89121-2097
16108611160	MARTINEZ TAYMI RODRIGUEZ		2725 S NELLIS BLVD # 2011			LAS VEGAS	NV		89121
16108611161	SOUZA JESSICA R TRUST	SOUZA JESSICA R TRS	17305 SE 91ST LEE AVE			THE VILLAGES	FL		32162
16108611162	DOUGLAS MITCHELL LIVING TRUST	DOUGLAS MITCHELL TRS	2725 S NELLIS BLVD # 1005			LAS VEGAS	NV		89121-2090
16108611163	BELLIVEAU JOHN		PO BOX 178			KAPAA	HI		96746
16108611164	WEDGE MARGARET A REVOCABLE TRUST	WEDGE MARGARET A TRS	PO BOX 152			CARPENTERSVILLE	IL		60110
16108611165	CORTEZ MIGUEL A SARMIENTO		2725 S NELLIS BLVD # 2006			LAS VEGAS	NV		89121-2097
16108611166	ROBERTS MERRISSA		2725 S NELLIS BLVD # 2005			LAS VEGAS	NV		89121
16108611167	RODRIGUEZ-GOMEZ ANTONIO		2725 S NELLIS BLVD # 2008			LAS VEGAS	NV		89121
16108611168	FERRER RENE & RENE JR		2725 S NELLIS BLVD # 2007			LAS VEGAS	NV		89121
16108611169	JOHNSON YRASHEMA		2725 S NELLIS BLVD # 1004			LAS VEGAS	NV		89121-2090
16108611170	FORESTAL ELDOUTE		2725 S NELLIS BLVD # 1003			LAS VEGAS	NV		89121
16108611171	KYLE JAMES MELVIN LIVING TRUST	KYLE JAMES MELVIN TRS	2725 S NELLIS BLVD # 1002			LAS VEGAS	NV		89121
16108611172	MORALES EDGAR E	MAYORGA ROSA E	2725 S NELLIS BLVD UNIT 1001			LAS VEGAS	NV		89121
16108611173	MILLS NORMA TRUST	MILLS NORMA TRS	2725 S NELLIS BLVD # 2004			LAS VEGAS	NV		89121-2097
16108611174	NIETO MARTHA E DIAZ		2725 S NELLIS BLVD # 2003			LAS VEGAS	NV		89121
16108611175	CRUZ EDGARDO C	DECRUZ FRANCISCA SANDOVAL	2725 S NELLIS BLVD # 2002			LAS VEGAS	NV		89121-2097
16108611176	MARINO THOMAS J		2725 S NELLIS BLVD # 2001			LAS VEGAS	NV		89121
16108611177	ESPINOZA ARMANDO		2725 S NELLIS BLVD # 1202			LAS VEGAS	NV		89121

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611178	ESCUDERO ARIES VICENCIO		1405 S NELLIS BLVD # 1021			LAS VEGAS	NV		89104
16108611179	RENTERIA ANNA MARIE		2725 S NELLIS BLVD # 1204			LAS VEGAS	NV		89121-2096
16108611180	GARCIA MARIA SOLEDAD PANTOJA		2725 S NELLIS BLVD # 1203			LAS VEGAS	NV		89121
16108611181	BELLOTTO TANYA L		2725 S NELLIS BLVD # 2202			LAS VEGAS	NV		89121-7503
16108611182	RUBALCABA MARIA E LOPEZ		2725 S NELLIS BLVD # 2201			LAS VEGAS	NV		89121-7503
16108611183	WAGNER JOHN		626 CRESTWAY DR			SAN ANTONIO	TX		78239-2152
16108611184	ROMERO-GONZALEZ MANUEL ETAL	FREGOSO-GONZALEZ MARIBEL & YASAIRA	2725 S NELLIS BLVD 2203			LAS VEGAS	NV		89121
16108611185	JOHNSON MARIBEL & JAMES		2725 S NELLIS BLVD 1198			LAS VEGAS	NV		89121
16108611186	MCKAY JENNY L		2725 S NELLIS BLVD UNIT # 1197			LAS VEGAS	NV		89121
16108611187	VONG JODIE		9405 STONE SPRINGS DR			ELK GROVE	CA		95624
16108611188	TOMKO PATRICIA & MICHAEL		2725 S NELLIS BLVD # 1199			LAS VEGAS	NV		89121
16108611189	CANTRELL DANIEL & LINDA		2725 S NELLIS BLVD # 2198			LAS VEGAS	NV		89121-7503
16108611190	GEHRMAN ANN LIVING TRUST	GEHRMAN ANN TRS	9216 BLACK SLATE ST			LAS VEGAS	NV		89123
16108611191	BURDETTE JOHN L		2725 S NELLIS BLVD UT 2200			LAS VEGAS	NV		89121
16108611192	SCHNOCK-SOILEAU CLAIRA A		2725 S NELLIS BLVD # 2199			LAS VEGAS	NV		89121
16108611193	JAVINAR ANGEL JR & MARILYN N		2725 S NELLIS BLVD # 1196			LAS VEGAS	NV		89121
16108611194	HERIGSTAD BRETT & BRIAN		2725 S NELLIS BLVD # 1195			LAS VEGAS	NV		89121-2096
16108611195	PACELLI JANICE LYNNE PARLIN		2725 S NELLIS BLVD # 1194			LAS VEGAS	NV		89121-2096
16108611196	MAGANA-RANGEL MARIA DOLORES		2725 S NELLIS BLVD # 1193			LAS VEGAS	NV		89121
16108611197	MARTIATU DANNA & DANIEL	MARTIATU DAYSI B	2725 S NELLIS BLVD # 2196			LAS VEGAS	NV		89121
16108611198	VONG BRITTANEY E		2725 S NELLIS BLVD UNIT 2195			LAS VEGAS	NV		89121
16108611199	OSTRANSKY MARVIN J		14002 S 108TH ST			SPRINGFIELD	NE		68059
16108611200	TRUJILLO DEIVIS BETANCOURT		2725 S NELLIS BLVD # 2193			LAS VEGAS	NV		89121
16108611201	DIAZ MAYBEL		2725 S NELLIS BLVD # 1184			LAS VEGAS	NV		89121-2096
16108611202	MATTIN JOSHUA ALAN & MONALISA TUTOR		2725 S NELLIS BLVD # 1183			LAS VEGAS	NV		89121
16108611203	MAROPULOS WILLIAM P &		4930 LEEDS ST			SIMI VALLEY	CA		93063-3054

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	PATRICIA A								
16108611204	ARMANNO TOMMASO LIVING TRUST	ARMANNO TOMMASO TRS	2725 S NELLIS BLVD # 1181			LAS VEGAS	NV		89121-2096
16108611205	NEWMAN JOEL B & JOAN E		2725 S NELLIS BLVD # 2184			LAS VEGAS	NV		89121-7503
16108611206	SULLIVAN BERRIE & CELESTINE		2725 S NELLIS BLVD UNIT 2183			LAS VEGAS	NV		89121
16108611207	RODRIGUEZ DANAY VARELA	JIMENEZ-VARELA ARIEL	2725 S NELLIS BLVD # 2182			LAS VEGAS	NV		89121
16108611208	YURGA PAUL S & HICKEY VICTORIA A LIVING TRUST		10245 E THISTLE AVE			MESA	AZ		85212
16108611209	SORIA ALBERTO		2725 S NELLIS BLVD # 1180			LAS VEGAS	NV		89121
16108611210	MATURAN NATIVIDAD ARRIETA		2725 S NELLIS BLVD UNIT 1179			LAS VEGAS	NV		89121
16108611211	MARTORANA ANDREW	SCHENK-MARTORANA AUBREY	4954 JUPITER HILLS DR			IDAHO FALLS	ID		83401
16108611212	MEDLIN DEBRA ELAINE		2725 S NELLIS BLVD # 1177			LAS VEGAS	NV		89121
16108611213	LEON KEVIN JAIR		2725 S NELLIS BLVD # 2180			LAS VEGAS	NV		89121
16108611214	SANCHEZ MA DEL REFUGIO ALBA		2725 S NELLIS BLVD # 2179			LAS VEGAS	NV		89121
16108611215	CHAN ANTONY TIN LING		2725 S NELLIS BLVD # 2178			LAS VEGAS	NV		89121
16108611216	OHREN FAMILY TRUST	OHREN MICHAEL MARK & JOAN E TRS	PO BOX 1153			HELENDALE	CA		92342
16108611217	POTTS MARGARET N & GEOFFREY A		2725 S NELLIS BLVD # 1176			LAS VEGAS	NV		89121-7726
16108611218	KUMAR FAMILY REVOCABLE LIVING TR	KUMAR NARESH TRS	PO BOX 270361			LAS VEGAS	NV		89127-4361
16108611219	BAKER RICHARD F REVOCABLE TRUST	BRYANT ELIZABETH TRS	2573 EAGLE ST			LAS VEGAS	NV		89142-2544
16108611220	POPE ROBERT H	YAGER-POPE CHRISTINE	2725 S NELLIS BLVD # 1173			LAS VEGAS	NV		89121-2095
16108611221	SMITH RICHARD A & DONNA M		2725 S NELLIS BLVD # 2176			LAS VEGAS	NV		89121-7502
16108611222	SOOKRAJ INDERA REVOCABLE LIV TR	SOOKRAJ INDERA TRS	2725 S NELLIS BLVD # 2175			LAS VEGAS	NV		89121
16108611223	DOTSON ROSELA R		2725 S NELLIS BLVD # 2174			LAS VEGAS	NV		89121
16108611224	HIET JANICE A	HUMES JOHN W	2725 S NELLIS BLVD # 2173			LAS VEGAS	NV		89121-7502
16108611225	M & G HERNANDEZ REVOCABLE LIVING TRUST	HERNANDEZ MOISES & GLORIA E CO-TRS	3847 VENTURA WAY			LAS VEGAS	NV		89121-6154
16108611226	HENLEY CAROL ANN		2725 S NELLIS BLVD # 1163			LAS VEGAS	NV		89121
16108611227	BAILIE DAVID E		2725 S NELLIS BLVD # 1162			LAS VEGAS	NV		89121

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611228	ROJAS LILIA		2725 S NELLIS BLVD UNIT 1161			LAS VEGAS	NV		89121
16108611229	CARPENTER SCOTT J & CYNTHIA S	CARPENTER MARK K & LINDA J	1306 CHASE AVE			CREIGHTON	NE		68729
16108611230	POSEY GLENN		6895 E LAKE MEAD BLVD # 167			LAS VEGAS	NV		89156
16108611231	BURTNICK ARLENE R		2725 S NELLIS BLVD # 2162			LAS VEGAS	NV		89121-7502
16108611232	MIRANDA MANUEL & AMANDA		2725 S NELLIS BLVD # 2161			LAS VEGAS	NV		89121
16108611233	NEDEAU FREDERICK D & ELIZABETH A		2725 S NELLIS BLVD # 1160			LAS VEGAS	NV		89121-2095
16108611234	KUETEMAN JODI M		2725 S NELLIS BLVD # 1159			LAS VEGAS	NV		89121
16108611235	SATICOY BAY LLC SERIES 2725		PO BOX 36208			LAS VEGAS	NV		89133
16108611236	ADANALIAN LENA GRACE		18 HAVENWOOD			IRVINE	CA		92614
16108611237	FISHER RYAN S		2725 S NELLIS BLVD # 2160			LAS VEGAS	NV		89121-7502
16108611238	PERALES CARLOS ALEJANDRO		2725 S NELLIS BLVD # 2159			LAS VEGAS	NV		89121
16108611239	DIAZ CARMEN C		2725 S NELLIS BLVD # 2158			LAS VEGAS	NV		89121
16108611240	AGUILAR JOSE M GARCIA		5189 VARSITY AVE			LAS VEGAS	NV		89146-7051
16108611241	K & P LACY FAMILY TRUST		5145 ARVILLE ST STE C			LAS VEGAS	NV		89118
16108611242	GARCIA ARLEY PADRON		2725 S NELLIS BLVD 1155			LAS VEGAS	NV		89121-2099
16108611243	LOPEZ ANTONIO S		2725 S NELLIS # 1154			LAS VEGAS	NV		89121-2095
16108611244	GLOVER JAMES C & BONNIE L		910 ELMHUST DR			PAPILLION	NE		68046
16108611245	MICKELSEN LONEY B		2725 S NELLIS BLVD # 2156			LAS VEGAS	NV		89121-7730
16108611246	YEE FAMILY TRUST	YEE DAVID T & DORINA FAZ TRS	2534 TALISKER AVE			HENDERSON	NV		89044
16108611247	GRAY PAMELA C		2725 S NELLIS BLVD # 2154			LAS VEGAS	NV		89121-7730
16108611248	BRADY PAUL & MANDY		515 S JACKSON ST			PAPILLION	NE		68046
16108611249	ALCANTARA RICARDO	SHENSHEW MARY LOU	2725 S NELLIS BLVD # 1152			LAS VEGAS	NV		89121
16108611250	WILLIAMS SARAH ANN		2725 S NELLIS BLVD # 1151			LAS VEGAS	NV		89121
16108611251	BURRELL ANDREW JR		2725 S NELLIS BLVD UNIT 1150			LAS VEGAS	NV		89121
16108611252	M & G HERNANDEZ REVOCABLE LIVING TRUST	HERNANDEZ MOISES & GLORIA E CO-TRS	3847 VENTURA WAY			LAS VEGAS	NV		89121
16108611253	MIRANDA AMANDA M		2725 S NELLIS BLVD # 2152			LAS VEGAS	NV		89121

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611254	BALLESTEROS GABRIELA 2023 LIVING TRUST	BALLESTEROS GABRIELA TRS	968 W 11TH ST			POMONA	CA		91766
16108611255	WEST TERESA L		2725 S NELLIS BLVD # 2150			LAS VEGAS	NV		89121-7730
16108611256	NANA BABETTE ALEXANDRALE SEUMAN		2725 S NELLIS BLVD # 2149			LAS VEGAS	NV		89121
16108611257	NATIVIDAD AZUCENA P & ROMEO F		2725 S NELLIS BLVD # 1140			LAS VEGAS	NV		89121
16108611258	SPERANZA GEORGE & SUSAN		2725 S NELLIS BLVD # 1139			LAS VEGAS	NV		89124
16108611259	LEE KELSEY LYNNE		2725 S NELLIS BLVD # 1138			LAS VEGAS	NV		89121
16108611260	KOSKI JANICE		2725 S NELLIS BLVD UNIT 1137			LAS VEGAS	NV		89121
16108611261	VENTURA ALEJANDRO		2725 S NELLIS BLVD # 2140			LAS VEGAS	NV		89121
16108611262	CONTRERAS ROBERTO & ANA		2725 S NELLIS BLVD # 2139			LAS VEGAS	NV		89121
16108611263	HILL KILBY LYN	HILL PETER R & CHERYL L	2725 S NELLIS BLVD # 2138			LAS VEGAS	NV		89121-7501
16108611264	NELSON MICHAEL E & MICHAEL II		861 E 2620 N			PROVO	UT		84604
16108611265	HAMAN STANLEY S		2725 S NELLIS BLVD # 1136			LAS VEGAS	NV		89121-2094
16108611266	KOSKI DAVE & BARBARA		2725 S NELLIS BLVD # 1135			LAS VEGAS	NV		89121
16108611267	HARRIS LEROY		2725 S NELLIS BLVD # 1134			LAS VEGAS	NV		89121-2094
16108611268	OPHEIM KIM & VIRGINIA MARIE		232130 R R 284			ROCKY VIEW	AB	CANADA	T1X 0K7
16108611269	EGAN ELENA		2725 S NELLIS BLVD # 2136			LAS VEGAS	NV		89121
16108611270	LINDO DAVID		2725 S NELLIS BLVD # 2135			LAS VEGAS	NV		89121
16108611271	SAPPHIRE TRUST	VILLA VIANCA TRS	3670 STARBRIGHT LN			LAS VEGAS	NV		89147
16108611272	BAEZ JULIE V		2725 S NELLIS BLVD UNIT 2133			LAS VEGAS	NV		89121
16108611273	MORALES DIANNE F & JOHN A		2725 S NELLIS BLVD # 1124			LAS VEGAS	NV		89121-2094
16108611274	NGUYEN THOI THI REVOCABLE LIVING TRUST	NGUYEN THOI THI TRS	2725 S NELLIS BLVD # 1123			LAS VEGAS	NV		89121-2094
16108611275	SMART JAMES R		2725 S NELLIS BLVD # 1122			LAS VEGAS	NV		89121-2094
16108611276	QUIJANO MICKYL ANTHONY RODRIGUEZ	AVILA JOANNA MARLEN MORA	2725 S NELLIS BLVD # 1121			LAS VEGAS	NV		89121
16108611277	PETTY BRENDA		2725 S NELLIS BLVD # 2124			LAS VEGAS	NV		89121-7501
16108611278	STCLAIR VICTORIA M		2725 S NELLIS BLVD # 2123			LAS VEGAS	NV		89121-7501

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611279	SHIRKEY ANDREW W		2725 S NELLIS BLVD # 2122			LAS VEGAS	NV		89121-7500
16108611280	VALENZUELA FAMILY TRUST ETAL	CASTRO RAUL VALENZUELA TRS	2725 S NELLIS BLVD # 2121			LAS VEGAS	NV		89121-7500
16108611281	MILLER EUNICE DARLENE TURNER		37114 CALLE REAL			PALMDALE	CA		93550
16108611282	MALIWAT ANTHONY & EILEEN		2725 S NELLIS BLVD 1125			LAS VEGAS	NV		89121
16108611283	CARREON LORENA AMBATALI & FRANCES		2725 S NELLIS BLVD UNIT 1128			LAS VEGAS	NV		89121
16108611284	CANNON MARK ALAN		2725 S NELLIS BLVD # 1127			LAS VEGAS	NV		89121
16108611285	BARRERA JESUS		6857 WISPY SKY CT			LAS VEGAS	NV		89142
16108611286	PERRY CHUN		2725 S NELLIS BLVD # 2125			LAS VEGAS	NV		89121
16108611287	GILBERT RALPH		33222 GERALD ST			WAYNE	MI		48184
16108611288	CRUZE TANYA R	CRUZ TANYA R	2725 S NELLIS BLVD # 1127			LAS VEGAS	NV		89120
16108611289	TOMKO MICHAEL	ALVAREZ-GARCIA NADIA	2725 S NELLIS BLVD # 1130			LAS VEGAS	NV		89121
16108611290	REBER CYNTHIA		2725 S NELLIS BLVD # 1129			LAS VEGAS	NV		89121-2094
16108611291	CORAL KEY L L C		3225 MCLEOD DR			LAS VEGAS	NV		89121
16108611292	TEETER KAY F		2725 S NELLIS BLVD # 1131			LAS VEGAS	NV		89121-2094
16108611293	VAZQUEZ-LOPEZ HECTOR	PACHECO-ROJAS EVA	10556 EL CERRITO CHICO ST			LAS VEGAS	NV		89179-1827
16108611294	HALE CASSANDRA L		2725 S NELLIS BLVD # 2129			LAS VEGAS	NV		89121
16108611295	JAIRAJ SEEROJINI REVOCABLE TRUST	JAIRAJ SEEROJINI TRS	2725 S NELLIS BLVD UNIT 2132			LAS VEGAS	NV		89121
16108611296	MILLER LANAYA		540 ELM DR UNIT 105			LAS VEGAS	NV		89169
16108611297	WAGNER JOHN OTTO & ENCARNACION M		626 CRESTWAY DR			SAN ANTONIO	TX		78239-2152
16108611298	GRUBE ARTHUR D & DONNA R		911 WICKLOW RD			PAPILLION	NE		68046-7050
16108611299	GRAHAM FAMILY TRUST		2725 S NELLIS BLVD # 2142			LAS VEGAS	NV		89121-7501
16108611300	LEE BRYAN J		PO BOX 660283			ARCADIA	CA		91066
16108611301	THOMAS LARONDAE		2725 S NELLIS BLVD # 2144			LAS VEGAS	NV		89121
16108611302	KINNEY AMELIA	KINNEY ROGER & MICHELLE	2725 S NELLIS BLVD # 2143			LAS VEGAS	NV		89121
16108611303	GRAHAM FAMILY TRUST		2725 S NELLIS BLVD # 2142			LAS VEGAS	NV		89121-7501
16108611304	MAGLIARDITI NICHOLAS J	FROSTAD JOANNE	2725 S NELLIS BLVD # 2141			LAS VEGAS	NV		89121-7501

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611305	MONTAGUE CALVIN		2725 S NELLIS BLVD # 1146			LAS VEGAS	NV		89121
16108611306	CATES HEDY T		1050 W COOLIDGE ST			BITELY	MI		49309
16108611307	D R M P B A TRUST	MARSHALL CALVIN ALI TRS	2725 S NELLIS BLVD # 1148			LAS VEGAS	NV		89121
16108611308	THOMPSON RONNIE		2725 S NELLIS BLVD # 1147			LAS VEGAS	NV		89121
16108611309	DURANT JERRY JR		2725 S NELLIS BLVD UNIT 2146			LAS VEGAS	NV		89121
16108611310	PRANDECKI IGA E		2725 S NELLIS BLVD # 2145			LAS VEGAS	NV		89121-7501
16108611311	MAHESHWARI FAMILY TRUST	MAHESHWARI ANOOP KUMAR & MEENU TRS	1157 W GRAND BLVD			CORONA	CA		92882
16108611312	EDMUNDS DARIUS D		1433 LIME POINT ST			LAS VEGAS	NV		89110
16108611313	ASTORGA-RAMIREZ MARIA CONSUELO		2725 S NELLIS BLVD # 1166			LAS VEGAS	NV		89121
16108611314	POWELL ROBERT JR & ZILA		2725 S NELLIS BLVD # 1165			LAS VEGAS	NV		89121-2095
16108611315	GLASSMAN JOHN D & JENICE V		PO BOX 8521			TACOMA	WA		98419-0521
16108611316	SERNA GERARDO		2725 S NELLIS BLVD # 1167			LAS VEGAS	NV		89121
16108611317	QUINTERO CARLOS HUMBERTO		2725 S NELLIS BLVD # 2166			LAS VEGAS	NV		89121-7502
16108611318	REED DANIELLE S		2725 S NELLIS BLVD # 2165			LAS VEGAS	NV		89121
16108611319	VALENTINE IYESHIA C		2725 S NELLIS BLVD # 2168			LAS VEGAS	NV		89121
16108611320	POWELL PATRICK & NAOMI		4022 FOXGROVE DR			LAS VEGAS	NV		89147
16108611321	JOHNSON ROBERT L		2725 S NELLIS BLVD # 1170			LAS VEGAS	NV		89121-2095
16108611322	CHAFF ESTRELLITA LIVING TRUST	CHAFF ESTRELLITA L TRS	2725 S NELLIS BLVD # 1169			LAS VEGAS	NV		89121
16108611323	KNOX MONA L		2725 S NELLIS BLVD UNIT 1172			LAS VEGAS	NV		89121
16108611324	RIER MICHAEL		2725 S NELLIS BLVD # 1171			LAS VEGAS	NV		89121-2095
16108611325	COMPLOT ANDRE ABEL		2725 S NELLIS BLVD # 2170			LAS VEGAS	NV		89121-7502
16108611326	CADENA ISIDRO ARMANDO MEJIA	HERNANDEZ FATIMA MEJIA	2725 S NELLIS BLVD # 2169			LAS VEGAS	NV		89121
16108611327	DEELY KEVIN & NANCY	DEELY DAVID	2725 S NELLIS BLVD # 2172			LAS VEGAS	NV		89121
16108611328	QUIMSON RIZA C		2725 S NELLIS BLVD # 2171			LAS VEGAS	NV		89121-7502
16108611329	ROBBINS TOBY		2725 S NELLIS BLVD UNIT 1186			LAS VEGAS	NV		89121-2096
16108611330	GONZALEZ-KEELING MAGALY		2725 S NELLIS BLVD # 1185			LAS VEGAS	NV		89121

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611331	VELAZQUEZ JOEL TRUST	VELAZQUEZ JOEL MERAZ TRS	2725 S NELLIS BLVD UNIT 1188			LAS VEGAS	NV		89122
16108611332	HAYASE JAY S		2725 S NELLIS BLVD # 1187			LAS VEGAS	NV		89121-2096
16108611333	BILDERBACK KIMBERLY KAY	TSCHETTER DANIEL GILBERT	2725 S NELLIS BLVD # 2186			LAS VEGAS	NV		89121
16108611334	LONG SHADOW HOLDINGS L L C		2950 TIFFANY CIR			LOS ANGELES	CA		90077
16108611335	ROTH ROBERT		2725 S NELLIS BLVD # 2188			LAS VEGAS	NV		89121
16108611336	KEBLER JANICE		2725 S NELLIS BLVD # 2187			LAS VEGAS	NV		89121
16108611337	SMITH CRAIG A & JAYME L		2725 S NELLIS BLVD # 1190			LAS VEGAS	NV		89121-2096
16108611338	LISAC FAMILY TRUST ETAL	LISAC JOHN D TRS	2725 S NELLIS BLVD # 1189			LAS VEGAS	NV		89121
16108611339	PASQUINELLI JAMES TRUST	PASQUINELLI JAMES ALFRED TRS	2725 S NELLIS BLVD UNIT 1192			LAS VEGAS	NV		89121
16108611340	MITCHELL ANISSA		2725 S NELLIS BLVD 1191			LAS VEGAS	NV		89121
16108611341	YAMKA SAULINE REVOCABLE LIVING TRUST ETAL	KEISER DINA TRS	2725 S NELLIS BLVD UNIT 2190			LAS VEGAS	NV		89121
16108611342	PELLONI DEBORAH J & JACALYN J		2725 S NELLIS # 2189			LAS VEGAS	NV		89121-7503
16108611343	CHEN ZHIQIANG		2725 S NELLIS BLVD # 43-2192			LAS VEGAS	NV		89121
16108611344	CAMPISI GARY T	ANIES-CAMPISI CATHERINE	PSC 517 BOX 5628R			FPO	AP		96517
16108611345	ANDRES ANGELA LUCINICIO		2725 S NELLIS BLVD UNIT 1046			LAS VEGAS	NV		89121
16108611346	DEATON DEBRA ANN		2725 S NELLIS BLVD # 1045			LAS VEGAS	NV		89121
16108611347	GAIGNARD ARTHUR		2725 S NELLIS BLVD # 1048			LAS VEGAS	NV		89121
16108611348	WIERCYSKI JANE E		2725 S NELLIS BLVD # 1047			LAS VEGAS	NV		89121-7723
16108611349	CHON YONG SUK	WONG TA SUN	2725 SOUTH NELLIS BLVD # 2046			LAS VEGAS	NV		89121
16108611350	WILCOX NATHANIEL		2725 S NELLIS BLVD # 2045			LAS VEGAS	NV		89121
16108611351	A E CONCEPTS L L C		2510 W HORIZON RIDGE PKWY # 100			HENDERSON	NV		89052
16108611352	HASLEY MARTIN		2725 S NELLIS BLVD # 2047			LAS VEGAS	NV		89121
16108611353	MARTINEZ FAMILIA TRUST ETAL	MARTINEZ-RODRIGUEZ LORENA TRS	2725 S NELLIS BLVD UNIT 1052			LAS VEGAS	NV		89121
16108611354	PASTWA PAUL		2725 S NELLIS BLVD # 1051			LAS VEGAS	NV		89121-2092
16108611355	WARD ERIK GRANT		2725 S NELLIS BLVD # 1050			LAS VEGAS	NV		89121-2092

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611356	2002 NAKAMURA FAMILY REVOCABLE LIVING TRUST	NAKAMURA HERBERT M & ANITA K-O-K AKANA TRS	41-620 BELL ST			WAIMANALO	HI		96795
16108611357	PINKHAM ALEX ANN		2725 S NELLIS BLVD # 2052			LAS VEGAS	NV		89121-2098
16108611358	BAI DUOJIAO		2725 S NELLIS BLVD # 2051			LAS VEGAS	NV		89121
16108611359	YOUNG MICHAEL		3839 VENTURA WAY			LAS VEGAS	NV		89121
16108611360	BOREN RHONDA L		2725 S NELLIS BLVD # 2049			LAS VEGAS	NV		89121-2098
16108611361	LIPPE FRANCES L TESTAMENTARY TRUST ETAL	GILLIS CYNTHIA LYNETTE TRS	3680 UNDERBUSH AVE			PAHRUMP	NV		89048
16108611362	FERRARO THOMAS D & JOSEPHINE L		2725 S NELLIS BLVD # 1065			LAS VEGAS	NV		89121
16108611363	CARNERO MINERVA		2725 S NELLIS BLVD UNIT 1068			LAS VEGAS	NV		89121
16108611364	ROMERO JEFFREY V		2725 S NELLIS BLVD # 1067			LAS VEGAS	NV		89121-2092
16108611365	CHAVIANO-AGUIAR GUILLERMO	FERNANDEZ-RODRIGUEZ EMMA	2725 S NELLIS BLVD # 2066			LAS VEGAS	NV		89121
16108611366	LAUDON JOHN		2725 S NELLIS BLVD # 2065			LAS VEGAS	NV		89121-2099
16108611367	KIMES KAREN		4538 REGALO BELLO ST			LAS VEGAS	NV		89135
16108611368	CANTAVE ALEXANDRE & SHEVONIE		2725 S NELLIS BLVD # 2067			LAS VEGAS	NV		89121
16108611369	EARLY ELIZABETH		2725 S NELLIS BLVD # 1072			LAS VEGAS	NV		89121
16108611370	MATTEUCCI JOAN D		2725 S NELLIS BLVD UNIT 1177			LAS VEGAS	NV		89121
16108611371	GARCIA LETICIA		2725 S NELLIS BLVD # 1070			LAS VEGAS	NV		89121
16108611372	HERNANDEZ DIANNA		4537 TOADSTOOL LN			LAS VEGAS	NV		89110
16108611373	LEWIS GLENDA		215 SILVERCREEK C1 NW			CALGARY	AB	CANADA	T3B 4G4
16108611374	SHRYACK RODNEY O & CONNIE M		2725 S NELLIS BLVD # 2071			LAS VEGAS	NV		89121-2099
16108611375	GRABEL SHARON E		2725 S NELLIS BLVD # 2070			LAS VEGAS	NV		89121-2099
16108611376	FOLEY HAROLD C & SUSAN F		1150 S COLONY WAY # 3-246			PALMER	AK		99645
16108611377	QUIMSON LILIAN A		2725 S NELLIS BLVD # 1092			LAS VEGAS	NV		89121
16108611378	SUMMERS JEFFREY		8395 LOST LAKE CT			LAS VEGAS	NV		89147-6140
16108611379	WINNIK FILIP M & KRYSTYNA		2725 S NELLIS BLVD UNIT 1090			LAS VEGAS	NV		89121
16108611380	PRANDECKI IGA		9811 W CHARLESTON BLVD # 2			LAS VEGAS	NV		89117

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611381	CATAPANO ANTHONY J JR		2725 S NELLIS BLVD # 2092			LAS VEGAS	NV		89121-7500
16108611382	ALVAREZ JOSE		1323 BURNHAM AVE			LAS VEGAS	NV		89104
16108611383	CAMP WILLIAM R		2725 S NELLIS BLVD UNIT 2090			LAS VEGAS	NV		89121
16108611384	PANASIUK ROMANA		2725 S NELLIS BLVD # 2089			LAS VEGAS	NV		89121
16108611385	MAIONE JOANNE CONSTANCE REVOCABLE LIVING TRUST	MAIONE JOANNE CONSTANCE TRS	2725 S NELLIS BLVD # 1096			LAS VEGAS	NV		89121
16108611386	ZAVARELLA FAMILY REVOCABLE LIVING TRUST ETAL	ZAVARELLA NICHOLAS & SHIRLEY TRS	2725 S NELLIS # 1096			LAS VEGAS	NV		89121
16108611387	HAFNER CHARLES V		29162 WAGNER ST			WARREN	MI		48093-8627
16108611388	ZAVARELLA FAMILY REVOCABLE LIVING TRUST	ZAVARELLA NICHOLAS & SHIRLEY TRS	2836 SAN MARTIN CT			LAS VEGAS	NV		89121
16108611389	MAIONE JOANNE CONSTANCE REVOCABLE LIVING TRUST	MAIONE JOANNE CONSTANCE TRS	2725 S NELLIS BLVD # 1096			LAS VEGAS	NV		89121
16108611390	SYSIOC VIRGINIA		2725 S NELLIS BLVD # 2095			LAS VEGAS	NV		89121
16108611391	BROWN CATHERINE		2725 S NELLIS BLVD UNIT 2094			LAS VEGAS	NV		89121-7500
16108611392	PALESTINA JOSE J		1681 PENTECOST WAY # 1			SAN DIEGO	CA		92105-7714
16108611393	MARIN MARTA ARELY		6857 WISPY SKY CT			LAS VEGAS	NV		89142
16108611394	VALDES RODRIGUEZ JOSE	HERNANDEZ ANA ODELKYS GOMEZ	2725 S NELLIS BLVD # 1109			LAS VEGAS	NV		89121
16108611395	HARTMANN DMARIE G		2725 S NELLIS BLVD # 1112			LAS VEGAS	NV		89121
16108611396	JAUREGUI SAUL		4820 MONTEBELLO AVE			LAS VEGAS	NV		89110
16108611397	MASON DORLISA I		2725 S NELLIS BLVD # 2110			LAS VEGAS	NV		89121
16108611398	FOULK SCOTT B		2725 S NELLIS BLVD UNIT 2109			LAS VEGAS	NV		89121
16108611399	MCKELLIER DENISE		2725 S NELLIS BLVD # 2112			LAS VEGAS	NV		89121
16108611400	GONZALEZ MARCO ANTONIO		2725 S NELLIS BLVD # 2111			LAS VEGAS	NV		89121-7500
16108611401	FARNSWORTH KEVIN D		2725 S NELLIS BLVD # 1116			LAS VEGAS	NV		89121-2093
16108611402	TRAUFLER SUSAN DELORES		2725 S NELLIS BLVD # 1115			LAS VEGAS	NV		89121
16108611403	ALFECHE NELSON	ABRAGAN RENA	3403 GREENWOOD SPRINGS DR			LAS VEGAS	NV		89122
16108611404	RODRIGUEZ SUSANA & HUGO HECTOR		18034 VENTURA BLVD # 476			ENCINO	CA		91316

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611405	HOLMES RODERICK W		2725 S NELLIS BLVD # 2116			LAS VEGAS	NV		89121
16108611406	DANIGGELIS MONICA & ELIZABETH P		2725 S NELLIS BLVD # 2115			LAS VEGAS	NV		89121
16108611407	SNODGRASS BRANDON LEE & JENNIFER MARIE		4830 CAROUSEL CIR			ANCHORAGE	AK		99502
16108611408	HOMESTEAD INDUSTRIES L L C		2725 S NELLIS BLVD UNIT 2113			LAS VEGAS	NV		89121
16108710018	RUIZ BLANCA DEL ROCIO		4686 HAPPY VALLEY AVE			LAS VEGAS	NV		89121-7110
16108710019	BEAZER HOMES HOLDINGS L L C		2490 PASEO VERDE PKWY STE 120			HENDERSON	NV		89074
16108710020	APOSTOLIC ASSEMBLY FAITH CHRIST JESUS		10807 LAUREL ST			RANCHO CUCAMONGA	CA		91730
16108710022	MORALES JOSE R		2000 LAS VEGAS BLVD # C2			LAS VEGAS	NV		89104
16108710023	BEAZER HOMES HOLDINGS L L C		2490 PASEO VERDE PKWY STE 120			HENDERSON	NV		89074
16108710024	BEAZER HOMES HOLDINGS L L C		2490 PASEO VERDE PKWY STE 120			HENDERSON	NV		89074
16108710032	BLUE WAVE PROPERIES INC		3085 S NELLIS BLVD			LAS VEGAS	NV		89121-2020
16108710033	BRISTOL SUNRISE L L C		PO BOX 800729			DALLAS	TX		75380
16108710034	AMIGO REALTY CORP		4186 TATTERSALL PL			LAS VEGAS	NV		89115
16108710035	TABORLAND L L C		2444 WILSHIRE BLVD STE 601			SANTA MONICA	CA		90403
16108710036	A S I VEGAS VALLEY L P		2550 UNIVERSITY AVE STE 330N			SAINT PAUL	MN		55114
16108711217	4855 VEGAS VALLEY OWNER L L C		2002 N TAMPA ST STE 110			TAMPA	FL		33602
16108712001	VALDES ADA	BAUTISTA-PEREZ YONNEY	4798 BEACH SHELL CT			LAS VEGAS	NV		89121
16108712002	CESPEDES-TRIANA GLADYS		4790 BEACH SHELL CT			LAS VEGAS	NV		89121-7160
16108712003	HERNANDEZ LESLIE DENNIS MARTINEZ	HURTADO ROSMELYS CHACON	4782 BEACH SHELL CT			LAS VEGAS	NV		89121
16108712004	DEBLU TRUST	LUJAN DEBORAH TRS	4774 BEACH SHELL CT			LAS VEGAS	NV		89121
16108712005	IGNACIO LESLIE-ANNE V		4766 BEACH SHELL CT			LAS VEGAS	NV		89121
16108712006	KAPUNO ROLANDO & CYNTHIA		4758 BEACH SHELL CT			LAS VEGAS	NV		89121-7159
16108712007	SEVEN POINTS BORROWER L L C		PO BOX 4090			SCOTTSDALE	AZ		85261
16108712008	DHILLON HARJIT S		4742 BEACH SHELL CT			LAS VEGAS	NV		89121-7159
16108712015	VALDOVINOS BRENDA L		4715 BEACH SHELL CT			LAS VEGAS	NV		89121-7159

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108712016	SANDHU GURJINDER KAUR REVOCABLE FAMILY TRUST		2933 CRYSTAL BAY DR			LAS VEGAS	NV		89117-2256
16108712017	MABALOT JASON D		1090 ALA NAPUNANI ST # 407			HONOLULU	HI		96818-1792
16108712018	PYRENEES INVESTMENT II L L C		209 S STEPHANIE ST # B251			HENDERSON	NV		89012
16108712019	ESPIRITU JESSIE		4796 WOODLAND AVE			LAS VEGAS	NV		89121
16108712020	VARGAS PAOLA	DELGADILLO-ALVAREZ ANTONIIO	4786 WOODLAND AVE			LAS VEGAS	NV		89121
16108712021	JEFFRIES JORMA T		4776 WOODLAND AVE			LAS VEGAS	NV		89121-7134
16108712022	ORELLANO-CIENFUEGOS IRIS ADALGIZA		4760 WOODLAND AVE			LAS VEGAS	NV		89121
16108712023	RODARTE JONATHAN & LAURA O ACOSTA		4748 WOODLAND AVE			LAS VEGAS	NV		89121
16108712024	MALAN RACHEL J		231 E STRAWBERRY DR			MILL VALLEY	CA		94941-2506
16108712025	CANDELARIO YOEL FRAGA & ADISLEY FRAGA		4724 WOODLAND AVE			LAS VEGAS	NV		89121
16108712026	PETERSMAN ROBERT C		1135 DEL ORO WAY			GILROY	CA		95020
16108714322	B M F IV NV 3055 LAS VEGAS L L C		111 E SEGO LILY DR STE 400			SANDY	UT		84070
16108715001	AVENDANO'S PPTY DEVELOPMENT INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110
16108715002	BUSTAMANTE DANIEL HERNANDEZ	GUERRERO-RAMIREZ BRENDA JUDITH	4781 WOODLAND AVE			LAS VEGAS	NV		89121
16108715003	JAVIER RENATO		4787 WOODLAND AVE			LAS VEGAS	NV		89121
16108715004	SORIANO LOURDES Q	IBUAN GERARDO	4789 WOODLAND AVE			LAS VEGAS	NV		89121
16108715005	TORRALBA PRECY C & ROY CORTES		4793 WOODLAND AVE			LAS VEGAS	NV		89121
16108715006	CHAVARRO MICHAEL ANGELO	OLEJUA EDELIN BEATRIZ	4795 WOODLAND AVE			LAS VEGAS	NV		89147
16108715007	AVENDANO'S PROPERTY DEV INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110
16108715008	AVENDANO'S PROPERTY DEV INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110
16108715009	AVENDANO'S PROPERTY DEV INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110
16108715010	AVENDANO'S PROPERTY DEV INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110
16108715011	AVENDANO'S PROPERTY DEV INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110
16108715012	AVENDANO'S PROPERTY DEV INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110
16108715013	AVENDANO'S PROPERTY DEV INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108715014	AVENDANO'S PROPERTY DEV INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110
16108715015	AVENDANO'S PROPERTY DEV INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110
16108715016	AVENDANO'S PROPERTY DEV INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110
16108810010	REED RONALD G & ANGELA M		4674 LINDA AVE			LAS VEGAS	NV		89121-7114
16108810011	CARRASCO ARTURO & YESENIA		4710 LINDA LN			LAS VEGAS	NV		89121-7115
16108810012	HIGGINS GEORGE RICHARD & DARLA DEANNA TRUST AGTMT	HIGGINS GEORGE RICHARD & DARLA DEANNA TRS	4724 LINDA AVE			LAS VEGAS	NV		89121
16108810013	VASQUEZ JESUS T & BERTHA		4742 LINDA AVE			LAS VEGAS	NV		89121
16108810014	MCDONALD JAMES & CHARLEEN FAM TR	MCDONALD JAMES TRS	2301 PINTO RD			HENDERSON	NV		89002
16108810015	GERMAN JUAN L	GARCIA ANAY	5384 SILVERHEART AVE			LAS VEGAS	NV		89142-0187
16108810016	LEE RANCH TRUST		3137 ALOHA AVE			LAS VEGAS	NV		89121-7105
16108810017	LEE RANCH TRUST		3137 ALOHA AVE			LAS VEGAS	NV		89121-7105
16108810018	CARRERA FRANCISCO		2927 ALOHA AVE			LAS VEGAS	NV		89121-7101
16108810019	DE CRISTO REY DIOCESIS		PO BOX 570201			LAS VEGAS	NV		89157
16108810020	STANFORD JERRY D & CYNTHIA A		4741 E HAPPY VALLEY AVE			LAS VEGAS	NV		89121-7121
16108810021	REED RONALD G & ANGELA M		4725 HAPPY VALLEY AVE			LAS VEGAS	NV		89121-7121
16108810022	REED SARA ELIZABETH & DEREK R	REED TREVER EDGAR	4674 LINDA AVE			LAS VEGAS	NV		89121-7114
16108810035	ISLAMIC SOCIETY NEVADA		4730 E DESERT INN RD			LAS VEGAS	NV		89121-2804
16108810036	ISLAMIC SOCIETY NEVADA		4730 E DESERT INN RD			LAS VEGAS	NV		89121-2804
16108810037	ISLAMIC SOCIETY NEVADA		4730 E DESERT INN RD			LAS VEGAS	NV		89121-2804
16108810038	YATES INN L L C		8102 S TELFORD WAY			SANDY	UT		84093-6309
16108810039	BASHIR A CHOWDHY FAMILY FOUNDATION		605 QUEENSRIDGE CT			LAS VEGAS	NV		89145
16108810040	GONZALEZ-RODRIGUEZ SALVADOR	PARGA-FLORES MONICA	3239 ALOHA AVE			LAS VEGAS	NV		89121-7107
16108810041	FUERTE IGLESIA APOSTOLICA TORRE		3701 BETHEL BAY ST			NORTH LAS VEGAS	NV		89032
16108810042	FUERTE IGLESIA APOSTOLICA TORRE		3701 BETHEL BAY ST			NORTH LAS VEGAS	NV		89032
16108810043	LOPEZ VIANEY		4741 LINDA AVE			LAS VEGAS	NV		89121-7116
16108810044	MARTINEZ FRANCISCO TRUST		4725 LINDA AVE			LAS VEGAS	NV		89121-7116

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108810045	MARTINEZ FRANCISCO	ERIVES GUADALUPE	6715 FOX RD			LAS CRUCES	NM		88012
16108810051	GUERRERO JOSE L RINCON		4825 LINDA AVE			LAS VEGAS	NV		89121-2005
16108810052	SANTIAGO EMILY		3220 ALOHA AVE			LAS VEGAS	NV		89121
16108810055	IRLAS FERNANDO D SR & SAN J		4860 E DESERT INN RD			LAS VEGAS	NV		89121-2855
16108810056	MAGDALENO JAVIER		4874 E DESERT INN RD			LAS VEGAS	NV		89121
16108810057	PHILLIPS GORDON R & NANCY LIV TR	PHILLIPS GORDON R & NANCY S TRS	4906 E DESERT INN RD			LAS VEGAS	NV		89121-2808
16108810058	ARANA BOCHE TRUST ETAL	ARANA-ORELLANA CARLOS MANUEL TRS	4906 E DESERT INN RD			LAS VEGAS	NV		89121
16108810059	FELLER MICHAEL E TRUST	FELLER MICHAEL E TRS	4924 E DESERT INN RD			LAS VEGAS	NV		89121-2808
16108810060	STEVENS BARBARA J & SCOTT C		4934 E DESERT INN RD			LAS VEGAS	NV		89121-2808
16108810061	DESERT INN CAPITAL MANAGEMENT L L C		3755 BREAKTHROUGH WAY # 250			LAS VEGAS	NV		89135
16108810062	3285 S NELLIS L L C		PO BOX 100843			FORT WORTH	TX		76184
16108810063	GETTY LEASING INC		292 MADISON AVE 9TH FLR			NEW YORK	NY		10017-6318
16108810064	S G N V 3225 S NELLIS BLVD L L C		PO BOX 71870	6890 S 2300 E		SALT LAKE CITY	UT		84171
16108810065	HOLYOAK 1982 TRUST	HOLYOAK CHARLEEN TRS	4925 LINDA AVE			LAS VEGAS	NV		89121-2040
16108810066	GUTIERREZ LOZANO TRUST	GUTIERREZ CESARIO C & BRAULIA TRS	4915 LINDA AVE			LAS VEGAS	NV		89121
16108810067	ARANA BOCHE TRUST ETAL	ARANA-ORELLANA CARLOS MANUEL TRS	4906 E DESERT INN RD			LAS VEGAS	NV		89121
16108810068	LEGUEN RAUL IVAN GUERRA		4879 LINDA AVE			LAS VEGAS	NV		89121
16108810069	BARRIENTOS EMMANUEL	CAZARES BELEM	4940 EL CAPITAN WAY			LAS VEGAS	NV		89149
16108810070	ALLEN EVA MARIE		4875 LINDA AVE			LAS VEGAS	NV		89121
16108810072	PARRALES OMAR IVAN	PIEDRA MARIA GUADALUPE ROBERTO	3180 ALOHA AVE			LAS VEGAS	NV		89121-7106
16108810073	GONZALEZ-HEREDIA MARINA		3160 ALOHA AVE			LAS VEGAS	NV		89121
16108810074	RODKOFF-YOSEF FAMILY TRUST		15455 SHERMAN WAY UNIT 28			VAN NUYS	CA		91406
16108810075	MURRAY GEORGE THOMAS JR LIV TR	MURRAY GEORGE THOMAS JR TRS	3130 ALOHA			LAS VEGAS	NV		89121-7106
16108810076	HERMANSON DAVE		3120 ALOHA AVE			LAS VEGAS	NV		89121
16108810077	ARIAS HUGO & LETICIA		4754 FUENTES WAY			LAS VEGAS	NV		89121

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108810078	CARVAJAL BEVERLY REBECCA	MARTINEZ GUILLERMO A	7342 SUNRAY POINT ST			NORTH LAS VEGAS	NV		89084
16108810079	SIGRETTO MICHAEL P & ROBIN L REYNOLDS		4895 HAPPY VALLEY AVE			LAS VEGAS	NV		89121-2037
16108810080	ESCALERA JUAN		4951 HAPPY VALLEY AVE			LAS VEGAS	NV		89121-2038
16108810081	NUNEZ LEONEL ANAYA	ANAYA ORALIA	4925 HAPPY VALLEY AVE			LAS VEGAS	NV		89121-2038
16108810082	PALM PROPERTIES L L C		6050 S FORT APACHE RD # 100			LAS VEGAS	NV		89148
16108810083	PALM PROPERTIES L L C		6050 S FORT APACHE RD # 100			LAS VEGAS	NV		89148
16108810084	DOUGLAS FAMILY TRUST	DOUGLAS MIKE & LISA TRS	490 MOORE RD			WOODSIDE	CA		94062
16108810085	DOUGLAS FAMILY TRUST	DOUGLAS MIKE & LISA TRS	490 MOORE RD			WOODSIDE	CA		94062
16108810086	DOUGLAS FAMILY TRUST	DOUGLAS MIKE & LISA TRS	490 MOORE RD			WOODSIDE	CA		94062
16108810087	VASQUEZ ESTABAN TORRES JR		2045 WESTERN			LAS VEGAS	NV		89102-4608
16108810088	WOOD THOMAS F		4906 LINDA AVE			LAS VEGAS	NV		89121
16108810089	HEWES MARILYN & PATRICK		4878 LINDA AVE			LAS VEGAS	NV		89121
16108810090	AHUMADA JOSE R		4864 LINDA AVE			LAS VEGAS	NV		89121
16108810094	CHURCH UNIVERSAL INC		100 MULBERRY ST 14TH FL			NEWARK	NJ		07102
16108810098	LEE MICHELLE		8461 FARM RD # 120-277			LAS VEGAS	NV		89131
16108810099	880 E SAHARA L L C - SERIES 3		880 E SAHARA AVE			LAS VEGAS	NV		89104
16109201004	CHEVMAC 1 L L C		110 N CARPENTER ST			CHICAGO	IL		60607
16109217003	USA POSTAL SERVICE		8055 E TUFTS AVENUE PKWY # 400			DENVER	CO		80237-2881
16109217004	G S K I L L C		955 TEMPLE VIEW DR			LAS VEGAS	NV		89110-2900
16109301004	HAMPTON APTS INC		2016 RIVERSIDE DR			LOS ANGELES	CA		90039-3707
16109301005	VALLEY VISTA M H C L L C		31200 NORTHWESTERN HWY			FARMINGTON HILLS	MI		48334
16109301007	REBEL LAND AND DEVELOPMENT L L C		2424 RIDGE RD			ROCKWALL	TX		75087
16109310345	3050 S NELLIS D B L L C		1880 CENTURY PARK E STE 300			LOS ANGELES	CA		90067
16109401002	VALLEY VISTA M H C L L C		31200 NORTHWESTERN HWY			FARMINGTON HILLS	MI		48334
16109401007	SCHOOL BOARD OF TRUSTEES		1180 MILITARY TRIBUTE PL			HENDERSON	NV		89074

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16109410385	U S M F MEADOWS PROPCO L L C		6191 STATE HIGHWAY 161 STE 100			IRVING	TX		75038
16109411003	S S B PROPCO L L C		465 FIRST ST WEST 2ND FL			SONOMA	CA		95476
16109411004	BECKMAN CHARLES & LOLING		1265 CASIANO RD			LOS ANGELES	CA		90049
16109411005	M D C COASTAL 20 L L C		11995 EL CAMINO REAL			SAN DIEGO	CA		92130
16109411006	CY HOMA L L C		3721 CANARY PALM			LAS VEGAS	NV		89121-7239
16109411007	S S B PROPCO L L C		465 FIRST ST W 2ND FLR			SONOMA	CA		95476
16116101001	KHARBANDA SANJEEV LIVING TRUST	KHARBANDA SANJEEV TRS	5469 SIGNAL HILL DR			DUBLIN	CA		94568
16116110083	SOTO-SUASTIGUI EDUARDO		5075 BROWNWOOD AVE			LAS VEGAS	NV		89122
16116110084	MAZZONNE ROSALIE		3311 DEATH VALLEY DR			LAS VEGAS	NV		89122
16116110093	ALCHEMY INVESTMENT L L C		8978 SPANISH RIDGE # 102			LAS VEGAS	NV		89148
16116110094	BOYLE MICHAEL		3312 CAPE COD DR			LAS VEGAS	NV		89122
16116110095	DEAMER 1993 TRUST	DEAMER FLORENCE L TRS	3306 CAPE COD DR			LAS VEGAS	NV		89122-3909
16116110096	3303 CAPE COD TRUST	CHRISTIE K L TRS	3225 MCLEOD DR			LAS VEGAS	NV		89121
16116110097	VARGAS MARIA		3309 CAPE COD DR			LAS VEGAS	NV		89122
16116110098	MORENO-FRAUSTO RAMON		3315 CAPE COD DR			LAS VEGAS	NV		89122-3950
16116110099	HILDENBRAND ALAN THOMAS	BROWN REGINA LEE	3323 CAPE COD DR			LAS VEGAS	NV		89122
16116110109	GUERRERO EDLIN		3332 BIG SUR DR			LAS VEGAS	NV		89122
16116110110	GIANINETTO STELLA M		3324 BIG SUR DR			LAS VEGAS	NV		89122-3905
16116110111	BROCKMAN JOSEPH & ADORA		3316 BIG SUR DR			LAS VEGAS	NV		89122-3905
16116110112	HOUSTON LARRY D & DEBORAH J		3310 BIG SUR DR			LAS VEGAS	NV		89122-3905
16116110113	SERPAS JUAN CARLOS		3304 BIG SUR DR			LAS VEGAS	NV		89122
16116110114	DESERT INN MOBILE FAM ESTS ASSN		5100 BLUE RIDGE PKWY			LAS VEGAS	NV		89122-3924
16116110115	YAMAGUCHI L L C		1723 FRANKLIN CHASE			HENDERSON	NV		89012
16116110116	DEWEGELI ELIZABETH RUTH	RUTH HARMONY	5150 SPYGLASS HILL DR # 177			LAS VEGAS	NV		89142
16116110117	GREEN BRENDA KAY		5068 WASATCH LN			LAS VEGAS	NV		89122
16116110118	SHUIT HEATHER N & DAVUD V	HELMAN-SHUIT BERTHA L	5072 WASATCH LN			LAS VEGAS	NV		89122-4055

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16116110119	MITCHELL ROBERT J		5110 WASATCH LN			LAS VEGAS	NV		89122-4055
16116110120	FISHER JASON H & ALLYSON S		14 DOVETAIL CIR			HENDERSON	NV		89014
16116110121	MACIEL-GIL ANGEL		5122 WASATCH LN			LAS VEGAS	NV		89122
16116110122	HADDAD MICHAEL		PO BOX 691960			STOCKTON	CA		95269
16116110123	EDWARDS RONALD T	ERLANO EULALIA C	6110 ORANGE HILL DR			LAS VEGAS	NV		89142-0604
16116110186	MARTINEZ ALFREDO		3305 EWA BEACH DR			LAS VEGAS	NV		89122
16116110187	BROCCOLINO JAMES J & SHIRLEY A		5130 TUPELO LN			LAS VEGAS	NV		89122-4054
16117501005	CHAN ALVIN B INC		PO BOX 4900			SCOTTSDALE	AZ		85261-4900
16117501006	RAINBOW MARKET #8 L L C		1281 TERMINAL WAY # 115			RENO	NV		89502
16117501010	WANG FAMILY LIVING TRUST	WANG SUNG-VUM TRS	PO BOX 17535			ANAHEIM	CA		92817
16117501011	SPACE PROVIDERS ASHEVILLE L L C	CAROLINA VEGAS L L C	1300 TUNNEL RD			ASHVILLE	NC		28805-1629
16117510023	ALVI KHIZAR		22 ABBEY RD			NEWARK	DE		19702
16117510024	ORTEGA PAUL	ZARATE YOLANDA	4802 FUENTES WAY			LAS VEGAS	NV		89121
16117511001	DESILVA MARIA A HERNANDEZ		4840 FUENTES CIR			LAS VEGAS	NV		89121-2816
16117511002	BACON JOANNE LIVING TRUST	BACON JOANNE TRS	2800 CONGRESS AVE			LAS VEGAS	NV		89121
16117511003	ROMERO GRACIELA FIGUEROA		4856 FUENTES CIR			LAS VEGAS	NV		89121-2816
16117511004	BARRETT KEVIN & LORINDA		4866 FUENTES CIR			LAS VEGAS	NV		89121
16117511005	PORTILLO DAVID O		4874 FUENTES CIR			LAS VEGAS	NV		89121
16117511006	GARCIA YOANDY LUIS CUETO		4882 FUENTES CIR			LAS VEGAS	NV		89121
16117511007	AGUIRRE JUVENIO A		4890 FUENTES CIR			LAS VEGAS	NV		89121
16117511008	CONTRERAS SARAI JACO	RODRIGUEZ DAVID SANTANA	4972 HIDALGO WAY			LAS VEGAS	NV		89121
16117511009	PADOVICH DAVID A		4906 FUENTES CIR			LAS VEGAS	NV		89121
16117511010	HALLEWELL MICHAEL H & NANCY L		5841 E CHARLESTON BLVD # 230-265			LAS VEGAS	NV		89142
16117511011	DISABATO DAVID		4897 FUENTES CIR			LAS VEGAS	NV		89121
16117511012	BELLA JULIE	LOPEZ CHASE	4889 FUENTES CIR			LAS VEGAS	NV		89121
16117511013	ALVEY LAWRENCE E & ROBERTA J		4881 FUENTES CIR			LAS VEGAS	NV		89121-2827
16117511014	MARTINEZ SYMONE	SALINAS PEDRO	4873 FUENTES CIR			LAS VEGAS	NV		89121-2827

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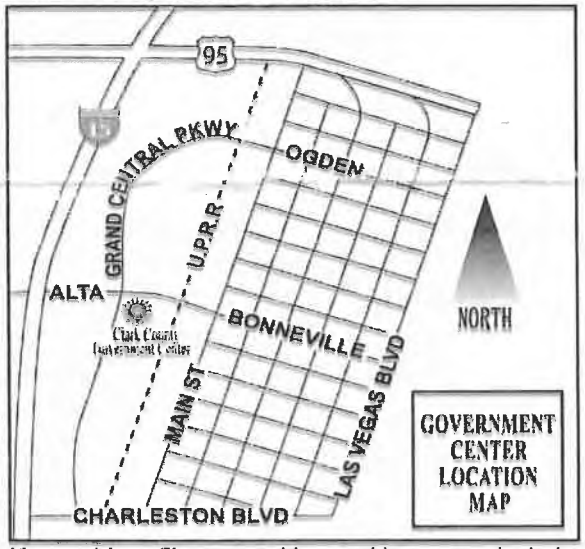
APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16117511015	J C L L C		4144 COMB CIR			LAS VEGAS	NV		89104
16117511016	SPINARD CYNTHIA		4855 FUENTES CIR			LAS VEGAS	NV		89121-2827
16117511017	AVILA JULIO CESAR VELASCO		4856 HILDAGO WAY			LAS VEGAS	NV		89121
16117511018	DUSENBERY JOSEPH A & PATRICIA A		4866 HILDAGO WAY			LAS VEGAS	NV		89121-2847
16117511019	DOMINGUEZ DAMACIO PEREZ		913 S ROANNE ST			ANAHEIM	CA		92804
16117511020	ROSAS VICTOR MANUEL & ESMERALDA		6414 ENCHANTING CT			LAS VEGAS	NV		89156
16117511021	PINZON-GARCIA OMAR DAVID	PINZON FEDERICO GARCIA	3602 HUERTA DR			LAS VEGAS	NV		89121
16117511022	KELMAN DANIEL		4898 HILDAGO WAY			LAS VEGAS	NV		89121
16117511089	STICKNEY MICHAEL & DARLENE G		4814 FUENTES WAY			LAS VEGAS	NV		89121-2810
16117511090	JOVEL GLORIA ARACELY		3315 VISTA DEL MONTE DR			LAS VEGAS	NV		89121
16117511091	COUNTY OF CLARK(PK & COMM SERV)		500 S GRAND CENTRAL PKWY			LAS VEGAS	NV		89155
16117512010	OLIVARES-MURGUIA LUIS	RODRIGUEZ ELIDA FLORES	3364 HUERTA DR			LAS VEGAS	NV		89121
16117512011	FLORES JOSE MANUEL OLIVARES	AGUILAR VANESSA HERNANDEZ	3350 HUERTA DR			LAS VEGAS	NV		89121
16117512012	PERDOMO SERGIO		4972 HILDAGO WAY			LAS VEGAS	NV		89121
16117512013	MCMILLIAN NANCY ANN		325 LEHMAN ST			LAS VEGAS	NV		89122
16117512014	VILLANUEVA ARMANDO & MARIA		4956 HILDAGO WAY			LAS VEGAS	NV		89121-2864
16117512015	CUELLAR-MORONES LUIS A		4948 HILDAGO WAY			LAS VEGAS	NV		89121
16117512016	FINLULO L L C		3255 LINDELL RD			LAS VEGAS	NV		89145
16117512017	RIPPEL NICHOLAS S & DEBORAH L		4932 HILDAGO WAY			LAS VEGAS	NV		89121-2864
16117512018	BOBADILLA-GARCIA RUBEN	BOBADILLA BERTHA	4921 HILDAGO WAY			LAS VEGAS	NV		89121
16117512019	CUEVAS GABRIELA	LONA CIRIACO CUEVAS	4916 HILDAGO WAY			LAS VEGAS	NV		89121-2864
16117512020	FONGER KARLYLE B		4908 HILDAGO WAY			LAS VEGAS	NV		89121-2864
16117512022	BOBADILLA-GARCIA RUBEN	BOBADILLA BERTHA LETICIA	4924 HILDAGO WAY			LAS VEGAS	NV		89121
16117512023	HUPP FRED & JANICE E		4933 HILDAGO WAY			LAS VEGAS	NV		89121-2863

PPLRL_0545

PPLRL_0546

DEPARTMENT OF COMPREHENSIVE PLANNING
LAND USE PLANNING
(702) 455-4314
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
BOX 551741
LAS VEGAS, NEVADA 89155-1741

OFFICIAL NOTICE OF PUBLIC HEARING



If you wish to file your position on this request, check the appropriate box below, and return this card in an envelope with postage to the Dept. of Comprehensive Planning or fax this side of the card to (702) 455-3271.

☐ I SUPPORT this request

☒ I OPPOSE this request

PRESORTED FIRST CLASS

US POSTAGE PITNEY BOWES
ZIP 89120 $ 000.43[5]
02 4W
0000362048 AUG 08 2024

VS-24-0277 090424
SIGRETTO MICHAEL P & ROBIN L REYNOLDS
4895 HAPPY VALLEY AVE
LAS VEGAS, NV 89121-2037

PPLRL_0547

APPLICATION INFORMATION

APPLICATION NUMBER: VS-24-0277
OWNER: PALM PROPERTIES, LLC:

VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). (For possible action)

RELATED INFORMATION:

APN: 161-08-810-082; 161-08-810-083

IF WS-24-0276 & VS 24-0277 PASS, NEXT THEY WILL TAX THIS ON LOT 161-08-810-078.

THIS "078" IS NOT COMMERCIAL PROPERTY.

APPLICATION LOCATION



MEETING INFORMATION

Sunrise Manor Town Board
August 15, 2024, 6:30 pm
Hollywood Neighborhood Services Center
1650 S. Hollywood Blvd
Las Vegas, Nevada

Board of County Commissioners
September 4, 2024, 9:00 am
Clark County Government Center
500 S. Grand Central Parkway
Las Vegas, Nevada

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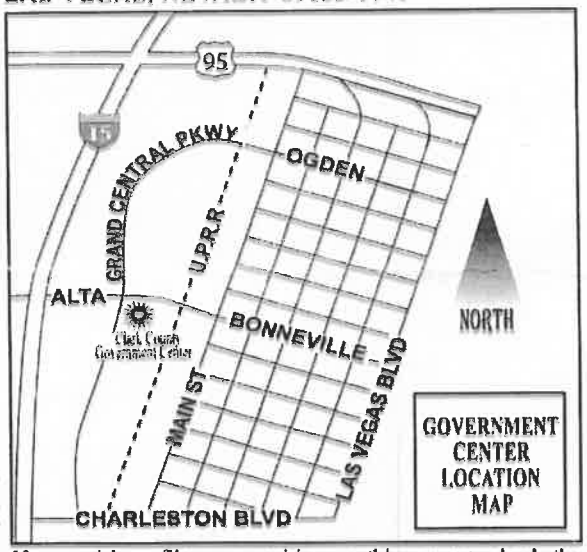
PPLRL_0548

DEPARTMENT OF COMPREHENSIVE PLANNING
LAND USE PLANNING
(702) 455-4314
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
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LAS VEGAS, NEVADA 89155-1741

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US POSTAGE PITNEY BOWES
ZIP 89120 $ 000.43[5]
02 4W
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☒ I OPPOSE this request

VS-24-0277 090424
GARBE REINHOLD G ETAL
KARWACKI-GARBE THERESA A
3226 WOODY LN
SAN JOSE, CA 95132

1 3d FEDFMP 95132

PPLRL_0549

APPLICATION INFORMATION

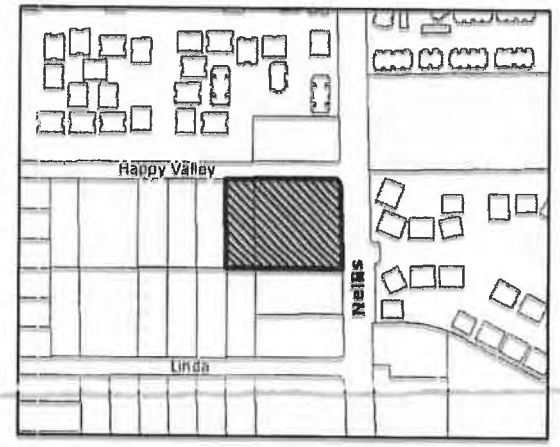
APPLICATION NUMBER: VS-24-0277
OWNER: PALM PROPERTIES, LLC:

VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). (For possible action)

RELATED INFORMATION:

APN: 161-08-810-082; 161-08-810-083

APPLICATION LOCATION



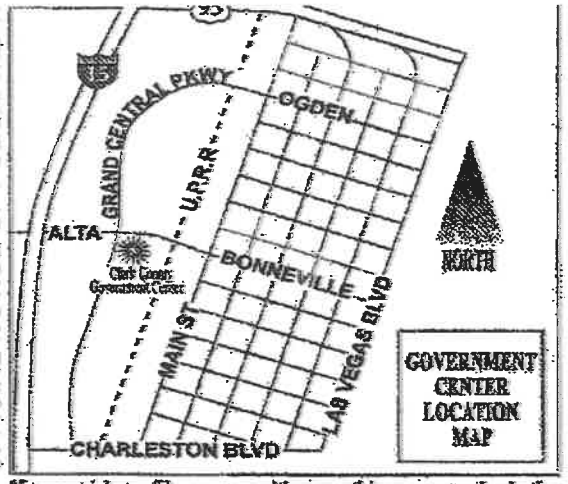
MEETING INFORMATION

Sunrise Manor Town Board
August 15, 2024, 6:30 pm
Hollywood Neighborhood
Services Center
1650 S. Hollywood Blvd
Las Vegas, Nevada

Board of County Commissioners
September 4, 2024, 9:00 am
Clark County Government Center
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VS-24-0277 090424
DOUGLAS FAMILY TRUST
DOUGLAS MIKE & LISA TRS
490 MOORE RD
WOODSIDE, CA 94062

125 PROPMP 94062

13-Aug-2024 13:43 VFax +17024406204 p.3

APPLICATION INFORMATION

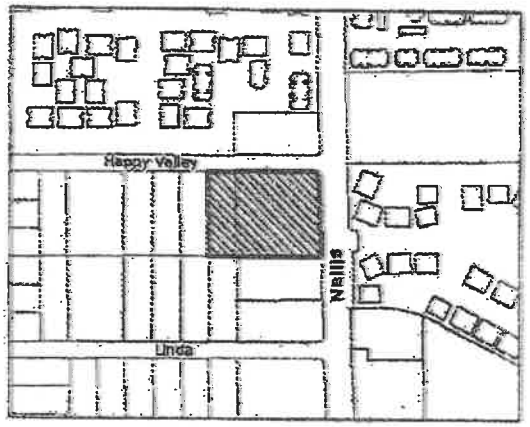
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APPLICATION LOCATION



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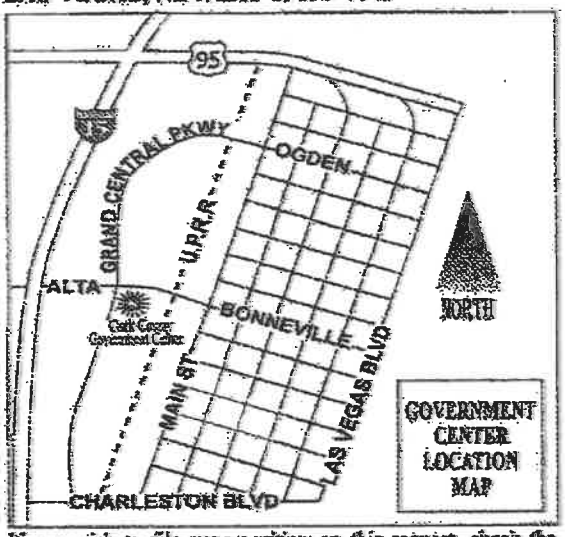
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LAS VEGAS, NEVADA 89155-1741

PRESORTED FIRST CLASS

US POSTAGE PITNEY BOWES
ZIP 89120 $ 000.43$
02 4W
0000382048 AUG 06 2024

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VS-24-0277 090424
DOUGLAS FAMILY TRUST
DOUGLAS MIKE & LISA TRS
490 MOORE RD
WOODSIDE, CA 94062

125 FRDFNHP 94062

APPLICATION INFORMATION

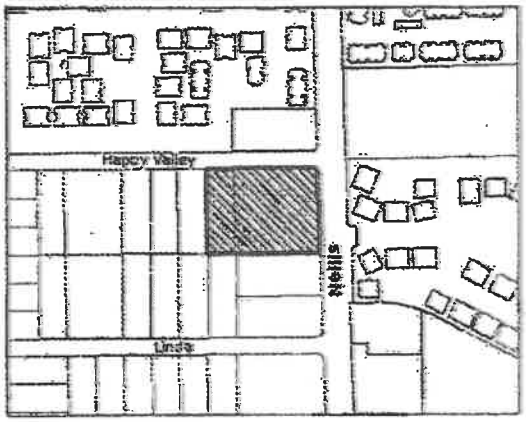
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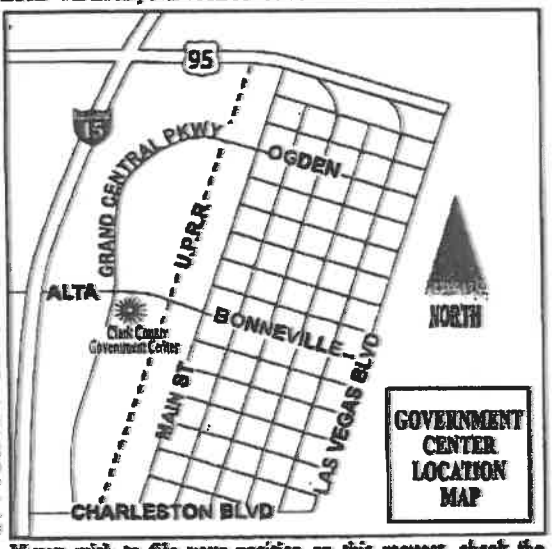
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LAS VEGAS, NEVADA 89155-1741

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US POSTAGE PITNEY BOWES
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02 4W
0000362048 AUG 08 2024

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☒ I OPPOSE this request

VS-24-0277 090424
DOUGLAS FAMILY TRUST
DOUGLAS MIKE & LISA TRS
490 MOORE RD
WOODSIDE, CA 94062

126 FRDFMMP 94062

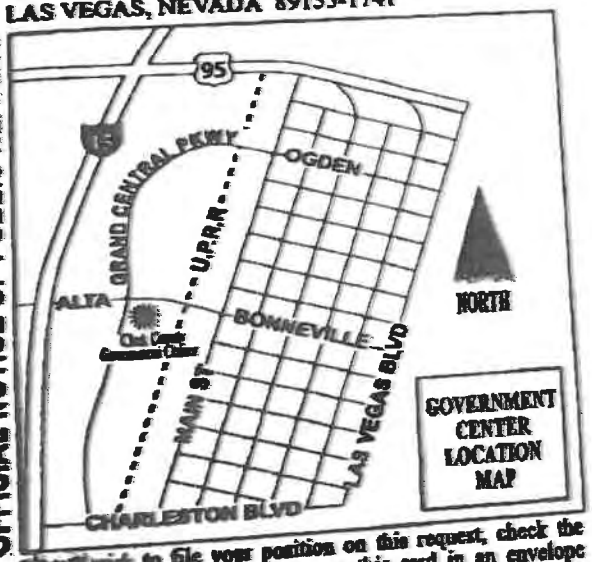
DEPARTMENT OF COMPREHENSIVE PLANNING
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(702) 455-4314
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
BOX 551741
LAS VEGAS, NEVADA 89155-1741

PRESORTED
FIRST CLASS

US POSTAGE
ZIP 89128
02 4R

VS-24-0277 090424
AL-TURKMANI
2725 S NELLIS BLVD
LAS VEGAS, NV 89121

OFFICIAL NOTICE OF PUBLIC HEARING



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☐ I SUPPORT this request

☑ I OPPOSE this request

FRDFNMP

CPAdmin

Subject: FW: Application Number:VS-24-0277 and WS-24-0276 APN: 161-08-810-082: 161-08-810-083

From: ZoningMeeting <ZoningMeeting@ClarkCountyNV.gov>
Sent: Wednesday, August 14, 2024 1:42 PM
To: CPAdmin <CPAdmin@clarkcountynv.gov>
Subject: FW: Application Number:VS-24-0277 and WS-24-0276 APN: 161-08-810-082: 161-08-810-083

From: Nellis Storage <nellisstorage@gmail.com>
Sent: Wednesday, August 14, 2024 1:41:36 PM (UTC-08:00) Pacific Time (US & Canada)
To: ZoningMeeting <ZoningMeeting@ClarkCountyNV.gov>
Cc: Lisa Douglas <lisa@mdinvests.com>; Emma Santana <emma@mdinvests.com>
Subject: Application Number:VS-24-0277 and WS-24-0276 APN: 161-08-810-082: 161-08-810-083

To Whom This May Concern,

Our position is to oppose the development of a commercial truck parking lot located at 3125 S. Nellis Blvd, Las Vegas, NV 89121.

In the last 3 years, the address stated in this letter has had activity other than commercial parking.

The building of structures, spray painting the new buildings and vehicles with no cover to catch the paint spray particles or containing the fumes that have been placed in the air for hours, sometimes days. These types of fumes were heavy in the air and did affect my breathing on the days this would take place. I do offer parking next door at 3175 S. Nellis Blvd. Las Vegas, NV 89121. Not once were we notified of this activity or had a visit from Robert explaining when such building of structures or spraying would be taking place. We offer parking spots for monthly parking and we also have public parking for the laundry mat, the hair salon and for a law office. We also offer parking for the customers that rent Budget Truck Rental for the local day use.

Robert visited Nellis Self Storage asking if I would hand out flyers to people that were looking for parking. He explained to me that there would be a security officer there in the guard shack 24 hours a day, guard shack located at the entrance. The guard was to check people in and out and keep the vehicles safe and their contents. I have never seen a security guard over there in my passing on different occasions. I never handed out the flyers.

I have had several customers in the past few years come to Nellis Self Storage after storing with Robert. The customers have stated they never saw a security officer. They would call the number posted and Robert would meet them and take their money and sign a lease.

What I do know is vehicles that have been stored there have been broken into and their contents in the vehicle and their catalytic converters were stolen. This is when I would meet those customers due to trying to find safe parking.

My concern is the safety for Nellis Self Storage employees, our customers and our surrounding businesses connected to the facility and the community in the surrounding area. The reckless behavior of what Robert is allowing on the property located at 3125 S. Nellis BLVD is way more than just commercial parking.

My name is Rebecca Breckon, Property Manager of the Nellis Self Storage. I am standing in for the Owners Mike and Lisa Douglas. The Douglas Family Trust.

--

We appreciate you,
Rebecca Breckon,
Property Manager

Nellis Self Storage
3175 South Nellis Blvd.
Las Vegas, NV 89121
(702) 440-6440

CPAdmin

Subject: FW: APPLICATION NUMBER VS-24-0277: WS-24-0276 - APN:161-08-810-082: 161-08-810-083

From: ZoningMeeting <ZoningMeeting@ClarkCountyNV.gov>
Sent: Thursday, August 15, 2024 1:12 PM
To: CPAdmin <CPAdmin@clarkcountynv.gov>
Subject: FW: APPLICATION NUMBER VS-24-0277: WS-24-0276 - APN:161-08-810-082: 161-08-810-083

From: Nellis Storage <nellisstorage@gmail.com>
Sent: Thursday, August 15, 2024 1:12:04 PM (UTC-08:00) Pacific Time (US & Canada)
To: ZoningMeeting <ZoningMeeting@ClarkCountyNV.gov>
Cc: Lisa Douglas <lisa@mdinvests.com>; Emma Santana <emma@mdinvests.com>
Subject: APPLICATION NUMBER VS-24-0277: WS-24-0276 - APN:161-08-810-082: 161-08-810-083

To Whom It May Concern,

We strongly oppose the development of a commercial truck parking lot at 3125 S. Nellis Blvd, Las Vegas, NV 89121.

Over the past three years, the property at this address has been used for activities beyond commercial parking. Structures have been built, and spray painting of buildings and vehicles has occurred without proper containment of fumes or particles. These activities have negatively impacted air quality and, on several occasions, caused respiratory issues.

Despite numerous issues raised, the property owners have not demonstrated good neighbor practices. It appears that they are only now seeking compliance because they have been caught conducting business without adhering to city regulations. The neighborhood is already undergoing significant transition and has experienced a tremendous increase in homelessness and crime. The last thing we need is a business with a checkered past, which has contributed to the decline of the area.

There are additional concerns regarding the property at 3125 S. Nellis Blvd:

- The presence of chemicals and hazardous materials stored without proper oversight.
- Inadequate fencing, which fails to secure the property and allows unauthorized access.
- A lack of security, despite promises of a 24-hour guard.
- The type of trucks using the facility, with no clear information on what they are carrying, including the risk of transporting hazardous materials.
- No transparency around office hours or the management of the property.

- No inspections or regulation of out-of-state trucks, raising concerns about what is being transported into our community.
- The presence of "lot lizards," which further degrades the safety and reputation of the neighborhood.

Most critically, the proximity of several schools poses a severe risk to children and families. The potential exposure to hazardous materials, increased traffic, and the associated dangers make this proposed development especially unsafe for the most vulnerable members of our community. The thought of hazardous materials being stored or transported so close to schools is alarming and unacceptable.

Additionally, there are serious concerns regarding fire safety and emergency preparedness. What measures are in place for fire prevention, especially concerning chemical fires? Are there adequate alarms for potential chemical explosions? Can emergency vehicles access the site in compliance with regulations? We also question whether the property has obtained all necessary permits for its operations, as these are crucial for ensuring safety and compliance.

We were hopeful that the planned new housing development would bring positive change and reassurance to the community. This business, however, has been a detractor, bringing down the neighborhood. With the new housing development on the horizon, we have an opportunity to revitalize this area, and allowing this business to continue would be a step in the wrong direction.

As the Property Manager of Nellis Self Storage, located next door at 3175 S. Nellis Blvd, Las Vegas, NV 89121, I am deeply concerned about the safety and well-being of our employees, customers, and surrounding businesses. Despite assurances from the property manager, Robert, about security measures, these have not been observed. Furthermore, several customers have reported thefts, including break-ins and catalytic converter thefts, after storing their vehicles at 3125 S. Nellis Blvd.

We are committed to ensuring the safety and security of our facility and the surrounding community. The activities taking place at 3125 S. Nellis Blvd go beyond the scope of commercial parking and raise significant concerns.

Thank you for your attention to this matter.

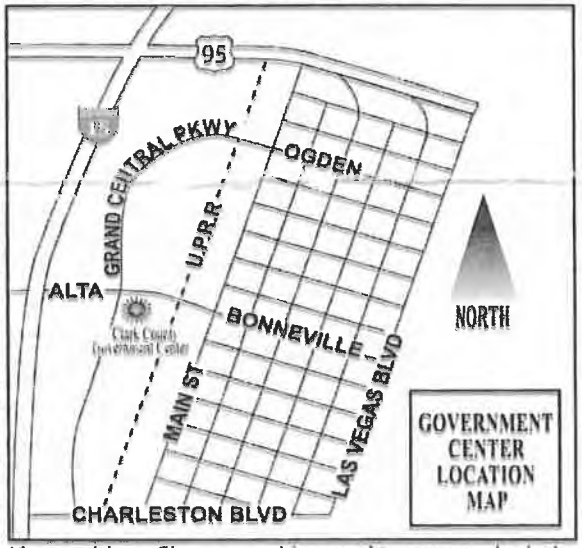
Sincerely,

Rebecca Breckon
Property Manager
Nellis Self Storage
(702)440-6440
On behalf of the Douglas Family Trust

Las Vegas, NV 89121
(702) 440-6440

DEPARTMENT OF COMPREHENSIVE PLANNING
LAND USE PLANNING
(702) 455-4314
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
BOX 551741
LAS VEGAS, NEVADA 89155-1741

OFFICIAL NOTICE OF PUBLIC HEARING



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☐ I SUPPORT this request

☒ I OPPOSE this request

PRESORTED FIRST CLASS

US POSTAGE

ZIP 89120 $ 000.43[5]
02 4W
0000362048 AUG 08 2024

VS-24-0277 090424
SIGRETTO MICHAEL P & ROBIN L REYNOLDS
4895 HAPPY VALLEY AVE
LAS VEGAS, NV 89121-2037

PPLRL_0559

APPLICATION INFORMATION

APPLICATION NUMBER: VS-24-0277
OWNER: PALM PROPERTIES, LLC:

VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). (For possible action)

RELATED INFORMATION:

APN: 161-08-810-082; 161-08-810-083

IF WS-24-0276 & VS 24-0277 PASS, NEXT THEY WILL TRY THIS ON LOT 161-0810-078.

THIS "078" IS NOT COMMERCIAL PROPERTY.

APPLICATION LOCATION



MEETING INFORMATION

Sunrise Manor Town Board
August 15, 2024, 6:30 pm
Hollywood Neighborhood Services Center
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September 4, 2024, 9:00 am
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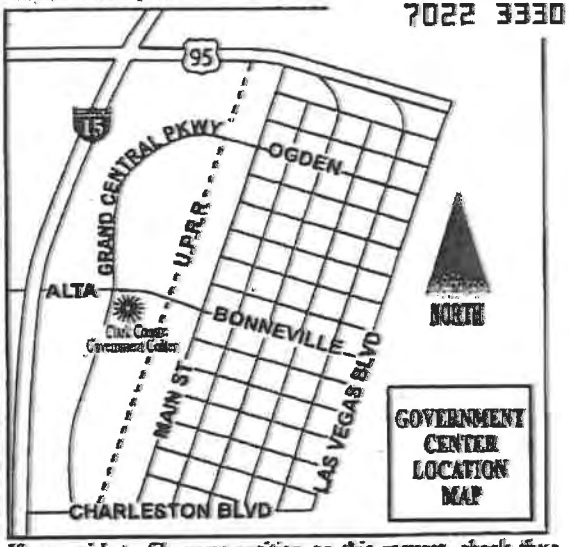
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500 S. GRAND CENTRAL PAR
BOX 551741
LAS VEGAS, NEVADA 89155

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US POSTAGE PITNEY BOWES
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DOUGLAS FAMILY TRUST
DOUGLAS MIKE & LISA TRS
490 MOORE RD
WOODSIDE, CA 94062

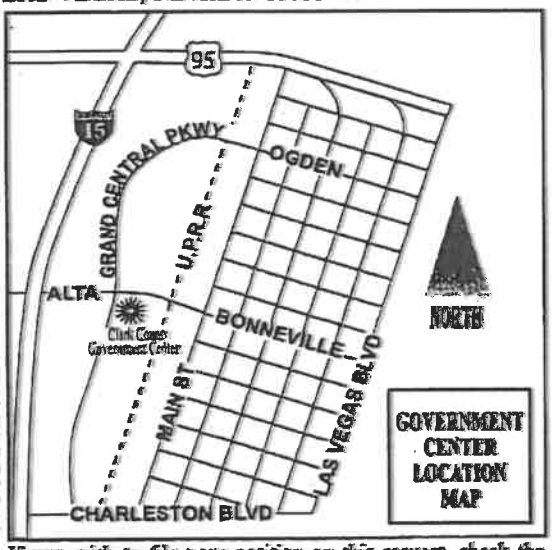
126 FRDFNMP 94062

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LAS VEGAS, NEVADA 89155-1741

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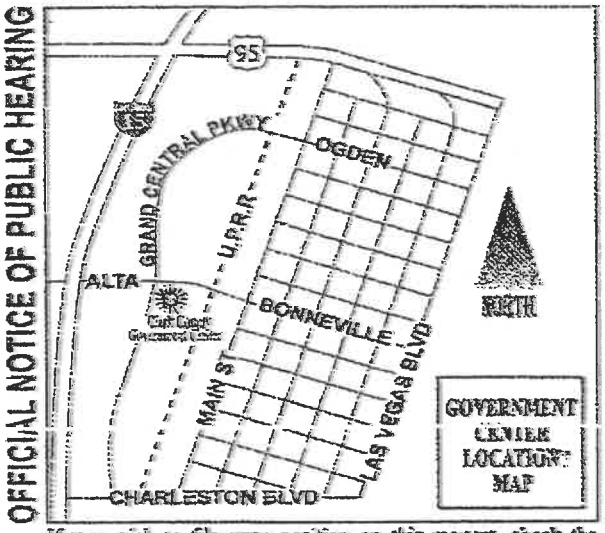
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126 FRDFNMP 94062

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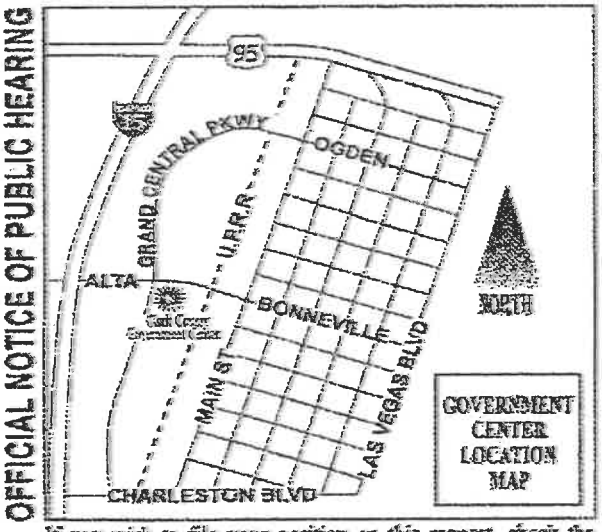
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Application # WS-24-0277
WS-24-0276
Item # APN# 161-08-810-082
161-08-810-082

WS-24-0276 090424
DOUGLAS FAMILY TRUST
DOUGLAS MIKE & LISA TRS
490 MOORE RD
WOODSIDE, CA 94062

125 PRDFNMP 94062

DEPARTMENT OF COMPREHENSIVE PLANNING
LAND USE PLANNING
(702) 455-4314
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
BOX 551741
LAS VEGAS, NEVADA 89155-1741



If you wish to file your position on this request, check the appropriate box below, and return this card in an envelope with postage to the Dept. of Comprehensive Planning or fax this side of the card to (702) 455-3271.

☐ I SUPPORT this request ☒ I OPPOSE this request

VS-24-0277 090424
DOUGLAS FAMILY TRUST
DOUGLAS MIKE & LISA TRS
490 MOORE RD
WOODSIDE, CA 94062

125 PRDFNMP 94062

APPLICATION INFORMATION

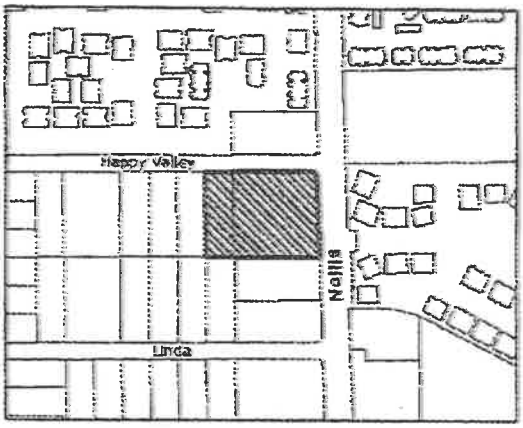
APPLICATION NUMBER: VS-24-0277
OWNER: PALM PROPERTIES, LLC:

VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). (For possible action)

RELATED INFORMATION:

APN: 161-08-810-082; 161-08-810-083

APPLICATION LOCATION



MEETING INFORMATION

Sunrise Manor Town Board
August 15, 2024, 6:30 pm
Hollywood Neighborhood
Services Center
1650 S. Hollywood Blvd
Las Vegas, Nevada

Board of County Commissioners
September 4, 2024, 9:00 am
Clark County Government Center
500 S. Grand Central Parkway
Las Vegas, Nevada

This information is considered accurate; however, minor variations may occur. Application documents are available for viewing online under the Clark County Comprehensive Planning Department by selecting "Services" on the left and selecting "Land Use Documents" from the drop-down. All persons interested may submit written support or opposition by email to zoningmeeting@clarkcountynv.gov. Include the item and application numbers on all emails. We suggest that you inform your lessee(s) of the matter. **For more information, visit www.clarkcountynv.gov or call (702) 455-4314 (option 2, option 1).**

APPLICATION INFORMATION

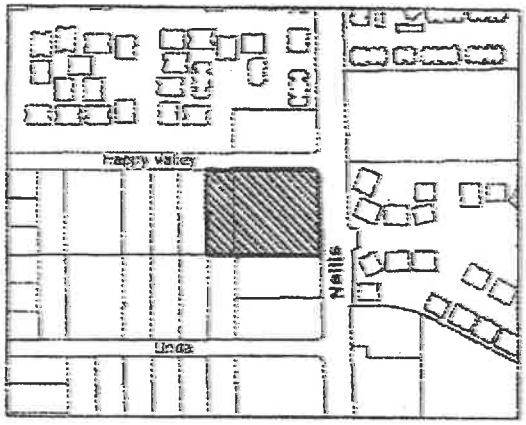
APPLICATION NUMBER: WS-24-0276
OWNER: PALM PROPERTIES, LLC:

WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. (For possible action)

RELATED INFORMATION:

APN: 161-08-810-082; 161-08-810-083

APPLICATION LOCATION



MEETING INFORMATION

Sunrise Manor Town Board
August 15, 2024, 6:30 pm
Hollywood Neighborhood
Services Center
1650 S. Hollywood Blvd
Las Vegas, Nevada

Board of County Commissioners
September 4, 2024, 9:00 am
Clark County Government Center
500 S. Grand Central Parkway
Las Vegas, Nevada

This information is considered accurate; however, minor variations may occur. Application documents are available for viewing online under the Clark County Comprehensive Planning Department by selecting "Services" on the left and selecting "Land Use Documents" from the drop-down. All persons interested may submit written support or opposition by email to zoningmeeting@clarkcountynv.gov. Include the item and application numbers on all emails. We suggest that you inform your lessee(s) of the matter. **For more information, visit www.clarkcountynv.gov or call (702) 455-4314 (option 2, option 1).**

APPLICATION INFORMATION

APPLICATION NUMBER: VS-24-0277
OWNER: PALM PROPERTIES, LLC:

VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). (For possible action)

RELATED INFORMATION:

APN: 161-08-810-082; 161-08-810-083

APPLICATION LOCATION



MEETING INFORMATION

Sunrise Manor Town Board
August 15, 2024, 6:30 pm
Hollywood Neighborhood
Services Center
1650 S. Hollywood Blvd
Las Vegas, Nevada

Board of County Commissioners
September 4, 2024, 9:00 am
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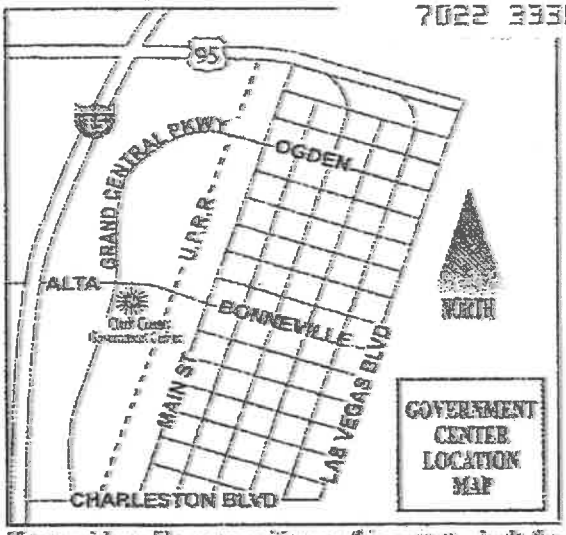
DEPARTMENT OF COMPREH
LAND USE PLANNING
(702) 455-4314
CLARK COUNTY GOVERNM
500 S. GRAND CENTRAL PAR
BOX 551741
LAS VEGAS, NEVADA 89155

PRESORTED FIRST CLASS

US POSTAGE PITNEY BOWES
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7022 3330 0001 5649 4249

OFFICIAL NOTICE OF PUBLIC HEARING



If you wish to file your position on this request, check the appropriate box below, and return this card in an envelope with postage to the Dept. of Comprehensive Planning or fax this side of the card to (702) 455-3271.

☐ I SUPPORT this request ☒ I OPPOSE this request

VS-24-0277 090424
DOUGLAS FAMILY TRUST
DOUGLAS MIKE & LISA TRS
490 MOORE RD
WOODSIDE, CA 94062

126 FROFMMP 94062

Application # VS-24-0277
WS-24-0276

Item # APN- 161-08-810-082;
161-08-810-083

DEPARTMENT OF COMPREHENSIVE PLANNING
LAND USE PLANNING
(702) 455-4314
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
BOX 551741
LAS VEGAS, NEVADA 89155-1741

PRESORTED
FIRST CLASS

US POSTAGE
ZIP 89120 $
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OFFICIAL NOTICE OF PUBLIC HEARING



VS-24-0277 090424 Do
AL-TURKMANI &
2725 S NELLIS BLVD #
LAS VEGAS, NV 89121

If you wish to file your position on this request, check the appropriate box below, and return this card in an envelope with postage to the Dept. of Comprehensive Planning or fax this side of the card to (702) 455-3271.

☐ I SUPPORT this request

☑ I OPPOSE this request

69 FRDFNMP

WEDNESDAY
BOARD OF COUNTY COMMISSIONERS AGENDA
OCTOBER 02, 2024

RECOMMENDATIONS FROM: SOUTHERN NEVADA WATER AUTHORITY
Patrick Denison, Right-of-Way Agent
702-862-3474

ITEM #	APPLICATION NUMBER	COMMENTS	CONTACT NAME
4.	AR-24-400090 (UC-0849-14)	Not reviewed	P. Denison
5.	UC-24-0387 **HOLDOVER**	Not reviewed	P. Denison
6.	TM-24-500076 **HOLDOVER**	No objection	P. Denison
7.	UC-24-0399 **HOLDOVER**	Not reviewed	P. Denison
8.	VS-24-0277 **HOLDOVER**	No objection	P. Denison
9.	WS-24-0276 **HOLDOVER**	Not reviewed	P. Denison
10.	WS-24-0362	Not reviewed	P. Denison
11.	ZC-24-0394	Not reviewed	P. Denison
12.	ORD-24-900412	Not reviewed	P. Denison
13.	ORD-24-900463	Not reviewed	P. Denison
14.	ORD-24-900551	Not reviewed	P. Denison
15.	ORD-24-900578	Not reviewed	P. Denison
NON-ROUTINE			
16.	SC-24-0261 **HOLDOVER**	Not reviewed	P. Denison
17.	VS-24-0390	No objection	P. Denison
18.	WS-24-0391	Not reviewed	P. Denison
19.	TM-24-500078	No objection	P. Denison
20.	WS-24-0419	Not reviewed	P. Denison

WEDNESDAY
BOARD OF COUNTY COMMISSIONERS AGENDA
OCTOBER 02, 2024

RECOMMENDATIONS FROM: SOUTHERN NEVADA WATER AUTHORITY
Patrick Denison, Right-of-Way Agent
702-862-3474

ITEM #	APPLICATION NUMBER	COMMENTS	CONTACT NAME
21.	WS-24-0437	Not reviewed	P. Denison
AGENDA ITEM			
22.	AG-24-900634	Not reviewed	P. Denison
ORDINANCES - INTRODUCTION			
23.	ORD-24-900471	Not reviewed	P. Denison
24.	ORD-24-900591	Not reviewed	P. Denison

WEDNESDAY
BOARD OF COUNTY COMMISSIONERS AGENDA
NOVEMBER 6, 2024

RECOMMENDATIONS FROM: SOUTHERN NEVADA WATER AUTHORITY
Patrick Denison, Right-of-Way
702-862-3474

ITEM #	APPLICATION NUMBER	COMMENTS	CONTACT NAME
4.	AR-24-400090 (UC-0849-14) **HOLDOVER**	Not reviewed	P. Denison
5.	AR-24-400106 (UC-22-0498)	Not reviewed	P. Denison
6.	ET-24-400101 (UC-22-0403)	Not reviewed	P. Denison
7.	VS-24-0277 **HOLDOVER**	No objection	P. Denison
8.	WS-24-0276 **HOLDOVER**	Not reviewed	P. Denison
9.	WS-24-0419 **HOLDOVER**	Not reviewed	P. Denison
10.	WS-24-0473	Not reviewed	P. Denison
NON-ROUTINE			
11.	SC-24-0261 **HOLDOVER**	Not reviewed	P. Denison
12.	UC-24-0436	Not reviewed	P. Denison
13.	UC-24-0491	Not reviewed	P. Denison
14.	VS-24-0494	No objection	P. Denison
15.	WS-24-0495	Not reviewed	P. Denison
16.	VS-24-0504	No objection	P. Denison
17.	WS-24-0505	Not reviewed	P. Denison
18.	TM-24-500106	No objection	P. Denison
19.	WC-24-400060 (NZC-22-0028) **HOLDOVER**	Not reviewed	P. Denison

WEDNESDAY
BOARD OF COUNTY COMMISSIONERS AGENDA
NOVEMBER 6, 2024

RECOMMENDATIONS FROM: SOUTHERN NEVADA WATER AUTHORITY
Patrick Denison, Right-of-Way
702-862-3474

ITEM #	APPLICATION NUMBER	COMMENTS	CONTACT NAME
20.	WS-24-0475	Not reviewed	P. Denison
21.	WS-24-0484	Not reviewed	P. Denison
22.	WS-24-0488	Not reviewed	P. Denison
23.	WS-24-0489	Not reviewed	P. Denison
24.	WS-24-0511	Not reviewed	P. Denison
25.	TM-24-500109	No objection	P. Denison
AGENDA ITEM			
26.	AG-24-900729	Not reviewed	P. Denison
ORDINANCES - INTRODUCTION			
27.	ORD-24-900529	Not reviewed	P. Denison
28.	ORD-24-900546	Not reviewed	P. Denison
29.	ORD-24-900599	Not reviewed	P. Denison
30.	ORD-24-900699	Not reviewed	P. Denison
31.	ORD-24-900708	Not reviewed	P. Denison
32.	ORD-24-900710	Not reviewed	P. Denison
33.	ORD-24-900725	Not reviewed	P. Denison

10/29/2024 7:21 AM

BOARD OF COUNTY COMMISSIONERS
NOVEMBER 6, 2024, 9:00 A.M.

VS – VACATION AND ABANDONMENTS
RECOMMENDATIONS FROM: SOUTHERN NEVADA WATER AUTHORITY
Patrick Denison, Right-of-Way Agent
702-862-3474

APPPLICATION	COMMENTS	CONTACT NAME
VS-24-0494	No objection	P. Denison
VS-24-0504	No objection	P. Denison

PPLRL_0572

WEDNESDAY
BOARD OF COUNTY COMMISSIONERS AGENDA
NOVEMBER 20, 2024

RECOMMENDATIONS FROM: SOUTHERN NEVADA WATER AUTHORITY
Patrick Denison, Right-of-Way Agent
702-862-3474

ITEM #	APPLICATION NUMBER	COMMENTS	CONTACT NAME
4.	SDR-24-0334 **HOLDOVER**	Not reviewed	P. Denison
5.	DR-24-0335 **HOLDOVER**	Not reviewed	P. Denison
6.	ET-24-400107 (UC-20-0288)	Not reviewed	P. Denison
7.	WC-24-400111 (ZC-1965-04)	Not reviewed	P. Denison
8.	VS-24-0520	No objection	P. Denison
9.	UC-24-0521	Not reviewed	P. Denison
10.	ZC-24-0518	Not reviewed	P. Denison
11.	ORD-24-900529	Not reviewed	P. Denison
12.	ORD-24-900546	Not reviewed	P. Denison
13.	ORD-24-900599	Not reviewed	P. Denison
14.	ORD-24-900699	Not reviewed	P. Denison
15.	ORD-24-900708	Not reviewed	P. Denison
16.	ORD-24-900710	Not reviewed	P. Denison
17.	ORD-24-900725	Not reviewed	P. Denison
NON-ROUTINE			
18.	CP-24-900629	Not reviewed	P. Denison
19.	ET-24-400110 (UC-20-0493)	Not reviewed	P. Denison
20.	UC-24-0319	Not reviewed	P. Denison

WEDNESDAY
BOARD OF COUNTY COMMISSIONERS AGENDA
NOVEMBER 20, 2024

RECOMMENDATIONS FROM: SOUTHERN NEVADA WATER AUTHORITY
Patrick Denison, Right-of-Way Agent
702-862-3474

ITEM #	APPLICATION NUMBER	COMMENTS	CONTACT NAME
21.	UC-24-0436 **HOLDOVER**	Not reviewed	P. Denison
22.	UC-24-0460 **HOLDOVER**	Not reviewed	P. Denison
23.	UC-24-0536	Not reviewed	P. Denison
24.	VS-24-0277 **HOLDOVER**	No objection	P. Denison
25.	WS-24-0276 **HOLDOVER**	Not reviewed	P. Denison
26.	VS-24-0457 **HOLDOVER**	No objection	P. Denison
27.	WS-24-0456 **HOLDOVER**	Not reviewed	P. Denison
28.	TM-24-500096 **HOLDOVER**	No objection	P. Denison
29.	VS-24-0462 **HOLDOVER**	No objection	P. Denison
30.	WS-24-0461 **HOLDOVER**	Not reviewed	P. Denison
31.	TM-24-500099 **HOLDOVER**	No objection	P. Denison
32.	VS-24-0509	No objection	P. Denison
33.	WS-24-0510	Not reviewed	P. Denison
34.	TM-24-500108	No objection	P. Denison
35.	VS-24-0539	No objection	P. Denison
36.	WS-24-0538	Not reviewed	P. Denison
37.	VS-24-0542	No objection	P. Denison
38.	WS-24-0543	Not reviewed	P. Denison

WEDNESDAY
BOARD OF COUNTY COMMISSIONERS AGENDA
NOVEMBER 20, 2024

RECOMMENDATIONS FROM: SOUTHERN NEVADA WATER AUTHORITY
Patrick Denison, Right-of-Way Agent
702-862-3474

ITEM #	APPLICATION NUMBER	COMMENTS	CONTACT NAME
39.	TM-24-500117	No objection	P. Denison
40.	WS-24-0522	Not reviewed	P. Denison
41.	WS-24-0523	Not reviewed	P. Denison
42.	WS-24-0525	Not reviewed	P. Denison
43.	WS-24-0526	Not reviewed	P. Denison
44.	WS-24-0527	Not reviewed	P. Denison
45.	TM-24-500114	No objection	P. Denison
46.	WS-24-0535	Not reviewed	P. Denison
47.	PA-24-700015	Not reviewed	P. Denison
48.	ZC-24-0310	Not reviewed	P. Denison
49.	UC-24-0311	Not reviewed	P. Denison
50.	PA-24-700020	Not reviewed	P. Denison
51.	ZC-24-0485	Not reviewed	P. Denison
52.	VS-24-0486	No objection	P. Denison
53.	WS-24-0487	Not reviewed	P. Denison
54.	TM-24-500101	No objection	P. Denison
AGENDA ITEM			
55.	AG-24-900729 **HOLDOVER**	Not reviewed	P. Denison

WEDNESDAY
BOARD OF COUNTY COMMISSIONERS AGENDA
NOVEMBER 20, 2024

RECOMMENDATIONS FROM: SOUTHERN NEVADA WATER AUTHORITY
Patrick Denison, Right-of-Way Agent
702-862-3474

ITEM #	APPLICATION NUMBER	COMMENTS	CONTACT NAME
ORDINANCES - INTRODUCTION			
56.	ORD-24-900565	Not reviewed	P. Denison
57.	ORD-24-900572	Not reviewed	P. Denison
58.	ORD-24-900582	Not reviewed	P. Denison
59.	ORD-24-900734	Not reviewed	P. Denison
60.	ORD-24-900758	Not reviewed	P. Denison
61.	ORD-24-900766	Not reviewed	P. Denison

11/13/2024 8:01 AM

PW – ROW

☐ MANAGERS	☐ DONE
☐ ARTERIALS	☐ DONE
☒ VACATIONS	☐ DONE

161-08-810-801-082 & 083

APP #: VS-24-0277

DESCRIPTION: ROW for detached sidewalk

ZC UC WS DR VC

09/04/2024 BCC
08/15/2024 Sunrise Manor

5'

CONCURRENT APPS:	PREVIOUS APPS:	WAIVERS/DRS:
WS-24-0276	APR-24-100404 NO PW emails	
	APR-23-101485	
	UC-19-0630	
	UC/DR-18-0578	
	ADR-05-900333	

NOTES:

☐ ANALYSIS: ☐ RECOMMENDATION: ☐ APPROVAL ☐ DENIAL ☐ OTHER

☐ CONDITIONS: ☐ D/S ☐ T/S ☐ O/S ☒ DET SW this ☐ LVBS ☐ L & M ☐ BUS STOP
☐ DR #2 ☐ NDOT ☐ NDOT/BLUE DIAMOND ☐ RES. COVENANT
☒ VS LEGAL ☒ VS REC PERMIT/MAP ☐ VS REC O/S INSPECT
☐ ROW 30/90 FOR ALL ☐ ROW 30/90 FOR 80+

☐ ROW:

☐ OTHER:

☐ ADVISORY:

☐ ETs/ARs: ☐ ANALYSIS NEEDED? ☐ PREVIOUS ☐ NEW CONDITIONS?

☐ NO COMMENT

SCAN TO FILE

7/4 BCC

CLARK COUNTY
COMPREHENSIVE PLANNING LAND USE APPLICATIONS
LAND USE APPLICATION ANALYSIS/CONDITIONS

APPLICATION NUMBER OWNER
VS-24-0277/PALM PROPERTIES L L C

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

Analysis
Staff has no objection to the vacation of right-of-way for detached sidewalks.

Recommendation:
Approval.

Applied by: Sarah Mabry-Padovese
Date entered: 7/31/2024

Preliminary Conditions

- Vacation to be recordable prior to building permit issuance or applicable map submittal:
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that Nevada Department of Transportation (NDOT) permits may be required. /syp

Applied by: Sarah Mabry-Padovese
Date entered: 7/22/2024

APN(s):
161-08-810-082 through 161-08-810-083

WS 24-0276

CLARK COUNTY
COMPREHENSIVE PLANNING LAND USE APPLICATIONS
LAND USE APPLICATION ANALYSIS/CONDITIONS

APPLICATION NUMBER OWNER
VS-24-0277/PALM PROPERTIES L L C

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

Analysis
NOT READY TO MERGE

Staff has no objection to the vacation of right-of-way for detached sidewalks.

Recommendation:
Approval.

Applied by: Sarah Mabry-Padovese
Date entered: 7/22/2024

Preliminary Conditions

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that Nevada Department of Transportation (NDOT) permits may be required. syp

Applied by: Sarah Mabry-Padovese
Date entered: 7/22/2024

APN(s):
161-08-810-082 through 161-08-810-083

Sarah Y. Mabry-Padovese

From: Clark County <Clarkcounty-accela@clarkcountynv.gov>
Sent: Tuesday, February 27, 2024 4:47 PM
To: centurywest1@hotmail.com; ACOLE@GCGARCIAINC.COM
Cc: PWLanduse
Subject: New Submittal: APR-23-101485 - APN: 161-08-810-083 Public Works ok

Good afternoon,

Public Works has no further comments on this Application Pre-Review (APR). Please contact Comprehensive Planning at 702-455-4314 or zoning@ClarkCountyNV.gov for information on how to proceed.

Thank you
JaWaan Dodson

Important information:

Please note that although Public Works has no further comments on this APR, it does not mean that we will recommend approval.

Sarah Y. Mabry-Padovese

From: Andrea Cole <acole@gcgarciainc.com>
Sent: Tuesday, February 27, 2024 10:48 AM
To: PWLanduse
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-083 Public Works comments
Attachments: site-6-SP1.pdf; Map that dedicated the ROW for Happy Valley MapPL0040001.pdf

Categories: JaWaan

See below responses and the attached.

From: Clark County Clarkcounty-accela@clarkcountynv.gov
Sent: Tuesday, February 27, 2024 8:46 AM
To: centurywest1@hotmail.com; Andrea Cole acole@gcgarciainc.com
Cc: PWLanduse@ClarkCountyNV.gov
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-083 Public Works comments

Good morning,

Please see the Public Works comments below:
The comments from 2/15/2024 are in black. My original responses are in blue. PW's comments from 2/27/2024 are in red. Additional responses in Green.

Be advised that Nellis Boulevard is a Nevada Department of Transportation (NDOT) right-of-way.

Detached sidewalks are required, this application will need to include a vacation of the right-of-way. Application revised to include the vacation.

Site Plan:

- The minimum required throat is 100 feet per Uniform Standard Drawing 222.1. Site Plan revised to show 100'. It looks like the parking was reduced with this revision and 75 feet is now the minimum. Resolved.
- Provide and show the back of curb radius on the east side of the Happy Valley Avenue commercial driveway and at the intersection. Shown on revised site plan. Not provided (2nd request). Previously provided, attached for reference.
- Correct the right-of-way width for Happy Valley Avenue. ROW corrected on revised site plan. Resolved.

Vacation:

- Provide a the record information for the right-of-way being vacated. See attached recorded map that dedicated the ROW on Happy Valley.

Thank you

JaWaan Dodson

Directions for when you make the necessary changes

- Email the following to Public Works – Development Review at PWLandUse@ClarkCountyNV.gov:
  - A detailed written response to each of our comments.
  - Copies of revised plans and documents.
  - If you make changes other than those that are specified in our comments, provide a detailed list of the changes and an explanation for why the changes were made.

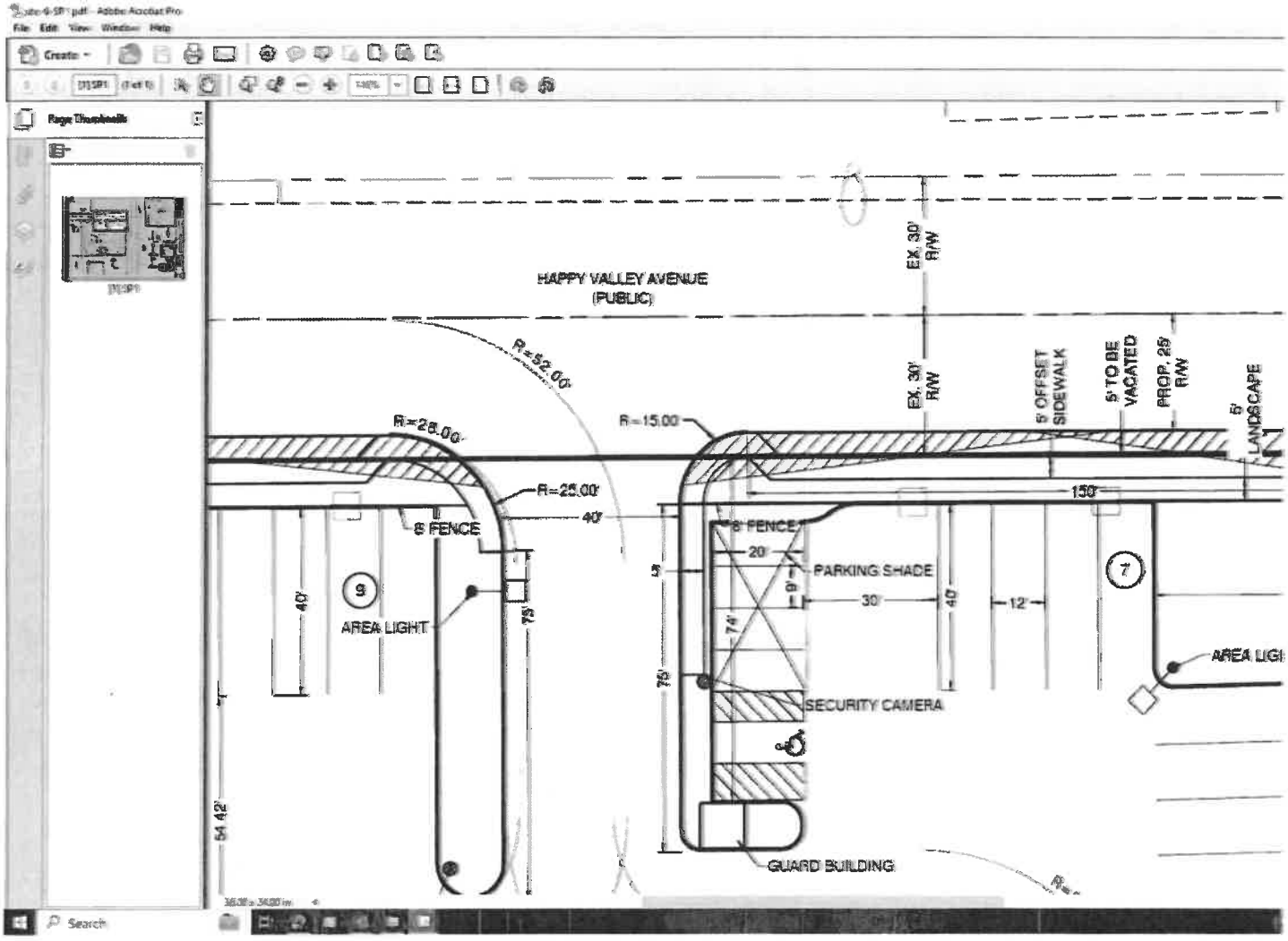
Contacts for the Public Works - Land Use Application Team

- Email:
  - PWLandUse@ClarkCountyNV.gov
- Phone numbers:
  - 702-455-4607 – Sarah Mabry-Padovese
  - 702-455-6387 – JaWaan Dodson
  - 702-455-6385 – Nick Goodman
  - 702-455-4600 – Main number for Development Review

Sarah Y. Mabry-Padovese

From: Andrea Cole <acole@gcgarciainc.com>
Sent: Tuesday, February 27, 2024 10:09 AM
To: PWLanduse
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-083 Public Works comments

I'm slightly confused by the comment asking for the back of curb radius on the plan. I re-reviewed the site plan provided and all of the radii's appear to be there (see below print screen). Is there something I am missing?



If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.

1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

From: Clark County <Clarkcounty-accela@clarkcountynv.gov>
Sent: Tuesday, February 27, 2024 8:46 AM
To: centurywest1@hotmail.com; Andrea Cole <acole@gcgarciainc.com>
Cc: PWLanduse@ClarkCountyNV.gov
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-083 Public Works comments

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The comments from 2/15/2024 are in black. Your responses are in blue. The new comments from 2/27/2024 are in red.

Be advised that Nellis Boulevard is a Nevada Department of Transportation (NDOT) right-of-way.

Detached sidewalks are required, this application will need to include a vacation of the right-of-way. Application revised to include the vacation.

Site Plan:

- The minimum required throat is 100 feet per Uniform Standard Drawing 222.1. Site Plan revised to show 100'. It looks like the parking was reduced with this revision and 75 feet is now the minimum. Resolved.
- Provide and show the back of curb radius on the east side of the Happy Valley Avenue commercial driveway and at the intersection. Shown on revised site plan. Not provided (2nd request).
- Correct the right-of-way width for Happy Valley Avenue. ROW corrected on revised site plan. Resolved.

Vacation:

- Provide a the record information for the right-of-way being vacated.

Thank you

JaWaan Dodson

Directions for when you make the necessary changes

- Email the following to Public Works – Development Review at PWLandUse@ClarkCountyNV.gov:
  - A detailed written response to each of our comments.
  - Copies of revised plans and documents.
  - If you make changes other than those that are specified in our comments, provide a detailed list of the changes and an explanation for why the changes were made.

Contacts for the Public Works - Land Use Application Team

- Email:
  - PWLandUse@ClarkCountyNV.gov
- Phone numbers:
  - 702-455-4607 – Sarah Mabry-Padovese
  - 702-455-6387 – JaWaan Dodson
  - 702-455-6385 – Nick Goodman
  - 702-455-4600 – Main number for Development Review

Sarah Y. Mabry-Padovese

From: Clark County <Clarkcounty-accela@clarkcountynv.gov>
Sent: Tuesday, February 27, 2024 8:46 AM
To: centurywest1@hotmail.com; ACOLE@GCGARCIAINC.COM
Cc: PWLanduse
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-083 Public Works comments

Good morning,

Please see the Public Works comments below:
The comments from 2/15/2024 are in black. Your responses are in blue. The new comments from 2/27/2024 are in red.

Be advised that Nellis Boulevard is a Nevada Department of Transportation (NDOT) right-of-way.

Detached sidewalks are required, this application will need to include a vacation of the right-of-way. Application revised to include the vacation.

Site Plan:

- The minimum required throat is 100 feet per Uniform Standard Drawing 222.1. Site Plan revised to show 100'. It looks like the parking was reduced with this revision and 75 feet is now the minimum. Resolved.
- Provide and show the back of curb radius on the east side of the Happy Valley Avenue commercial driveway and at the intersection. Shown on revised site plan. Not provided (2nd request).
- Correct the right-of-way width for Happy Valley Avenue. ROW corrected on revised site plan. Resolved.

Vacation:

- Provide a the record information for the right-of-way being vacated.

Thank you
JaWaan Dodson

Directions for when you make the necessary changes

- Email the following to Public Works – Development Review at PWLandUse@ClarkCountyNV.gov:

- A detailed written response to each of our comments.
- Copies of revised plans and documents.
- If you make changes other than those that are specified in our comments, provide a detailed list of the changes and an explanation for why the changes were made.

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  - 702-455-6387 – JaWaan Dodson
  - 702-455-6385 – Nick Goodman
  - 702-455-4600 – Main number for Development Review

Sarah Y. Mabry-Padovese

From: Andrea Cole <acole@gcgarciainc.com>
Sent: Tuesday, February 20, 2024 4:01 PM
To: PWLanduse
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-093 Public Works comments

Categories: JaWaan

Apologize, I replied incorrectly in my original email to the below.

- The minimum required throat is 100 feet per Uniform Standard Drawing 222.1. Site Plan revised to show 100'

Should have stated:

- The minimum required throat is 100 feet per Uniform Standard Drawing 222.1. Parking was reduced to 99 stalls, and depth of throat for driveway is 75' as required per uniform standard drawing 222.1.

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

From: Andrea Cole
Sent: Tuesday, February 20, 2024 1:07 PM
To: PWLanduse@ClarkCountyNV.gov
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-093 Public Works comments

Please see attached revised drawings, added Vacation application, and responses below.

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

From: Clark County <Clarkcounty-accela@clarkcountynv.gov>
Sent: Thursday, February 15, 2024 2:32 PM
To: centurywest1@hotmail.com; Andrea Cole <acole@gcgarciainc.com>
Cc: PWLanduse@ClarkCountyNV.gov
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-093 Public Works comments

Good afternoon,

Please see the Public Works comments below:

Be advised that Nellis Boulevard is a Nevada Department of Transportation (NDOT) right-of-way.

Detached sidewalks are required, this application will need to include a vacation of the right-of-way. Application revised to include the vacation.

Site Plan:

- The minimum required throat is 100 feet per Uniform Standard Drawing 222.1. Site Plan revised to show 100'
- Provide and show the back of curb radius on the east side of the Happy Valley Avenue commercial driveway and at the intersection. Shown on revised site plan.
- Correct the right-of-way width for Happy Valley Avenue. ROW corrected on revised site plan

Thank you

JaWaan Dodson

Directions for when you make the necessary changes

- Email the following to Public Works – Development Review at PWLandUse@ClarkCountyNV.gov:
  - A detailed written response to each of our comments.
  - Copies of revised plans and documents.

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  - 702-455-6385 – Nick Goodman
  - 702-455-4600 – Main number for Development Review

Sarah Y. Mabry-Padovese

From: Andrea Cole <acole@gcgarciainc.com>
Sent: Tuesday, February 20, 2024 1:07 PM
To: PWLanduse
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-093 Public Works comments
Attachments: 18-0578_Cell Tower Plans (Sprint)_59419011_2.pdf; Carport w Solar.pdf; Cross Sections_Happy Valley Nellis_20240219.pdf; Elevation - Guard Building.pdf; Ltr-Just ADR 2-20-24.pdf; Ltr-Response to 2nd round of Planning Comments 02-01-24.pdf; Ltr-Just VAC 02-19-24.pdf; Vacation Legal ROW_20240219.pdf; Vacation Site Plan_20240219.pdf; site-6-SP1.pdf

Categories: JaWaan

Please see attached revised drawings, added Vacation application, and responses below.

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
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acole@gcgarciainc.com E-mail
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Cc: PWLanduse@ClarkCountyNV.gov
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  - 702-455-6385 – Nick Goodman
  - 702-455-4600 – Main number for Development Review

Sarah Y. Mabry-Padovese

From: Diane Scarcelli
Sent: Tuesday, February 20, 2024 7:26 AM
To: Al Laird; Brady Bernhart; Dane Detommaso; Danielle Weible; Diane Scarcelli; Dominique Williams; Greg Cerven; Hunter White; Jason Allswang; Jazmine Harris; Jennifer Ammerman; Jillee Opiniano-Rowland; Jonathan Marenfeld; Judith M. Rodriguez; Katherine Corrow; Loren Graham; Lorna Phegley; Mara Weber; Mark Donohue; Martin Gies; Matt Young; Michael Huling; Nairee Agulian; Negar Masoomi; PWLanduse; Richard Ruggles; Robert Kaminski; Roxy Pais-Evia; Steven De Merritt; Tyler Delorenzo
Subject: Appointments for today 2/20/24
Attachments: Appointments 2-20-24 (2).xlsx

Please find these attached. Thank you.

Sincerely,

Diane Scarcelli
Senior Office Specialist
Department of Comprehensive Planning
T: 702-455-1599
dzw@ClarkCountyNV.gov

Sarah Y. Mabry-Padovese

From: Clark County <Clarkcounty-accela@clarkcountynv.gov>
Sent: Thursday, February 15, 2024 2:32 PM
To: centurywest1@hotmail.com; ACOLE@GCGARCIAINC.COM
Cc: PWLanduse
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-093 Public Works comments

Good afternoon,

Please see the Public Works comments below:

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Thank you

JaWaan Dodson

Directions for when you make the necessary changes

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- 702-455-4607 – Sarah Mabry-Padovese
- 702-455-6387 – JaWaan Dodson
- 702-455-6385 – Nick Goodman
- 702-455-4600 – Main number for Development Review

Sarah Y. Mabry-Padovese

From:	Diane Scarcelli
Sent:	Wednesday, February 14, 2024 4:48 PM
To:	Al Laird; Brady Bernhart; Dane Detommaso; Danielle Weible; Diane Scarcelli; Dominique Williams; Greg Cerven; Hunter White; Jason Allswang; Jazmine Harris; Jennifer Ammerman; Jillee Opiniano-Rowland; Jonathan Marenfeld; Judith M. Rodriguez; Katherine Corrow; Loren Graham; Lorna Phegley; Mara Weber; Mark Donohue; Martin Gies; Matt Young; Michael Huling; Nairee Agulian; Negar Masoomi; PWLanduse; Richard Ruggles; Robert Kaminski; Roxy Pais-Evia; Steven De Merritt; Tyler Delorenzo
Subject:	Appointment list for Tuesday 2/20/24
Attachments:	Appointments 2-20-24 (1).xlsx

With Monday 2/19 being a holiday, I am sending out the list for Tuesday 2/20/24 today. Please find the upcoming appointments attached, and thank you.

Sincerely,

Diane Scarcelli
Senior Office Specialist
Department of Comprehensive Planning
T: 702-455-1599
dzw@ClarkCountyNV.gov

Sarah Y. Mabry-Padovese

From: PWLanduse
Sent: Wednesday, February 14, 2024 10:32 AM
To: Andrea Cole; PWLanduse
Cc: Melissa Eure; George Garcia
Subject: RE: APR-23-101485 LEDGE Nellis & Happy Valley: Submittal Pckg

Please note that we have 10 business days (2.5 weeks) to review your application. There are currently 8 head of you in the queue at this time.

Thanks

Sarah Y. Mabry-Padovese
Plan Checker
Public Works – Development Review
(702)455-4607

From: Andrea Cole <acole@gcgarciainc.com>
Sent: Wednesday, February 14, 2024 10:24 AM
To: PWLanduse <PWLanduse@ClarkCountyNV.gov>
Cc: Melissa Eure <meure@gcgarciainc.com>; George Garcia <ggarcia@gcgarciainc.com>
Subject: APR-23-101485 LEDGE Nellis & Happy Valley: Submittal Pckg

I just wanted to follow up on the below that was submitted on 02/06/24. Do we know where it is in the pile of items to be reviewed? Please advise.

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

From: Andrea Cole
Sent: Tuesday, February 6, 2024 3:49 PM
To: 'Pwlanduse@clarkcountynv.gov' <Pwlanduse@clarkcountynv.gov>
Cc: Melissa Eure <meure@gcgarciainc.com>; George Garcia <ggarcia@gcgarciainc.com>
Subject: APR-23-101485 LEDGE Nellis & Happy Valley: Submittal Pckg

Please see attached proposed application for APR-23-101485 for your review and comment. The proposed use is a Commercial Truck Parking Lot at 3125 Nellis APN#s: 161-08-810-082 & -083.

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

Sarah Y. Mabry-Padovese

From: Andrea Cole <acole@gcgarciainc.com>
Sent: Wednesday, February 14, 2024 10:24 AM
To: PWLanduse
Cc: Melissa Eure; George Garcia
Subject: APR-23-101485 LEDGE Nellis & Happy Valley: Submittal Pckg

I just wanted to follow up on the below that was submitted on 02/06/24. Do we know where it is in the pile of items to be reviewed? Please advise.

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

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acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

From: Andrea Cole
Sent: Tuesday, February 6, 2024 3:49 PM
To: 'Pwlanduse@clarkcountynv.gov' <Pwlanduse@clarkcountynv.gov>
Cc: Melissa Eure <meure@gcgarciainc.com>; George Garcia <ggarcia@gcgarciainc.com>
Subject: APR-23-101485 LEDGE Nellis & Happy Valley: Submittal Pckg

Please see attached proposed application for APR-23-101485 for your review and comment. The proposed use is a Commercial Truck Parking Lot at 3125 Nellis APN#s: 161-08-810-082 & -083.

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

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(702) 435-9909 Phone

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acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

Sarah Y. Mabry-Padovese

From:	Andrea Cole <acole@gcgarciainc.com>
Sent:	Tuesday, February 6, 2024 3:49 PM
To:	PWLanduse
Cc:	Melissa Eure; George Garcia
Subject:	APR-23-101485 LEDGE Nellis & Happy Valley: Submittal Pckg
Attachments:	site-5-SP1-rev-carport.pdf; site-5-CS.pdf; Ledge Planning 1 Plans.pdf; Ltr-Just ADR 2-1-24.pdf; SSI-Palm Properties LLC as of 01-09-24.pdf; APN map as of 10-25-23.pdf; Application & Ownership forms from property owner - ADR Signed.pdf; Deed as of 04-04-23.pdf; Ownership form (Leading Edge Ventures) (signed).jpeg; Ownership form (Leading Edge Ventures) (signed).pdf; SSI for Leading Edge Ventures, LLC.pdf
Categories:	NEW PROCESS

Please see attached proposed application for APR-23-101485 for your review and comment. The proposed use is a Commercial Truck Parking Lot at 3125 Nellis APN#s: 161-08-810-082 & -083.

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

GCGARCIA

CIVIL ENGINEERING

February 19, 2024

VS-24-0277

Nancy Amundsen, Director
Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Request: Partial Vacation of Happy Valley ROW
APN(s): 161-08-810-082 & -083

Dear Nancy:

On behalf of our client, Leading Edge Ventures, LLC, please accept this letter and the attached exhibit as an application to vacate 5FT ROW on Happy Valley.

As directed by Planning and Public Works, we request that portions of the existing unbuilt 60 foot-wide ROW parcel be reduced by 5FT feet as it no longer serves a public need or necessity for the local road. The remaining portion of this parcel combined with the abutting parcel to the east, APN# 161-08-810-082 & -083, will satisfy the necessary required landscaping straddling a sidewalk to accompany the curb, gutter, landscape and sidewalk on the southside of Happy Valley.

Exhibit "A" attached provides the necessary legal description and Exhibit "B" provides the accompanying depiction for the requested Vacation of ROW.

The Vacation of the ROW will allow for the sidewalk abutting the detached sidewalk as required by the County to bring the property into full compliance with the statutes, codes and regulations.

Based on the provisions stated above, we request the approval of the vacation and abandonment of the ROW. If you have any questions regarding this request, please feel free to reach out to me at (702) 435-9909.

Sincerely,

George Garcia,
Founder

2727 SOUTH RAINBOW BOULEVARD * LAS VEGAS, NEVADA 89146-5148
PHONE 702-873-7550 * FAX 702-362-2597

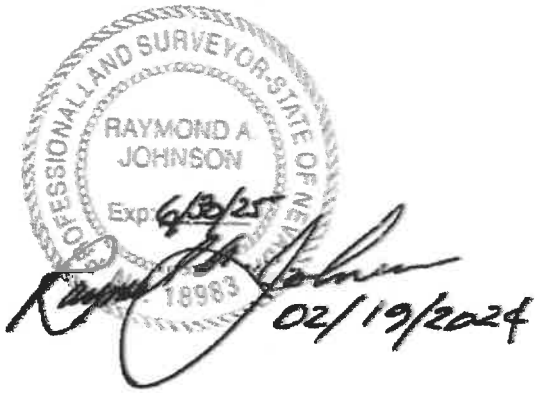
EXHIBIT "A"
VS-

W.O. 8322
February 19, 2024

APN: 161-08-899-001
_X_ Public right-of-way

___ Easements:

___ Other:



Legally described as follows:

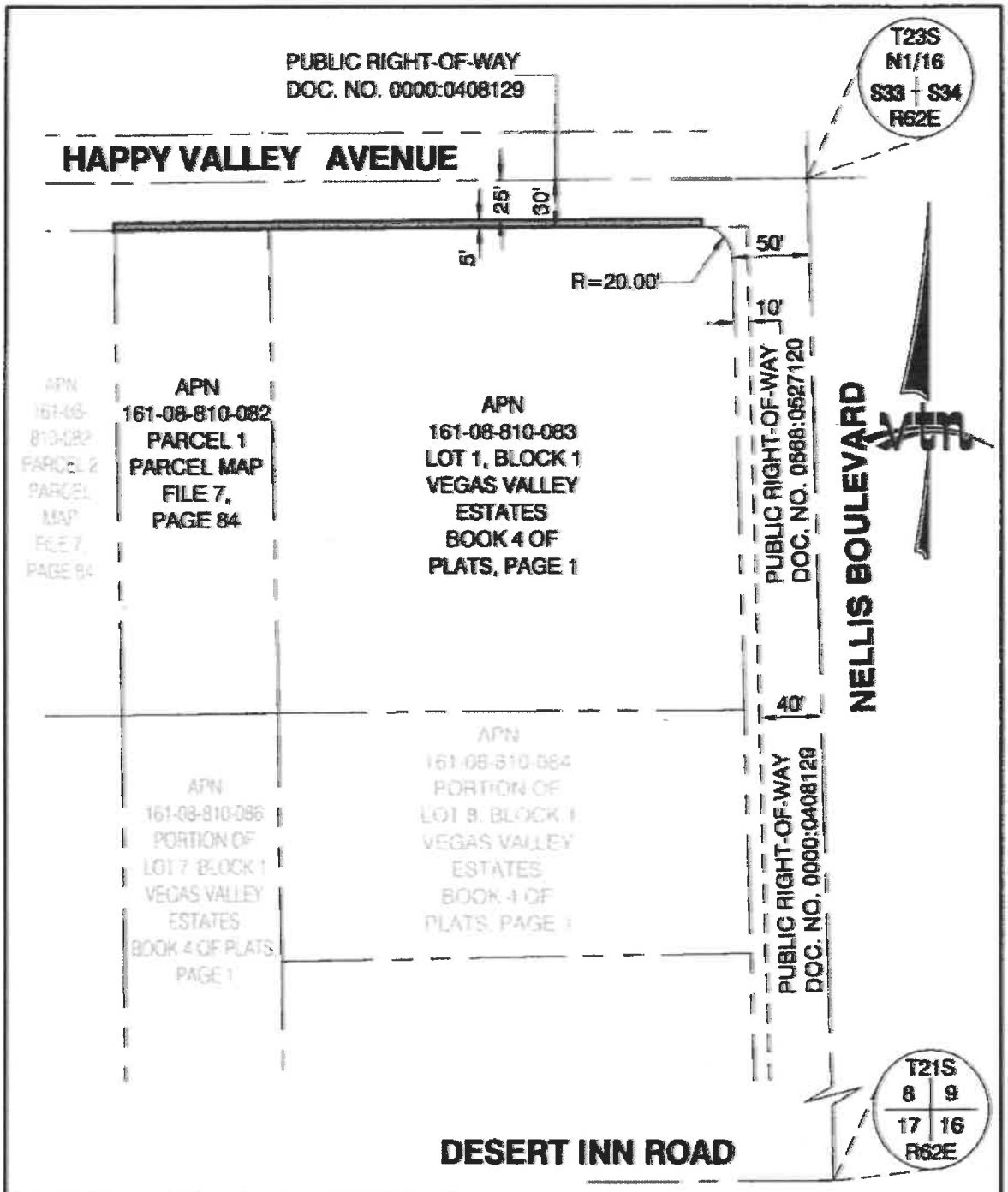
PUBLIC RIGHT-OF-WAY DOCUMENT NUMBER 0000:0408129

BEING THE SOUTHERLY 5.00 FEET OF THAT PUBLIC RIGHT-OF-WAY KNOWN AS HAPPY VALLEY AVENUE DEDICATED BY THAT CERTAIN DOCUMENT ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN DOCUMENT NUMBER 0000:0408129 FRONTING LOT 1, BLOCK 1 OF THAT CERTAIN FINAL MAP KNOWN AS "VEGAS VALLEY ESTATES" ON FILE IN THE OFFICE OF SAID COUNTY RECORDER IN BOOK 4 OF PLATS, AT PAGE 1 FROM THE PROLONGATION OF THE WESTERLY BOUNDARY OF SAID LOT 1 TO THE POINT OF CURVATURE OF A 20.00 FOOT SPANDREL AREA CONCAVE SOUTHWESTERLY IN THE NORTHEAST CORNER OF SAID LOT 1 AND FRONTING PARCEL 1 OF THAT CERTAIN PARCEL MAP ON FILE IN THE OFFICE OF SAID COUNTY RECORDER, IN FILE 7, PAGE 84 ALL LOCATED WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 08, TOWNSHIP 21 SOUTH, RANGE 62 EAST, CLARK COUNTY, NEVADA.

EXCEPTING ANY PORTION RIGHT-OF-WAY HEREBY BEING VACATED, FRONTING THAT DEDICATED RIGHT-OF-WAY DOCUMENT NUMBER 0568:0527120 THEREOF.

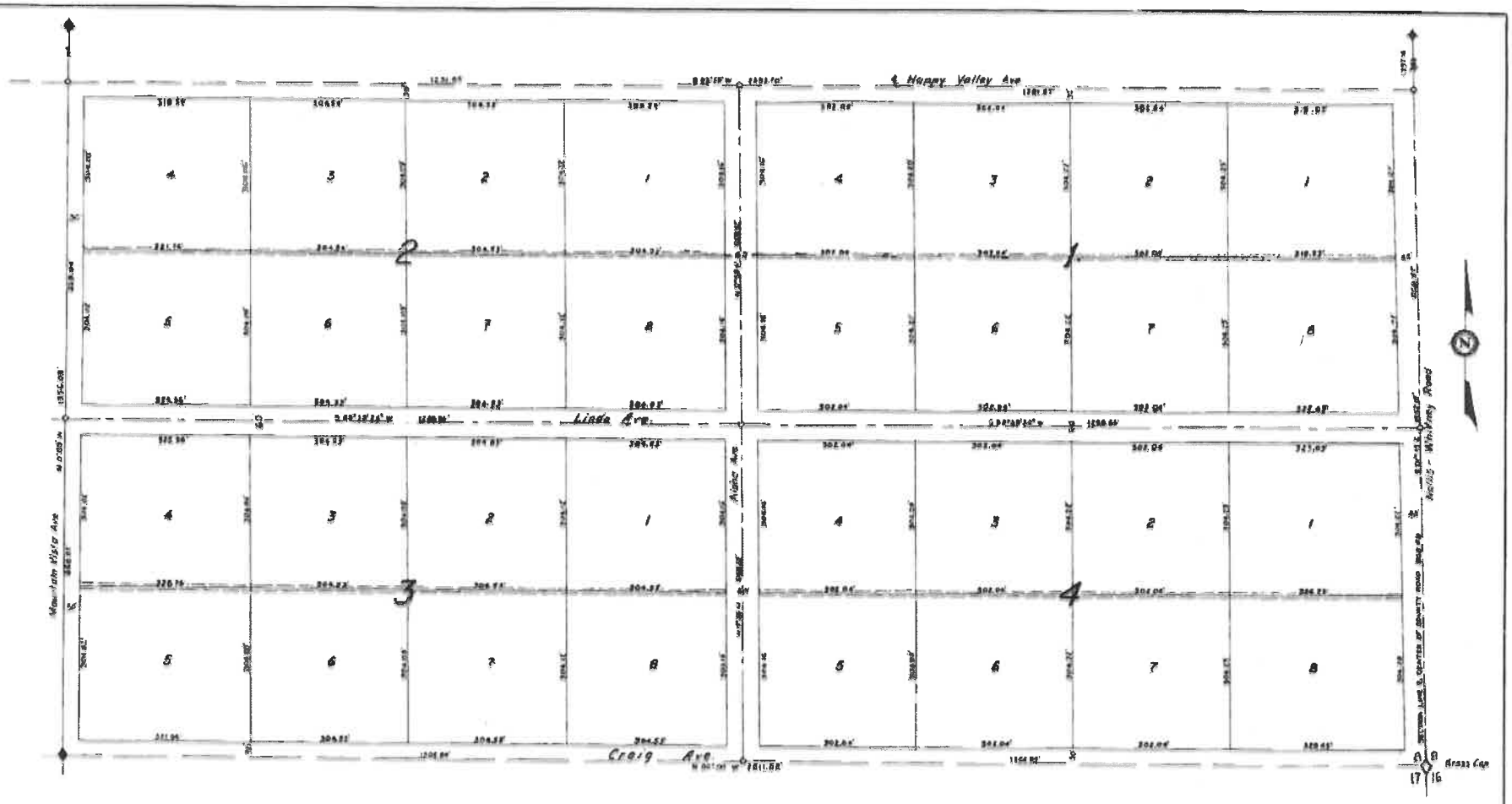
SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

G:\8322\MAPPING\VACATION MAP\8322 VAC RW01.DOC
G:\8322\MAPPING\VACATION MAP\8322 VAC.DWG



G:\8322\Mapping\Vacations\8322 VAC RW01.Dwg
G:\8322\Mapping\Vacations\8322 Vac Rw01.Doc

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NV 89146-5148	EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION	SCALE HORZ. 1"= 100' VERT.
		W.O. NO. 8322
		DRAWN BY: TJ
	RIGHT-OF-WAY VACATION	DATE: 02/2024
		SHEET 2 OF 2



SCALE : 1" = 100'

VEGAS VALLEY ESTATES

TRACT NO. 2

409120

EDWARD G. HOPPE

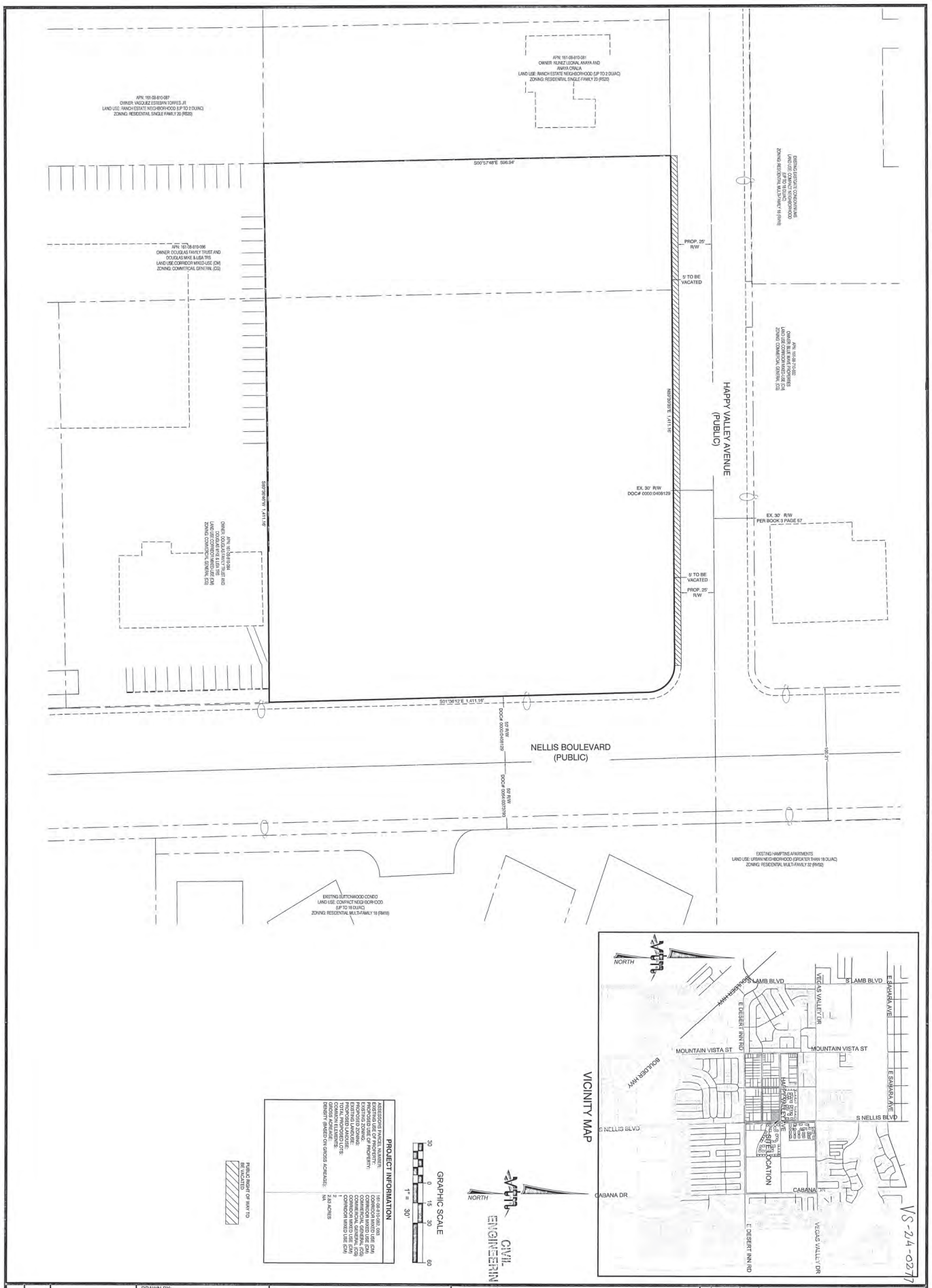
PLATS

Fee $ 8.50

LEGEND

- FD B.L.M. Brass Cap Section Corner
- FD B.L.M. Brass Cap 1/4 Section Corner
- Set Stake
- Public Utilities Easement 5' each side of lot lines

PPLRL_0605



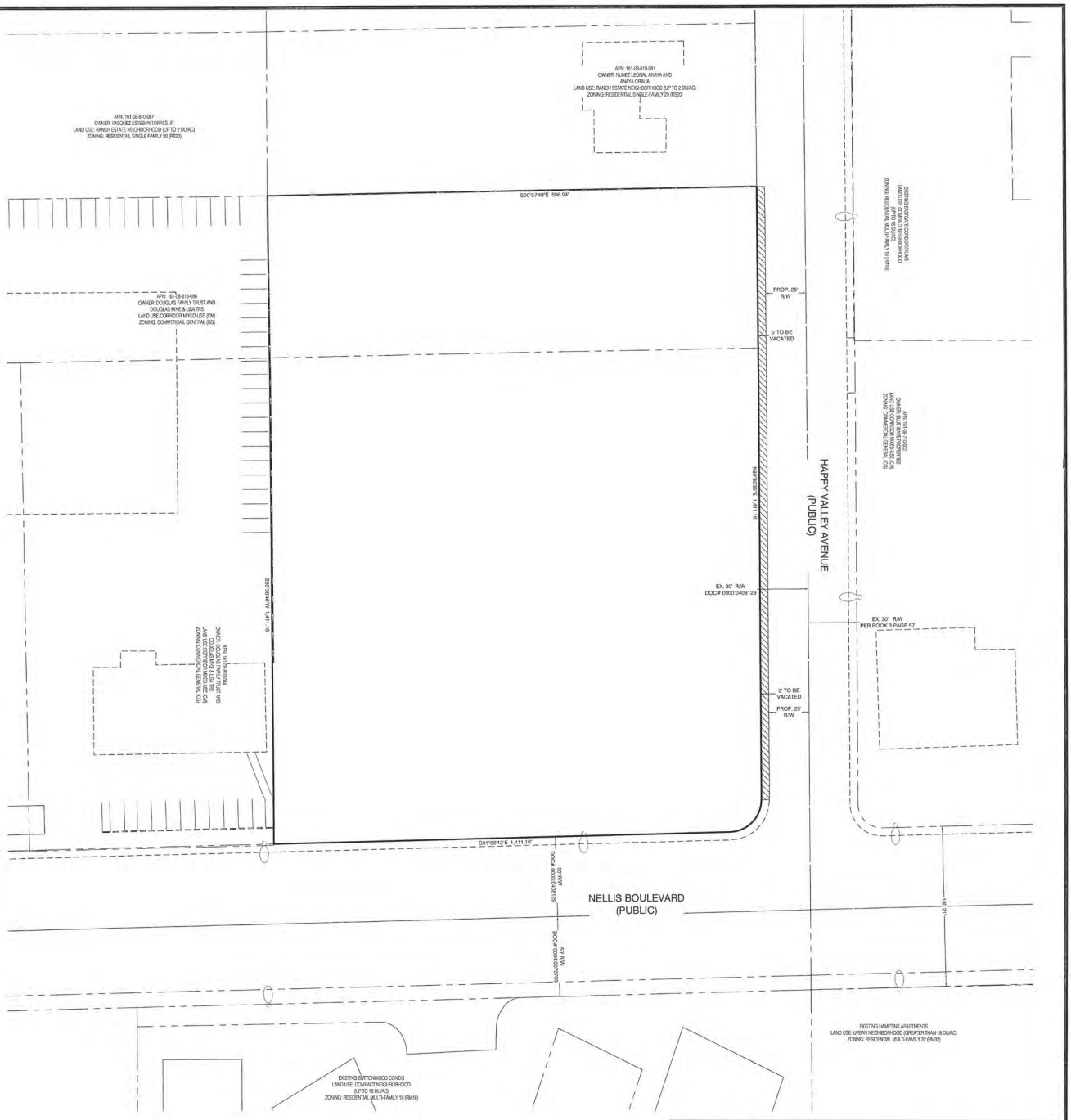
SHEET 1 OF 1 SHEETS — SP1 — DRAWING NO.	DRAWN BY: R.M.S. NOV. '23 DESIGNED BY: R.M.S. NOV. '23 CHECKED BY: PROJECT NO: SCALE: 1"=30' N/A HORIZ. VERT.	VACATION SITE PLAN APN:161-08-810-082, 083 NELLIS AND HAPPY VALLEY	CLARK COUNTY, NEVADA 2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148 PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNNV.COM CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

REV	DATE	BY	REVISION

PPLRL_0606

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H:\8322\Planning\site-EXHIBIT.dwg



DRAWN BY: R.M.S. NOV. '23	VACATION SITE PLAN	CLARK COUNTY, NEVADA	PPLRL_0607
DESIGNED BY: R.M.S. NOV. '23			ROP 000561
CHECKED BY:	APN:161-08-810-082, 083 NELLIS AND HAPPY VALLEY	2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148 PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNNV.COM CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS	
PROJECT NO: SCALE: 1"=30' N/A HORIZ. VERT.			

SHEET 1 OF 1 SHEETS — DRAWING NO. SP1

REV	DATE	BY	REVISION

H:\8322\Planning\site-EXHIBIT.dwg, 2/27/2024 1:09:51 PM, VTNPDF.pc3

H:\8322\Planning\site-EXHIBIT.dwg

DOC TYPE: SC

STAFF COMMENTS

Clark County Comprehensive Planning, Current Planning Division

Application # VS-24-6277

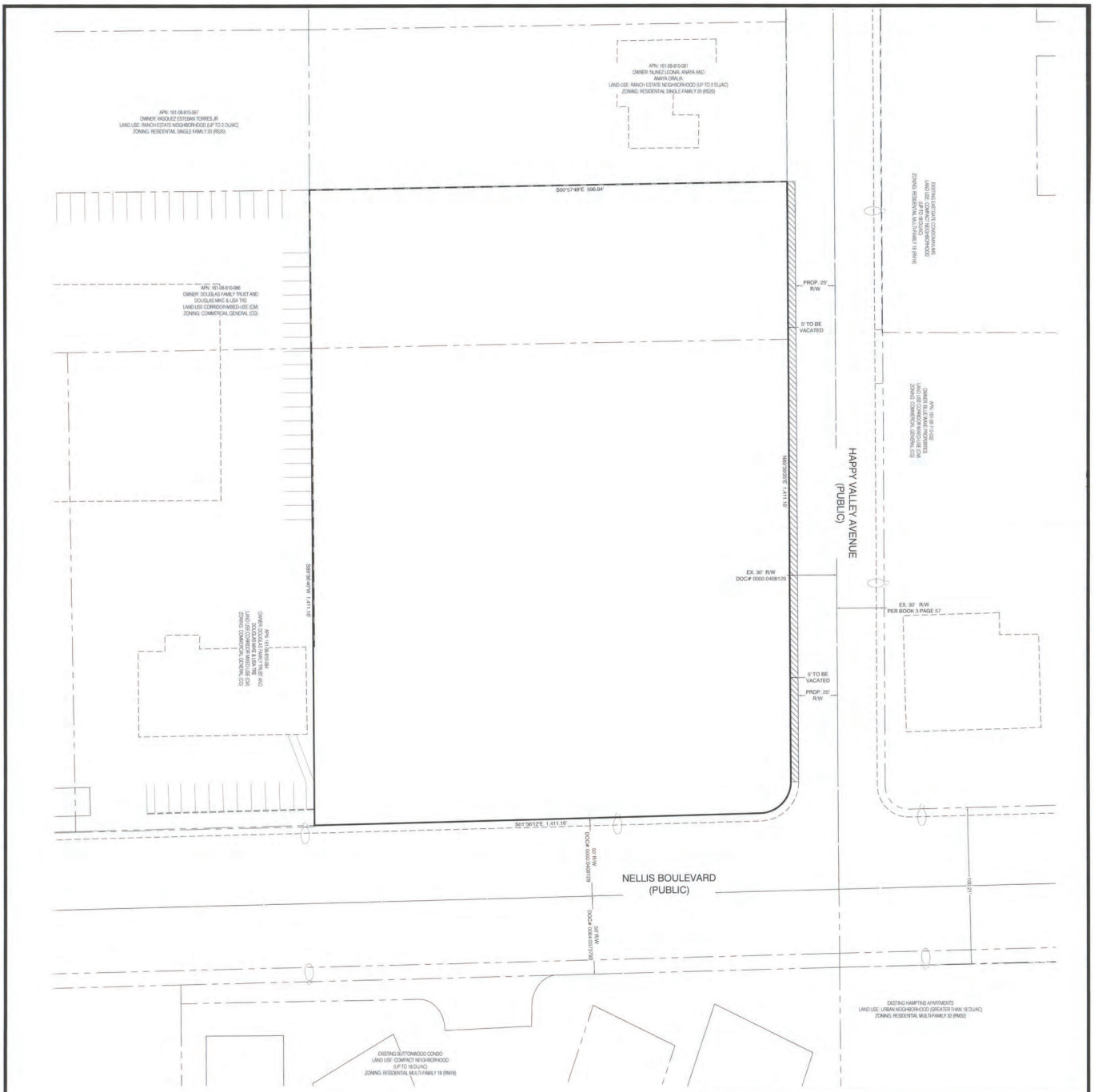
DATE	COMMENT	STAFF INITIALS

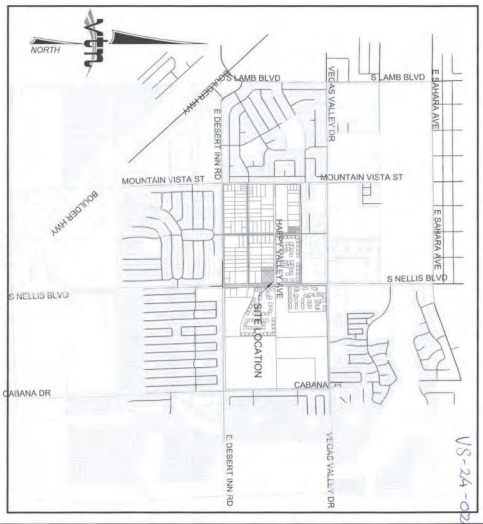
THIS PORTION TO BE COMPLETED BY RECORDS STAFF ONLY

☒ Full Size Plans
24"x36" or larger

☐ Plans
Up to 11"x14"

☐ No Plans





VICINITY MAP

NORTH

GRAPHIC SCALE
30 0 15 30 60
1" = 30'

PROJECT INFORMATION

ASSESSORS PARCEL NUMBER:	161-08-810-082; 083
EXISTING USE OF PROPERTY:	VACANT
PROPOSED USE OF PROPERTY:	CORRIDOR MIXED USE (CM)
EXISTING ZONING:	COMMERCIAL GENERAL (CG)
PROPOSED ZONING:	CORRIDOR MIXED USE (CM)
PROPOSED LAND USE:	CORRIDOR MIXED USE (CM)
EXISTING LAND USE:	CORRIDOR MIXED USE (CM)
TOTAL PROPOSED LOTS:	1
GROSS ACREAGE:	2.83 ACRES
DENSITY BASED ON GROSS ACREAGE:	NA

PUBLIC RIGHT OF WAY TO BE VACATED

VS-24-0277
STP

VS-24-0277

DRAWN BY: R.M.S. NOV. '23	VACATION SITE PLAN	CLARK COUNTY, NEVADA	
DESIGNED BY: R.M.S. NOV. '23			
CHECKED BY:	APN:161-08-810-082, 083 NELLIS AND HAPPY VALLEY	2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148 PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNNV.COM CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS	
PROJECT NO: SCALE: 1"=30' N/A HORIZ. VERT.			

SHEET SP1 1 OF 1 SHEETS
DRAWING NO.

REV.	DATE	BY	REVISION

PPLRL_0609
ROP 000563

H:\8322\Planning\site-EXHIBIT.dwg

CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION

Application Number: **VS-24-0277** PC/BCC Meeting Date: **09-04-2024**

Commission District: E

TAB/CAC: SUNRISE MANOR TAB/CAC Meeting Date: 08-15-2024

Project Type: Nonresidential Development/Use (with construction or site modifications) Property Owner: PALM PROPERTIES L L C

- ☐ Text Amendment
- ☐ Rezone
- ☐ Planned Unit Development
- ☐ Use Permit
- ☐ Variance
- ☐ Waiver of Development Standards
- ☐ Waiver of Title
- ☐ Design Review
- ☐ Sign Design Review
- ☐ Street Name Change
- ☐ Street Numbering Change
- ☐ Annexation Request
- ☑ Vacation and Abandonment
- ☐ Tentative Map
- ☐ Application Review
- ☐ Clarification of Conditions
- ☐ Extension of Time
- ☐ Revocation
- ☐ Waiver of Conditions
- ☐ Ordinance
- ☐ Agenda Item
- ☐ Other _____

Motion By: Earl Barbeau Vote: 4-0 Approval/(Denial) No Comment

Hold (including To Date and Reason) _____

# of Neighbors Present 2 # of Neighbors For _____ # of Neighbors Against 2 # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING:

don't like idea of truck parking - eye sore
inadequate fencing, safety
chemicals (truck fumes)

semi trucks should be in an industrial area

Conditions of Approval: _____

Name of Applicant/Representative George Garcia

Applicant agreed to conditions _____ Yes _____ No Neighborhood meeting held? _____ Yes _____ No

Signature

8/15/24
Date

Secretary
Title (Secretary or Chair)

Email to Comprehensive Planning: CPAgendas@ClarkCountyNV.gov & Email to Applicable Commission District: DistrictE@ClarkCountyNV.gov

GCGARCIA

February 19, 2024

VS-24-0277

Nancy Amundsen, Director
Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Request: Partial Vacation of Happy Valley ROW
APN(s): 161-08-810-082 & -083

Dear Nancy:

On behalf of our client, Leading Edge Ventures, LLC, please accept this letter and the attached exhibit as an application to vacate 5FT ROW on Happy Valley.

As directed by Planning and Public Works, we request that portions of the existing unbuilt 60 foot-wide ROW parcel be reduced by 5FT feet as it no longer serves a public need or necessity for the local road. The remaining portion of this parcel combined with the abutting parcel to the east, APN# 161-08-810-082 & -083, will satisfy the necessary required landscaping straddling a sidewalk to accompany the curb, gutter, landscape and sidewalk on the southside of Happy Valley.

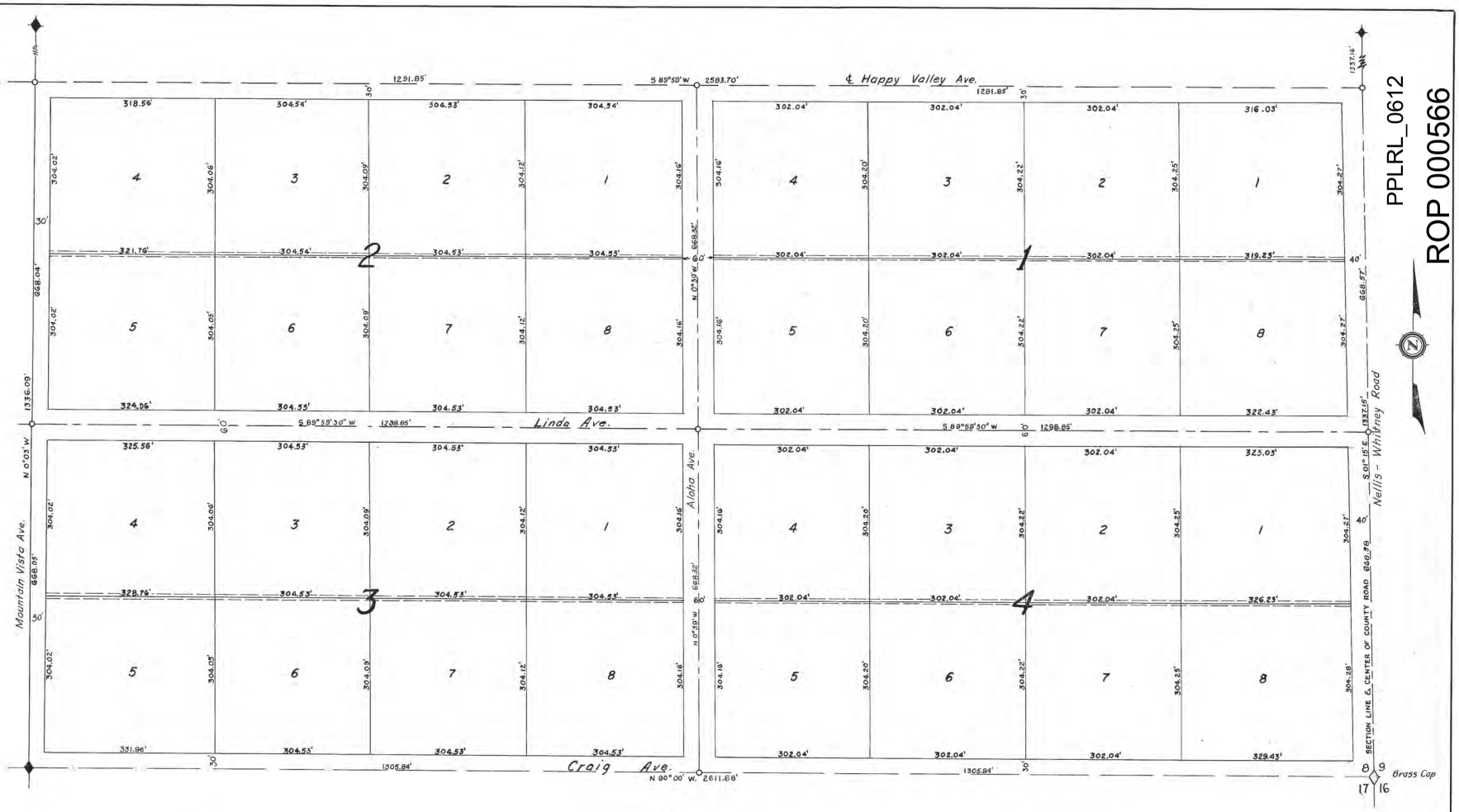
Exhibit "A" attached provides the necessary legal description and Exhibit "B" provides the accompanying depiction for the requested Vacation of ROW.

The Vacation of the ROW will allow for the sidewalk abutting the detached sidewalk as required by the County to bring the property into full compliance with the statutes, codes and regulations.

Based on the provisions stated above, we request the approval of the vacation and abandonment of the ROW. If you have any questions regarding this request, please feel free to reach out to me at (702) 435-9909.

Sincerely,

George Garcia,
Founder



SCALE - 1" = 100'

VEGAS VALLEY ESTATES

TRACT NO. 2

408129
Filed at Request of
EDWARD C. HOPPE
Date JUL-1-1953 9:30 A.M.
In Book 4 Page 1
of PLATS
Clark County, Nevada, Records
Fee $ 8.50

I, Ernest H. Clary, hereby certify that this plat is a true and accurate map of the land surveyed and staked out under my supervision, into lots, blocks, streets and public places at the instance of M.C. MacPeck; that the location of said lots, blocks, and streets, have been definitely established and perpetuated in strict accordance with the law as shown hereon, and are situate in the S½ SE¼ of Section 8, Township 21 South of Range 62 East of Mount Diablo Base and Meridian, County of Clark, State of Nevada, described by notes and bounds as shown on the above plat, that the survey was completed on the 24th day of Jan., 1953.

Ernest H. Clary
Registered Professional Civil Engineer & Land Surveyor - Nevada No. 290.

Approved this 13th day of March, 1953, by the Las Vegas No. 16 School District, Clark County, Nevada.

Chairman

KNOW ALL MEN BY THESE PRESENTS: that Edward C. Hoppe and Claire Hoppe are the owners of the parcel of land shown and particularly described in the engineer's certificate hereon, and have consented to and do hereby consent to the preparation and recording of this map, and do hereby offer for dedication all of the streets as indicated, and outlined hereon for the use of the public forever. Easements as shown are reserved for the construction and maintenance of public utilities only.

In witness whereof we have hereto set our hands this 17th day of JUNE 1953.

Edward C. Hoppe

Claire Hoppe

State of Nevada } ss
County of Clark }

On this 17th day of JUNE, 1953, personally appeared before me, a Notary Public, in and for Clark County, Nevada, Edward C. Hoppe and Claire Hoppe, known to me to be the persons who executed the within and foregoing instrument, and upon oath did depose that they executed the same freely and voluntarily, and for the uses and purposes therein mentioned.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

Merlin Edward Dye
Notary Public in and for Clark County, Nevada

My Commission Expires
MAY 14, 1957

I, George Monahan, County Engineer, Clark County, Nevada, do hereby certify that on the 24th day of February, 1953, did examine said Final map, that the subdivision shown hereon is substantially the same as it appeared on the tentative map and any approved alteration thereof; that all provisions of the law and of any local ordinances applicable at the time of approval of the tentative map have been complied with and that I am satisfied the map is technically correct.

George Monahan
County Engineer and Surveyor
Registered Engineer No. 631

Approved and accepted this 5th day of Febuary, 1953, by the Regional Planning Commission of Clark County, Nevada.

Chairman

Approved and accepted this 17 day of June, 1953, by the Board of Commissioners of Clark County, Nevada

Attest: Helen Scott Reed
County Clerk

Harley E. Harmon
Chairman

LEGEND

- FD. G.L.O. Brass Cap Section Corner
- FD. G.L.O. Brass Cap 1/4 Section Corner
- O Set Stake
- Public Utilities Easement. 5' each side of lot line.

PPLRL_0612
ROP 000566

2727 SOUTH RAINBOW BOULEVARD * LAS VEGAS, NEVADA 89146-5148
PHONE 702-873-7550 * FAX 702-362-2597

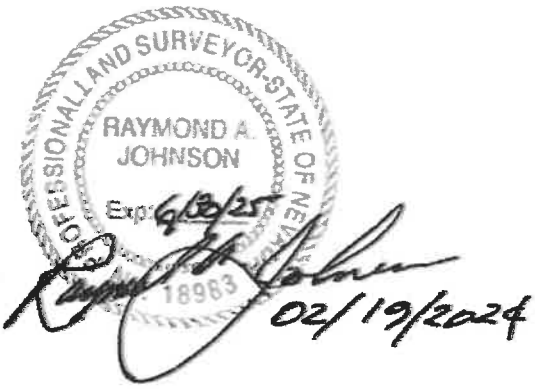
EXHIBIT "A"
VS-

W.O. 8322
February 19, 2024

APN: 161-08-899-001
_X_ Public right-of-way

___ Easements:

___ Other:



Legally described as follows:

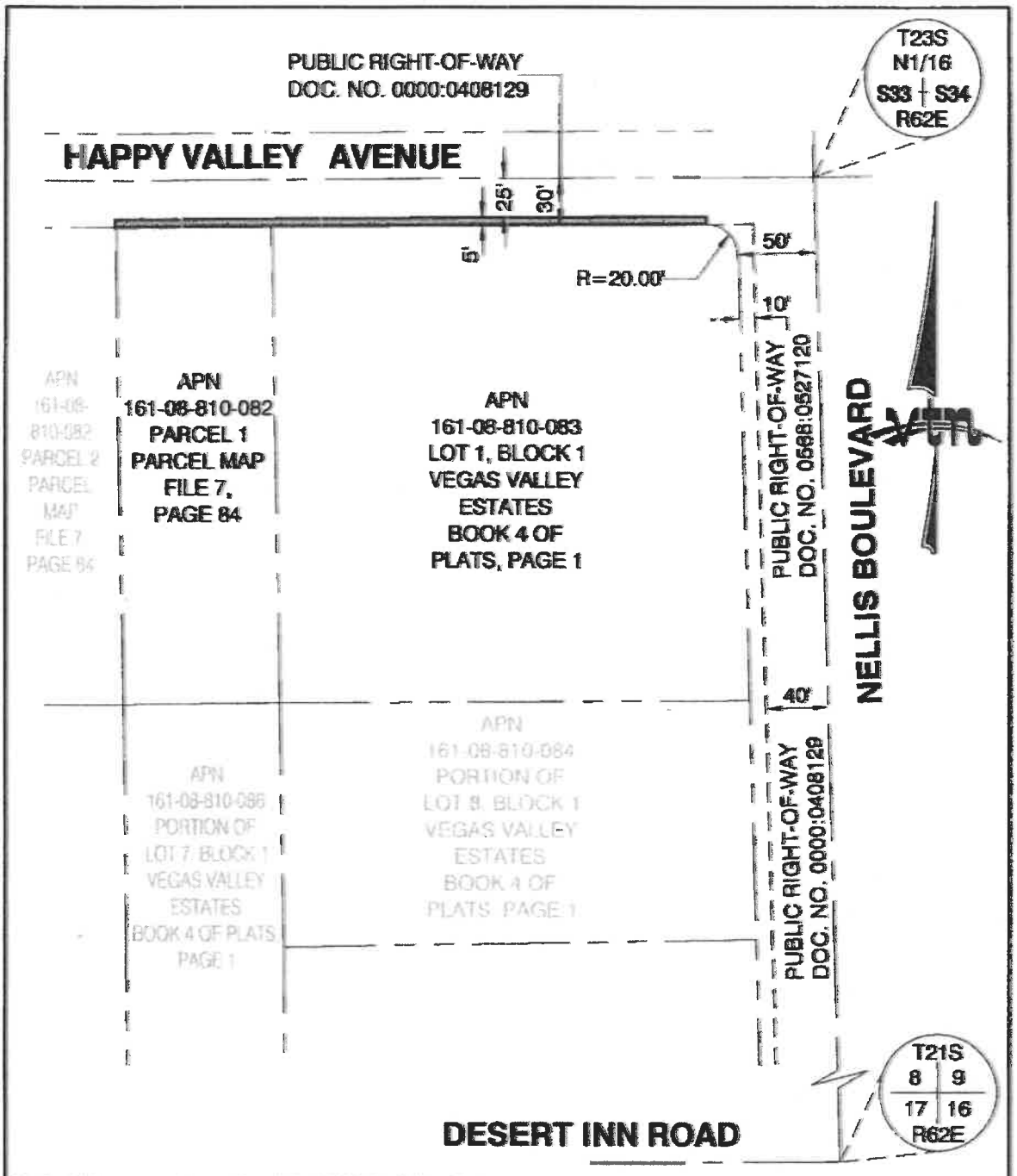
PUBLIC RIGHT-OF-WAY DOCUMENT NUMBER 0000:0408129

BEING THE SOUTHERLY 5.00 FEET OF THAT PUBLIC RIGHT-OF-WAY KNOWN AS HAPPY VALLEY AVENUE DEDICATED BY THAT CERTAIN DOCUMENT ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN DOCUMENT NUMBER 0000:0408129 FRONTING LOT 1, BLOCK 1 OF THAT CERTAIN FINAL MAP KNOWN AS "VEGAS VALLEY ESTATES" ON FILE IN THE OFFICE OF SAID COUNTY RECORDER IN BOOK 4 OF PLATS, AT PAGE 1 FROM THE PROLONGATION OF THE WESTERLY BOUNDARY OF SAID LOT 1 TO THE POINT OF CURVATURE OF A 20.00 FOOT SPANDREL AREA CONCAVE SOUTHWESTERLY IN THE NORTHEAST CORNER OF SAID LOT 1 AND FRONTING PARCEL 1 OF THAT CERTAIN PARCEL MAP ON FILE IN THE OFFICE OF SAID COUNTY RECORDER, IN FILE 7, PAGE 84 ALL LOCATED WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 08, TOWNSHIP 21 SOUTH, RANGE 62 EAST, CLARK COUNTY, NEVADA.

EXCEPTING ANY PORTION RIGHT-OF-WAY HEREBY BEING VACATED, FRONTING THAT DEDICATED RIGHT-OF-WAY DOCUMENT NUMBER 0568:0527120 THEREOF.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

G:\8322\MAPPING\VACATION MAP\8322 VAC RW01.DOC
G:\8322\MAPPING\VACATION MAP\8322 VAC.DWG



G:\8322\Mapping\Vacations\8322 VAC RW01.Dwg
G:\8322\Mapping\Vacations\8322 Vac Rw01.Doc

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NV 89146-5148	EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION	SCALE HORZ. 1"= 100' VERT.
		W.O. NO. 8322
		DRAWN BY: TJ
	RIGHT-OF-WAY VACATION	DATE: 02/2024
		SHEET 2 OF 2

Electronically Filed
3/24/2025 2:52 PM
Steven D. Grierson
CLERK OF THE COURT

ROP

STEVEN B. WOLFSON
District Attorney
CIVIL DIVISION
State Bar No. 001565
By: ROBERT T. WARHOLA
Chief Deputy District Attorney
State Bar No. 4410
500 South Grand Central Pkwy., Suite 5075
Las Vegas, Nevada 89155-2215
(702) 455-4761
Fax (702) 382-5178
E-Mail: Robert.Warhola@ClarkCountyDANV.gov
Attorneys for Respondent
Clark County

DISTRICT COURT

CLARK COUNTY, NEVADA

PALM PROPERTIES, LLC, a Nevada limited liability company; LEADING EDGE VENTURES, LLC, a Nevada limited liability company; ROBERT LAUER, an individually. Petitioners, vs. COUNTY OF CLARK, a political subdivision of the State of Nevada, et al., Respondent.	Case No: A-24-907944-J Dept No: 18

RECORD OF THE PROCEEDINGS, VOLUME IV

Respondent hereby files with the Court the Record of the Proceedings pursuant to Eighth Judicial District Court Rule 2.15 consisting of documents from the Clark County Clerk, Commission Division, and the Clark County Current Planning Division numbered ROP 000569 through ROP 000711.

DATED this 24th day of March, 2025.

STEVEN B. WOLFSON
DISTRICT ATTORNEY

By: */s/ Robert T. Warhola*
ROBERT T. WARHOLA
Chief Deputy District Attorney
State Bar No. 4410
500 South Grand Central Pkwy., Suite 5075
Las Vegas, Nevada 89155-2215
Attorney for Respondent

Case Number: A-24-907944-J

CERTIFICATE OF ELECTRONIC SERVICE

I hereby certify that I am an employee of the Office of the Clark County District Attorney and that on this this 24th day of March, 2025 I served a true and correct copy of the foregoing **RECORD OF THE PROCEEDINGS, VOLUME IV** (United States District Court Pacer System or the Eighth Judicial District Court Wiznet), by e-mailing the same to the following recipients. Service of the foregoing document by e-mail is in place of service via the United States Postal Service.

Amy L. Sugden, Esq.
SUGDEN LAW
375 E. Warm Springs, Ste. 104
Las Vegas, Nevada 89119
Attorney for Petitioners
amy@sugdenlaw.com

/s/Patricia C. Villa
An Employee of the Clark County District Attorney's Office – Civil Division

COVER SHEET FOR MINUTES

MEETING CODE: Board of County Commissioners Zoning Meeting

MEETING DATE: September 04, 2024

SECRETARY: Susan Wohlbrandt

TYPED/PROOFED/COMPLETED: September 24, 2024

DISTRIBUTED:

SECRETARY: Susan Wohlbrandt

DATE: September 24, 2024

APPROVED BY BOARD:

DATE: October 2, 2024

togetherforbetter

Board of County Commissioners

Clark County, Nevada

Tick Segerblom, Chair
William McCurdy II, Vice Chair
Jim Gibson
Justin Jones
Marilyn K. Kirkpatrick
Ross Miller
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, September 4, 2024:

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 9:03 a.m. by Chair Segerblom with the following members present:

Commissioners Present:
Tick Segerblom, Chair
Jim Gibson
Justin Jones
Marilyn K. Kirkpatrick
Ross Miller
Michael Naft

Absent:
William McCurdy II, Vice Chair

Also Present:
Robert Warhola, Deputy District Attorney
Sami Real, Director, Comprehensive Planning
Antonio Papazian, Manager, Development Review
JaWaan Dodson, Assistant Manager, Development Review
Lynn Marie Goya, County Clerk
Michelle Hinkson, Deputy Clerk
Susan Wohlbrandt, Deputy Clerk
Robin Delaney, Deputy Clerk

SEC. 2. PUBLIC FORUM

1. Public Comment

TICK SEGERBLOM
Good morning. Welcome to the County Commission's Zoning hearing. First item – well, first item Ms. Real.

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

TICK SEGERBLOM
This is the first period for public comment. Anyone wishing to speak about an item on the agenda may come forward. Just so you know, we are going to take a couple items off of the Consent Agenda and so that if you want to speak when that item is heard, you're welcome to. Sami, which item was that?

SAMI REAL
So, there's been a request to pull Items 7 and 11 to be heard separately, and then I also saw that we have a card for somebody who wants to speak on Items 9 and 10 and I'm about to read in a request to hold Items 9 and 10 with the next agenda.

TICK SEGERBLOM
Yeah, so 9 and 10 will be – continue for 30 days. The Sphere item, it will be heard separately, not on the Consent Agenda if anyone want here to speak on that item. And what was the other item?

SAMI REAL
Item 7 will be pulled to be heard separately, as well.

TICK SEGERBLOM
Okay, and which item is that? Is that The Sphere?

SAMI REAL
Item 11 is The Sphere, yes.

TICK SEGERBLOM
Okay, that's Commissioner Naft. Okay. All right. With that said, anyone wishing to speak on public comment on an item on the agenda, please feel free to come forward now. You can speak for three minutes.

BRETT LARSON
My name is Brett Larson, my address is 3505 East Harmon Avenue, Suite B. I'm speaking on Agenda Item 21. I represent the Oasis Apartments that is adjoining this property. We don't oppose this. I just want to make it clear on the record that we've been told that the Airport will not be renewing the existing lease beyond September 30, when it expires, and with the expiration of lease there will be no further application for a use permit. I just wanted to put that on the record.

TICK SEGERBLOM
Thank you. Good morning.

NICK SCHNEIDER
Good morning, Chair Segerblom and Members of the Commission. For the record, my name is Nick Schneider representing the Vegas Chamber located at 575 Symphony Park Ave. Suite 100 89106 here today to speak on Item Number 11.

The Vegas Chamber is one of the largest and broadest business-based organizations in the state and we've long been advocates for economic development. This Strip representing one of the largest economic engines in the state. We believe it's absolutely essential to continue to keep the strip as fresh and current and The Sphere is a great example of how we do that. The Exosphere in particular, has generated millions of social media views, since it's opening, and we're here in support of the waiver for sound and we believe that the agreement that was reached with the 85-decibel sound limit between the local residents is a great example of how The Sphere is mindful of the community around them. Thank you.

TICK SEGERBLOM
Are you speaking for The Grateful Dead too? Anyone else wishing to speak on public comment to begin the items? See no one else will close the first period of public comment.

SEC. 3. AGENDA

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

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

- Hold to the September 18, 2024, Zoning Meeting; Item 33, UC-24-0268.
- Hold to the October 2, 2024, Zoning Meeting; Item 9, VS-24-0277 and Item 10, WS-24-0276.
- Hold to the November 6, 2024, Zoning Meeting; Item 35, WC-24-400060 for (NZC 22-0028),
- and then hold no date Item 46 ZC-24-0357, and Item 47 WS-024-0358.

The above public hearing items are going to be opened as a public hearing and immediately recessed until the dates as previously stated. With these deletions, which are Items 9, 10, 33, 35, 46 and 47, the agenda stands ready for your approval.

MOTION

MICHAEL NAFT
Mr. Chairman, I move for approval of the agenda with the requests to add or hold or delete the items as noted by Ms. Real.

TICK SEGERBLOM
There's a motion, cast your vote. Oh, and Commissioner McCurdy is absent but excused.

VOTE

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

TICK SEGERBLOM
That motion passes.

3. Approval of minutes. (For possible action)

SAMI REAL
The third item on the agenda is the approval of the minutes. The minutes of the August 7, 2024, Zoning Meeting are ready for approval.

MOTION

MICHAEL NAFT
Mr. Chairman, I move the approval of the minutes.

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

VOTE

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

TICK SEGERBLOM
That motion passes.

SEC. 4. ROUTINE ACTION ITEMS 4 THROUGH 31

SAMI REAL
Next are the Routine Action Items which consist of Items 4 through 31 except items previously deleted and Item 7 and 11, which will be heard separately. These items may be considered together in one motion and are subject to the conditions listed with each agenda item. If there are no objections, the public hearing is now open, and the routine action portion of the agenda stands ready for approval.

MOTION

MICHAEL NAFT
Mr. Chairman, I move approval of the Routine Action Items, reflecting Item 7 and 11 will be heard separately.

TICK SEGERBLOM
There's a motion on Routine Action Items, cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes.

4. AR-24-400079 (UC-22-0190)-CIRCUS CIRCUS LV, LLC:

USE PERMITS SECOND APPLICATION FOR REVIEW for the following: 1) recreational facility (concerts/events); 2) live entertainment; 3) fairground; and 4) on-premises consumption of alcohol with accessory uses including food, beverage, and retail sales.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation from live entertainment to a residential use; 2) reduce parking; 3) reduce setback from the future right-of-way (Las Vegas Boulevard South); 4) allow alternative street landscaping and screening; 5) allow landscaping and structures within the future right-of-way (Las Vegas Boulevard South); and 6) allow non-standard improvements (landscaping and fences) within the right-of-way (Las Vegas Boulevard South).

DESIGN REVIEW for a recreational facility (concert/event/fairground/live entertainment) and all accessory buildings and structures on a portion of 77.4 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Sahara Avenue, west side of Las Vegas Boulevard South, north side of Circus Circus Drive, and the east side of Sammy Davis Jr. Drive within Winchester. TS/tpd/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Remove the time limit.

Public Works - Development Review

- Compliance with previous conditions.

5. ET-24-400057 (NZC-21-0747)-RED ROCK RV PARK, LLC:

HOLDOVER ZONE CHANGE FIRST EXTENSION OF TIME to reclassify a 21.4 acre portion of a 23.6 acre site from an R-U (Rural Open Land) Zone and an H-2 (General Highway Frontage) Zone to an R-V-P (Recreational Vehicle Park) Zone.

USE PERMITS for the following: 1) management offices for a recreational vehicle park not within a centrally located service building; 2) convenience store; 3) gasoline station; 4) reduce the setback from a gasoline station to a residential use; 5) restaurant; 6) retail sales and services; 7) alcohol sales, beer and wine – packaged only; and 8) alcohol sales, liquor – packaged only.

WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping.

DESIGN REVIEWS for the following: 1) recreational vehicle park; 2) convenience store; 3) gasoline station; 4) restaurant; and 5) retail sales and service on 23.6 acres in an R-V-P (Recreational Vehicle Park) Zone and an H-2 (General Highway Frontage) Zone in the Red Rock Overlay. Generally located on the north side of SR 160 and the west and south sides of SR 159 within Red Rock (description on file). JJ/jor/ng (For possible action)

ACTION: APPROVED WITH CONDITIONS

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Until March 16, 2027 to complete or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a Master Plan Amendment may be required in the event

the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and that the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions. Southern Nevada Health District (SNHD) - Engineering
- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

6. ET-24-400083 (DR-21-0400)-ALL TRUCK PARTS, LLC:
DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: 1) retail/office and industrial buildings; 2) finished grade; and 3) lighting plan on 0.89 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located on the south side of Holt Avenue, 500 feet west of Nellis Boulevard within Sunrise Manor. TS/nai/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –
Comprehensive Planning

- Until September 21, 2025 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

7. UC-24-0359-DAVENPORT, NATHAN L.:
USE PERMIT for a transitional living facility for released offenders in conjunction with an existing single family residence on 0.5 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Robindale Road, 300 feet east of Ullom Drive within Enterprise. MN/mh/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –
Comprehensive Planning

- 24/7 on-site host manager;
- Full camera coverage of property, meaning front yard, side yards, and rear yard;
- 24/7 point of contact to be provided to the Commissioner's office with a copy to the Comprehensive Planning project file;
- No visitors;

- Maximum 6 residents;
- 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.

Southern Nevada Health District (SNHD) - Engineering

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

SAMI REAL
Next on the agenda is Item 7, UC-24-0359; use permit for a transitional living facility for released offenders in conjunction with an existing single-family residence on 0.5 acres and an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Robindale Road, 300 feet east of Ullom Drive within Enterprise.

FUNG JEFFERSON
First time hearing. This one?

TICK SEGERBLOM
Yes.

FUNG JEFFERSON
Thank you. Good morning, Commissioners. My name is Fung Jefferson. I am here as a representative for the Firebird, LLC, who is submitting this application, and I have a picture.

TICK SEGERBLOM
If you'd like to have something, put it in the middle there.

FUNG JEFFERSON
It's right here? Thank you.

TICK SEGERBLOM
Let's make sure it's –

FUNG JEFFERSON
Okay.

TICK SEGERBLOM
Yeah. Can you flip it around?

FUNG JEFFERSON
This? Like this?

TICK SEGERBLOM
No, keep going.

FUNG JEFFERSON
That better?

TICK SEGERBLOM
Keep going.

FUNG JEFFERSON
Okay. Thank you, Commissioners. So, this petition is requested to allow Firebird, LLC, to utilize this residential property which is right here. This is Robindale Road. This is Decatur Boulevard, and this is Arville. We were asking to allow us to use as a transitional living home. The home under the permit indicates it's for released offenders. I wanted to clarify that the offenders are actually juveniles who are under the juvenile courts. So, they are 18 to 21, but the juvenile courts have jurisdiction over them and so they are placed in transitional living because they have no other option to return home once they have been released from any juvenile facility. We have submitted our applications, and I'll submit for questions.

TICK SEGERBLOM
Okay, this is a public hearing. Anyone here wishing to speak on this item, please come forward.

FUNG JEFFERSON
Do I sit down?

TICK SEGERBLOM
Yeah, just step to the side or sit down.

BRANDY
Do I speaking to here? Can you hear me?

TICK SEGERBLOM
Yes.

BRANDY
Yes. Hello, my name is Brandy. I'm in a residence. My property is right across the street from this house. My questions and my concerns is who is observing these men living in this house? I've heard that they're able to stay in the backyard. The backyard, I can see them from chest up. They can view my property from half of the home, from the windows, from the whole backyard. They can observe my living patterns. They can see that my husband works graveyards and leaves every night at 10:40. They can see that I have a 14-year-old daughter that leaves for the bus at 6:10 in the morning. Sorry, I'm very nervous and this is very important to me. Again, with curious of who's observing the behavior of these young men in this house.

Last Thursday at 8:11 p.m. in my office, I hear noise, I hear music, I come out and from my front door I can see them with lights and music in the backyard. They proceeded to shoot fireworks over a wall of trees into my neighbor's yard. I just want to know, what are these young men convicted of? There's an elementary school less than a mile away. I don't know what my rights are or how to know who's there and who's observing them at what times. I'm just very concerned.

TICK SEGERBLOM
All right, thank you so much. Hopefully we'll be able to answer your questions. Anyone else here wishing to speak on this item? See no one will close the public hearing, then. Ms. Jefferson if you want to come back up, I'll turn over to Commissioner Naft.

MICHAEL NAFT
Thank you, Mr. Chairman. Ms. Jefferson, if you could just directly answer some of the questions that were raised in public comment and then I'll add in myself.

FUNG JEFFERSON
Okay. There is 24/7 staff, so their staff is there. There's three shifts. So, they work eight-hour shifts. So, there's an adult – when I say adult, there's an older adult who's over 30, generally, who's at the house. We can't lock them down. It's not a lock down facility. With regards to the incident, we do have cameras all around the house and inside the house. It is our intent if this is passed, and we have been permissioned to proceed forward to add at least one more camera to assist.

MICHAEL NAFT
Were you aware of that incident?

FUNG JEFFERSON
No. We do look at the cameras and if it was fire – I don't, no, just no –

MICHAEL NAFT
Yeah. Okay. A couple of things that I just want to respond to, and ma'am, thank you very much for being here and for being part of this process. I do want to make clear, you've already said it, but I'll reiterate it. These are juveniles that are in the juvenile system. They've been released from our custody, but they truly have nowhere else to go. The reason this is an option is because there is 24/7 on-site management. So, that would be a condition of your approval. I know you already do that, but that would carry with this application.

FUNG JEFFERSON
Yes.

MICHAEL NAFT
You understand that?

FUNG JEFFERSON
Yes.

MICHAEL NAFT
A couple other things, in response to the question that was raised in public comment, it's the – well, maybe I should let you add this. Who is the oversight? If you want to put that into the record of your operation but also of those in your custody.

FUNG JEFFERSON
Okay. Nevada Youth Parole and the judge. So, any incidents that occur, we have to report to Nevada Youth Parole because they're the law enforcement agency.

MICHAEL NAFT
Okay. These are all nonviolent offenders?

FUNG JEFFERSON
As far as we know, yes. To clarify, if they're in the juvenile system, there is a certain category under Nevada statute that keeps them in the juvenile system for a purpose. So, if they, for any reason, pick up any adult criminal charges, they are removed from our custody, or our placement because they no longer qualify because they're now outside of the juvenile system.

MICHAEL NAFT
Okay. So, in addition to the 24/7 on-site hostmanager, I just want to add a couple additional conditions. A condition of the application would be that there's full camera coverage of the property. So, your property front and back and side. So, you might need to add more than the one camera to the front.

FUNG JEFFERSON
Actually, there's already – yeah, we'll comply, but we do have that the camera's already in place.

MICHAEL NAFT
Okay. But just to make the record clear, I'm asking for full coverage of the property within your property line?

FUNG JEFFERSON
Correct.

MICHAEL NAFT
Okay. Then we're going to need a 24/7 point of contact. So, if anyone in the neighborhood wants to call, if I want to call to report something, I need a 24/7 individual who's going to be responsible. That can be the on-site host manager. It can be you. It can be someone else who has the ability to gain access to the property, but there needs to be a number that's made available, as a condition of the application.

FUNG JEFFERSON
We will have that, yes.

MICHAEL NAFT
Then also just to clarify, from my understanding, there are no visitors permitted?

FUNG JEFFERSON
Correct.

MICHAEL NAFT
There shouldn't be people coming and going other than the individuals who are residing on property and the host manager.

FUNG JEFFERSON
Visitors, correct. We do have people who come pick people up. Sometimes, the authorized people allowed to come pick them up, they're supposed to come to door, or they leave immediately. They do not hang out at the house.

MICHAEL NAFT
Okay, and then the last condition, the application calls for 10 individuals on property?

FUNG JEFFERSON
Yes.

MICHAEL NAFT
I've reviewed the site. I know the Town Board is asked for five, I'm going to allow six. You've got three bedrooms; I would allow two per bedroom. That seems reasonable to me. So, if there is nothing else, Sami, do I need to repeat any of that or is it clear in the record?

SAMI REAL
It's clear in the record. I have;

- 24/7 on-site host manager, full camera coverage and property that includes front back and sides.. I have;
- 24/7 point of contact to be provided to the Commissioner's Office and then I'll add;
- with a copy to Comprehensive Planning, no visitors and then maximum of six residents.

MICHAEL NAFT
Thank you. Then ma'am who spoke, if you just wait, I'd like to come over and make sure you have my phone number as well, so that you can get me and talk to me about any concerns you have on site.

JIM GIBSON
Commissioner, could I just ask one question? So, you've heard those conditions, do you agree with those conditions?

FUNG JEFFERSON
The only condition I have concerns about is the six –

JIM GIBSON
He's not going to agree more. So, do you agree with six then?

FUNG JEFFERSON
No, I agree with it, but you asked me if I had any concerns and so I agree, but –

JIM GIBSON
Okay, I asked the question wrong.

FUNG JEFFERSON
Okay.

JIM GIBSON
Then the federal law is what preempts us so the neighbor can understand, it's a group home, essentially. I'm not sure the effect that this may have on it. So, it may not be one of those that is protected by federal law. Rob, what is the answer to that?

ROBERT WARHOLA
No, this is not a community residence or group home. So, it's not, doesn't fall under the federal law protection.

JIM GIBSON
So, what'll be important is for you and your neighbors to understand that there is – the reason I'm sensitive to this is that when I was Mayor in Henderson, we had a couple of these come up and it had never happened before and we ended up on the wrong side of it, and it was difficult for us, but the home worked just fine. What we learned was that you can actually coexist, and it can work. These are kids that

have paid the price and as the Commissioner says, there's a concern for kids that are either aged out or they're out now, but there is nowhere for them to go.

We appreciate your being here. It really means a lot to hear from neighbors because it's something that'll require, a communication and a real understanding of what's going on in the neighborhood, which is difficult. I appreciate the leadership that Commissioner Naft has shown on this item because I think that it shows that we do understand both needs, neighborhood needs for peace and quiet and the experience they want to have in their home, and neighborhood, and for these kids that don't have any other options. So, thank you and I support that.

MICHAEL NAFT
Thank you, Commissioner and exactly for those reasons are why I was able to place conditions on the application. So –

TICK SEGERBLOM
Can I just add, I assume it's intuitive, but the cameras are both monitored well not monitored, but they're taped so we can go back a week or two and see what happened?

FUNG JEFFERSON
We use a commercial from ADT. Or is it ADT or ADP, whichever one – ADT one.

TICK SEGERBLOM
Okay.

FUNG JEFFERSON
So, yes.

MOTION

MICHAEL NAFT
That's in the form of a motion of approval of Item 7.

TICK SEGERBLOM
All right. So, anything happens, you can call in, we can go back and see what happened and if things are not appropriate then obviously, this is conditional. All right, there's a motion, cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes, thank you so much.

FUNG JEFFERSON
Thank you, Commissioners.

8. UC-24-0378-TROCAM HOLDINGS, LLC:
USE PERMIT for a hotel with a mixture of transient and non-transient uses.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) eliminate loading spaces; and 3) reduce and eliminate parking lot landscaping.
DESIGN REVIEW for a hotel on 3.06 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Cameron Street, 330 feet north of Tropicana Avenue within Paradise. MN/bb/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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.

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.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0346- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

9. VS-24-0277-PALM PROPERTIES, LLC:
VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). TS/jor/syp (For possible action)

ACTION: HELD TO OCTOBER 2, 2024, PER THE APPLICANT.

10. WS-24-0276-PALM PROPERTIES, LLC:
WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. TS/jor/syp (For possible action)

ACTION: HELD TO OCTOBER 2, 2024, PER THE APPLICANT.

11. WS-24-0366-VENETIAN VENUE PROPCO, LLC:
WAIVER OF DEVELOPMENT STANDARDS to exceed the maximum permissible sound levels in conjunction with an existing recreational facility, fairground, and music venue (Sphere Las Vegas) on 18.51 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Sands Avenue and the east side of Koval Lane within Paradise. TS/jor/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –
Comprehensive Planning

- 1 year to review;
- Allowance for greater noise will be limited to no more than 12 days a year;
- Increase in noise level on those dates will be limited to a frequency no greater than 85 decibels, measured at The Sphere's property line;
- Park Towers and Meridian management will be notified no less than 14 days prior to each waiver event;
- Increase in noise shall be permitted to occur only between 9:00 a.m. and 11:30 p.m. on waiver days, except New Year's Eve which will be 1:00 a.m.
- 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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Remove boulders in right-of-way on Sands Avenue.

SAMI REAL
The next item is Item 11, WS-24-0366, waiver of development standards to exceed the maximum permissible sound levels in conjunction with an existing recreational facility, fairground, and music venue, The Sphere Las Vegas, on 18.51 acres in a CR (Commercial Resort) Zone, generally located on the south side of Sands Avenue and the east side of Koval Lane within Paradise.

Commissioners, I have some conditions to read in at the request of the applicant and then also an added condition from Public Works. So, if you'll just bear with me for a second.

TICK SEGERBLOM
Sami let's go ahead and let Mr. Brown read those conditions in and then we'll just verify that that's what we have.

SAMI REAL
Okay, sounds good.

TICK SEGERBLOM
Thank you.

DAVID BROWN
Good morning. David Brown, 520 South Fourth Street on behalf of the applicant. Also with me today is Rich Constable, Executive Vice President at Sphere, in case you have any questions. We're happy to be in front of you today with both the staff's recommendation for approval and Town Board's recommendation of approval.

We tried to work with all the neighbors before the Town Board to reach a resolution. We were not able to do so. However, I'm happy to say as we sit here today after the Town Board, we met again with Mr. Garcia who represents Park Towers, which were the neighbors that had objections. We were able to get the approval of the HOA. I do think there might be a neighbor or two that wants to speak against it, but we did reach an agreement and with your permission I'll read those conditions in the record now. These are additional compromises that were made. Some of them were made at the Town Board and some of them after, but that we're all in agreement with;

- One, allowance for greater noise will be limited to no more than 12 days a year.
- Two, the increase in noise level on those dates will be limited to a frequency no greater than 85 decibels measured at Spheres property line.
- Three, Park Towers management will be notified no less than 14 days prior to each waiver event.
- Four, the increase in noise shall be permitted to occur only between 9 a.m. and 11:30 p.m. on waiver days except for New Year's, which will be 1 a.m.

In addition to those four requirements, we also know we'll be back here in one year for a review. Happy to hear from the neighbors and answer any questions if you have them.

TICK SEGERBLOM
All right. Mr. Garcia, can you come forward and indicate who you represent and verify that?

ED GARCIA
Yes, Mr. Chair. Ed Garcia 9555 Hillwood, here on behalf of the Park Towers Homeowners Association. Also with me is Larry May with General Manager of the Park Towers Homeowners Associations. We're in agreement with all of those conditions. Thank you. Happy we're able to get to resolution on this.

TICK SEGERBLOM
Thank you so much and thank you Mr. May.

All right, this is a public hearing. Anyone here wishing to speak on this item, please come forward.

SAGAR RAICH
Good morning, Commissioners.

TICK SEGERBLOM
Wait. Speak into the microphone, please.

SAGAR RAICH
Good morning, Commissioners, Sagar Raich, 2280 Poma Lane on behalf of James K., one of the unit owners at Park Towers.

TICK SEGERBLOM
Okay, can you spell your last name for the record?

SAGAR RAICH
Yes, R-A-I-C-H.

TICK SEGERBLOM
Okay.

SAGAR RAICH
I'm an attorney for Mr. K. As was mentioned to the Board here this morning, not all the property owners were in agreement with the conditions that were placed. Mr. K's main issues are Park Tower faces right spaces of Sphere, head-on. One of the issues has been that there should not have been any sound from the beginning and that's Mr. K's position, that the permits that were needed to obtain for any sound weren't obtained. So, all the conditions and everything we're talking about today should really be reviewed in more detail. The sound has violated my client's constitutional rights, as well as his ability to quietly use his property. There are issues of accountability as well. All the conditions that are placed, the number of days, decibel levels, etc., don't really have any measures for accountability. So, what happens if The Sphere violates those? Are there penalties?

Is there some discussion after? What happens if the conditions today, if the vote goes through are violated? Because of that, there are certain issues that we believe should be pushed out to give the homeowners that are not in agreement a more wholesome opportunity to work something out with The Sphere. We understand The Sphere is commercially very important to the area, but we do want to make sure that all the homeowners rights are protected. The other issue, there's some minor issues. For example, The Sphere's speakers are facing outward instead of inward and a few other things. Hopefully, we would like to request that the Board either vote no, or if not no, at least give the homeowners 60 to 90 days to work out these details with The Sphere. We understand that the HOA has reached an agreement or at least agrees to the conditions, but as this Board knows, the HOA doesn't represent each unit owner individually. So, with that, I'd like to see if you have any questions for me.

TICK SEGERBLOM
There doesn't appear to be any questions. Thank you so much.

SAGAR RAICH:
Thank you.

TICK SEGERBLOM
Next speaker.

CRYSTAL JUAREZ
My name is Crystal Juarez, work at Tacos and Beers, near The Sphere on Paradise.

TICK SEGERBLOM
Please speak up. Your voice is very soft.

CRYSTAL JUAREZ
Okay. My name is Crystal Juarez. I work at Tacos and Beers on Paradise, near The Sphere. I just want to say that I think The Sphere is a great addition to the Vegas experience, to tourists, locals, to kids growing up here. As you know, there's a lot of Vegas attractions that we have fond memories of, growing up. So, I think that adding an audio aspect to The Sphere is a great immersive experience. I've been by it recently, actually, and I've heard it, and it doesn't sound too loud. It sounds pretty decent when you're next to it. I even hear customers say all the time that they love The Sphere nearby, they ask questions about it. A lot of people even say that they come to Vegas just for The Sphere. I just want to say that it's a pretty amazing experience.

TICK SEGERBLOM
Great, thank you.

ROBERT COLLAZO
Hi. My name is Robert Collazo. I'm born and raised out here in Las Vegas, Nevada.

TICK SEGERBLOM
Can you spell your last name, please?

ROBERT COLLAZO
C-O-L-L-A-Z-O.

TICK SEGERBLOM
Great. Thank you.

ROBERT COLLAZO
I just want to say that I enjoy The Sphere, as well. My family does. My kids love to ask, "Oh, can we drive down the Strip so we can see The Sphere, hear the music?" It's good experience. So, I just want to put that out there. Thank you.

TICK SEGERBLOM
Thank you.

CHRISTINA FLORES
Hi everyone. My name is Cristina Flores. I'm actually a small-business owner here in Las Vegas. A lot of my exhibitors and attendees love to come to Vegas for The Sphere. They say that it's an incredible experience. They're excited, and being born and raised here in Las Vegas, I love when there's new experiences, especially with the music that I can drive by, I can listen to, and I have my attendees and family super excited for. Thank you.

TICK SEGERBLOM
Thank you.

ANN MCCORY
Hi, my name is Ann McCrory and I'm a resident in The Meridian, which is between Koval and Flamingo. We own a condo; my husband and I purchased three years ago and our balcony to our bedroom and our living room area oversees The Sphere. I open my blackout curtains in the morning to the emoji smiling at me. I love the visual that it's added to the area. We're so excited about The Sphere that we purchased another condo, in The Meridian to rent, but we're concerned about it bringing sound because it is a residential area in The Meridian. Which I didn't hear you include us as another participant in being informed, whether you're going to have outdoor sound.

Twelve sounds like a lot in the year, if they could at least reduce it. I appreciate that they're going to cut it off at 11. I know the lights don't ever end. So, we can handle that, but the sound we can't turn off. So, I appreciate they have a cutoff time, but if they could reduce the number of outdoor events to maybe one a year or two a year, that would be appreciated by the residents of Meridian, as well as if we could also be informed of the dates that are coming. We'd appreciate that, too. I wasn't aware of this through our HOA, we weren't notified. So, just here on my own.

TICK SEGERBLOM
Thank you.

ANN MCCORY
Thank you.

TICK SEGERBLOM
Seeing no one else, we'll close the public hearing and ask Mr. Brown to come back up. So, this is the first I've heard from The Meridian, are you willing to notify The Meridian residents also?

DAVID BROWN
We are. I just told the nice woman that we'd be happy to get her contact information. The condition was to notify any residents within 800 feet of the property line. We'll do that and we'll certainly be happy to notify her. It'll be an email, and we will work it out.

TICK SEGERBLOM
All right, thank you. Anyone else have any questions? This is my item. So, let me just say that we've worked with the Towers, that we worked with the Madison Square Garden. I think we've come up with a reasonable solution, but it also is subject to a one-year review. So, there's going to be 12 events in the year from now. If there's a problem, we can come forward and they won't get another 12 months, but we will also try to work on it. I've been out there; they have a sound machine so they can test it. We're going to be able to monitor this stuff.

It's all recorded. So, if someone complains and says, "Oh, on that Saturday night it was too loud," we can go back and actually look at the recording data to see if that's true. So, we've done a lot of work here, but as a couple of the people testified, The Sphere is fantastic. So, we don't want to unfairly inhibit them as long as it doesn't impact the residents, which I think this agreement doesn't. Make sure that the residents are protected.

MOTION

TICK SEGERBLOM
So, with that, I make a motion to approve, subject to the conditions.

SAMI REAL
Commissioner Segerblom. Sorry. We also got a request from Public Works to add a condition to remove –

TICK SEGERBLOM
Is this the rocks? The rock man wants you to remove the rocks that are on Twain.

SAMI REAL
Correct. So, the added conditional would be remove boulders in the right of way on Sands Avenue. Okay. The boulders, I'm sorry. And I think that's okay too.

DAVID BROWN
We're unaware of it, but of course, if –

TICK SEGERBLOM
Okay. All right. I talked to your boss. All right. All right. With that motion and those conditions, we move for approval.

VOTE

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

TICK SEGERBLOM
That motion passes.

DAVID BROWN
Thank you very much.

TICK SEGERBLOM
And again, for the people that came here, if any of these conditions are violated, come to my office or call my office. And if even with the conditions, in a year from now, you don't like it, we'll try to revisit it. But thank you so much for coming out. Okay.

12. PA-24-700014-SUNRISE 96C, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) and Neighborhood Commercial (NC) to Urban Neighborhood (UN) on 5.21 acres. Generally located on the west side of Eastern Avenue and the south side of Rochelle Avenue within Paradise. TS/rk (For possible action)

ACTION: ADOPTED (RESOLUTION NO. R-9-4-24-1).

13. ZC-24-0304-SUNRISE 96C, LLC:

ZONE CHANGE to reclassify 1.37 acres from a CC (Commercial Core) Zone to an RM32 (Residential Multi Family 32) Zone. Generally located on the west side of Eastern Avenue and the south side of Rochelle Avenue within Paradise (description on file). TS/hw (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Department of Aviation

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0275-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

14. VS-24-0306-SUNRISE 96C, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Channel 10 Drive and Eastern Avenue and between Rochelle Avenue and University Avenue (alignment) within Paradise (description on file). TS/hw/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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

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

15. DR-24-0305-SUNRISE 96C, LLC:

DESIGN REVIEW for modifications to and an expansion of an approved multi-family residential development on 5.21 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Eastern Avenue and the south side of Rochelle Avenue within Paradise. TS/hw/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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 that all applications related to the proposed development, including ZC-22-0060, must remain active or additional land use applications may be required; that 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

- Comply with approved drainage study PW21-19925;
- Traffic study and compliance.

Department of Aviation

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

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

16. ZC-24-0307-MOUNTAIN VIEW DRS, LLC:

HOLDOVER ZONE CHANGE to reclassify 2.06 acres from an RS20 (Residential Single-Family) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the south side of Sunset Road and the west side of Ullom Drive within Enterprise (description on file). MN/bb (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; 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; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be

available in the future should the residents wish to have their buildings purchased or soundproofed.

17. VS-24-0309-MOUNTAIN VIEW DRS, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Ullom Drive, and between Sunset Road and CC 215 within Enterprise (description on file). MN/bb/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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

18. UC-24-0308-MOUNTAIN VIEW DRS, LLC:

HOLDOVER USE PERMITS for the following: 1) hotel; and 2) transient and non-transient hotel with kitchens.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) eliminate loading spaces; 3) modify buffering and screening standards; and 4) modified driveway geometrics.

DESIGN REVIEWS for the following: 1) hotel; and 2) alternative parking lot landscaping on 2.06 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the south side of Sunset Road and the west side of Ullom Drive within Enterprise. MN/bb/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication to include 30 feet for Ullom Drive.
- Applicant is advised that off-site improvement permits may be required.

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

19. ZC-24-0348-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 88.10 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60, AE-65, AE-70, & AE-RPZ) Overlay. Generally located on the south side of Sunset Road and the west side of Gilespie Street within Enterprise (description on file). MN/gc (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –
Clark County Water Reclamation District (CCWRD)

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

20. ZC-24-0349-COUNTY OF CLARK (AVIATION):
ZONE CHANGE to reclassify 3.76 acres from an RS5.2 (Residential Single-Family 5.2) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) and Maryland Parkway Overlays. Generally located on the east side of University Center Drive and the north side of Hacienda Avenue within Paradise (description on file). JG/gc (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –
Clark County Water Reclamation District (CCWRD)

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

21. ZC-24-0350-COUNTY OF CLARK (AVIATION):
ZONE CHANGE to reclassify 7.97 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the northwest corner of Four Seasons Drive and Haven Street within Paradise (description on file). JG/gc (For possible action)

ACTION: APPROVED.

22. ZC-24-0351-COUNTY OF CLARK (AVIATION):
ZONE CHANGE to reclassify 0.67 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Las Vegas Boulevard South, 100 feet south of Four Seasons Drive within Paradise (description on file). JG/gc (For possible action)

ACTION: APPROVED.

23. ZC-24-0352-COUNTY OF CLARK (AVIATION):
ZONE CHANGE to reclassify 1.22 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-70 & AE-75) Overlay. Generally located on the west side of Las Vegas Boulevard South, 850 feet north of Sunset Road within Paradise (description on file). MN/gc For possible action)

ACTION: APPROVED.

24. ZC-24-0363-WYKOFF NEWBERG CORP:

ZONE CHANGE to reclassify 0.50 acres from an H-2 (General Highway) Zone to a CG (Commercial General) Zone. Generally located on the south side of Oso Blanca Road, approximately 160 feet east of Grand Montecito Parkway within Lone Mountain (description on file). RM/lm (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

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

25. WS-24-0364-WYKOFF NEWBERG CORP:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) street landscaping; and 2) reduce gate setback.

DESIGN REVIEW for a communication utility building on 0.50 acres in a CG (Commercial General) Zone. Generally located on the south side of Oso Blanca Road, approximately 160 feet east of Grand Montecito Parkway within Lone Mountain. RM/lm/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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

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

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

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

26. ZC-24-0365-JAMESON K RICHARD FAMILY TRUST & VARGAS KIMBERLEE TRS:
ZONE CHANGE to reclassify a portion of a 3.91 acre site from an H-2 (General Highway Frontage) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-75) Overlay for an existing commercial/industrial development. Generally located on the north side of Las Vegas Boulevard North, 150 feet east of Sandy Lane within Sunrise Manor (description on file). WM/gc (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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

27. ZC-24-0368-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE):
ZONE CHANGE to reclassify 21.38 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southeast corner of Tenaya Way and Badura Avenue within Spring Valley (description on file). MN/sd (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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 #0324-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

28. VS-24-0369-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE):
VACATE AND ABANDON easements of interest to Clark County located between Montessouri Street and Tenaya Way, and between Badura Avenue and Arby Avenue; a portion of right-of-way being Montessouri Street located between Badura Avenue and Arby Avenue; and a portion of right-of-way being Arby Avenue located between Montessouri Street and Tenaya Way within Spring Valley (description on file). MN/sd/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording;
- The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or the execution of a License and Maintenance Agreement for non-standard improvements in the right-of-way.

29. WS-24-0370-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE):
WAIVER OF DEVELOPMENT STANDARDS for modified driveway design standards.
DESIGN REVIEW for a warehouse/distribution center on 21.38 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southeast corner of Tenaya Way and Badura Avenue within Spring Valley. MN/sd/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without 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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or the execution of a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0324-2024

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

30. TM-24-500072-COUNTY OF CLARK(AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE):
TENTATIVE MAP consisting of 1 commercial lot on 21.38 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southeast corner of Tenaya Way and Badura Avenue within Spring Valley. MN/sd/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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 together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or the execution of a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0324-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

31. ORD-24-900325 Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with LJC Properties, LLC for a single-family residential development on 4.90 acres, generally located on the east of Buffalo Drive and north of Torino Avenue within Enterprise. JJ/dw (For possible action)

ACTION: ADOPTED (ORDINANCE 5174).

SEC. 5. NON-ROUTINE ACTION ITEMS 32 THROUGH 52

32. ET-22-400017 (UC-1721-06)-PALAZZO CONDO TOWER, LLC:

HOLDOVER USE PERMITS SIXTH EXTENSION OF TIME to commence the following: 1) resort condominiums in conjunction with an existing resort hotel (The Venetian); 2) increase building height; 3) associated accessory and incidental commercial uses, buildings, and structures; and 4) deviations from development standards.

DEVIATIONS for the following: 1) reduce on-site parking requirements; 2) reduce the height setback ratio from an arterial street; 3) encroachment into airspace; and 4) all other deviations as shown per plans on file.

DESIGN REVIEWS for the following: 1) a 632 foot high, high-rise resort condominium tower including kitchens in rooms; 2) all associated accessory uses, retail areas, and amenity areas (The Venetian/Palazzo); and 3) revisions to an already approved retail component associated with the Venetian/Palazzo (Walgreens) on a portion of 63.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Sands Avenue within paradise. TS/jor/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until September 4, 2026 to commence.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

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;
- Applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 PART B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA and is still valid.
- 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 \\\

SAMI REAL
Motion passed? Okay, so next is Item 32, ET-22-400017 for (UC-1721-06), Holdover use permit, sixth extension of time to commence the following: Resort condominiums in conjunction with an existing resort hotel (The Venetian); increased building height; associated accessory and incidental commercial uses, buildings, and structures; and deviations from development standards deviations for the following: reduce on-site parking requirements, reduce the height setback ratio from an arterial street, encroachment into airspace, and all other deviations as shown per plans on file.

And then, design reviews for the following: a 632-foot-high high-rise resort condominium tower including kitchens in rooms, all accessory uses, retail areas, and amenity areas, (The Venetian/Palazzo), and revisions to an already approved retail component associated with The Venetian/Palazzo (Walgreens) on a portion of 63 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas. Boulevard South in the south side of Sands Avenue within Paradise.

Commissioners, due to the length of time that this application has been in process, we recommend changing the first bullet point under Current Planning Conditions to commence from two years from today's date. So, we would change the commence date to September 4, 2026.

TICK SEGERBLOM
Good morning.

LEBENE OHENE
Good morning, Commissioners. Lebene Ohene, 520 South 4th Street, representing the applicant for the sixth extension of time for the Palazzo Towers, which is located within the Venetian and Palazzo complex. This sixth extension of time, really, it's because our new client just took over, and there were issues over the two years that the application was in process with the FAA determination, which has been finalized. We appreciate staff changing the conditions to allow us two extra years to commence the project. And with that, we appreciate it, and I conclude my presentation.

TICK SEGERBLOM
Okay.

LEBENE OHENE
Thank you.

MOTION

TICK SEGERBLOM
This is a public hearing. Anyone here wishing to speak on this item? Seeing no one, will close the public hearing. And honestly, six years, six conditions is a long time, but the reality is you do have explanation, and we would love to see those things built. So, with that, I'd make a motion to approve.

VOTE

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

LEBENE OHENE
Thank you.

TICK SEGERBLOM
That motion passes.

LEBENE OHENE
Thank you, Commissioners.

33. UC-24-0268-LEXILAND, LLC ET AL & ROOHANI KHUSROW FAMILY TRUST:
USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) residential adjacency standards;) street landscaping; 3) buffering and screening; 4) off-site improvements (curb, gutter, sidewalk, streetlights and partial paving); 5) driveway geometrics; and 6) access gate.
DESIGN REVIEW for outdoor storage on a portion of 37.14 acres in a CG (Commercial General) Zone.
Generally located on the west side of Las Vegas Boulevard South and the north side of Pebble Road within Enterprise. MN/lm/syp (For possible action)

ACTION: HELD TO SEPTEMBER 18, 2024, PER THE APPLICANT.

34. UC-24-0367-COUNTY OF CLARK (LV CONV AUTH):
USE PERMITS for the following: 1) multi-family dwelling; 2) allow a mixture of transient and nontransient uses in conjunction with a hotel; and 3) allow outdoor dining, drinking, and cooking not in conjunction with a primary eating and drinking establishment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduced parking; 3) reduced EV capable and EV installed parking spaces; 4) reduced loading spaces; 5) eliminate open space; 6) street landscaping; 7) buffering and screening; and 8) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) multi-family dwelling (tower); 2) hotel; 3) shopping center; 4) entertainment or recreational facilities (theater, amusement ride, and outdoor pool area); 5) outdoor dining, drinking, and cooking areas; 6) event plaza; 7) parking garage; and 8) all associated and accessory uses, structures, and incidental buildings and structures on 10.0 acres in a CR (Commercial Resort) Zone.
Generally located on the east side of Las Vegas Boulevard South and the south side of Elvis Presley Boulevard within Winchester. TS/md/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –
Comprehensive Planning

- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;
- Prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned;

- Bond or other form of financial security, acceptable to Clark County, shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan;
- Administrative design review is required for the remainder of the LVCVA parcel (APN 162-09-703-025);
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised that a tree-fee in lieu shall be paid to the County for each street tree waived; approval of this application does not constitute or imply approval of a liquor license or any other County issued permit, license or approval; 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;
- Coordinate with Public Works for the pedestrian bridge and if required execute an agreement;
- No advertising on pedestrian bridge;
- Allow the following permits prior to approval of off-site permits: all demolition, grading, including underground utilities, dewatering, foundation, and structural first lift with foundation;
- Coordinate with Public Works - Directors Office for any improvements on Las Vegas Boulevard South;
- Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes.
- Applicant is advised that off-site improvement permits may be required.

Department of Aviation

- Applicant may be required to file Federal Aviation Administration (FAA) Form 7480-1, "Notice of Landing Area Proposal" with the FAA, per 14 CFR Part 157;
- Applicant must comply with heliport conditions described in 30.03.06B5. "Heliport" of the Code, and any applicable conditions resulting from FAA approval;
- 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.
- Applicant is advised that all helicopter noise complaints and inquiries regarding operations from this facility will be forwarded to the operator of this heliport; 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

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0109-2024 to obtain your POC exhibit; that flow contributions exceeding CCWRD estimates may require another POC analysis; and that the proposed development is anticipated to generate significant wastewater flows, which would require the following: the Developer is to install a wastewater meter to monitor the flows; the Developer is to ensure that all wastewater flows are routed to one discharge location from the site to flow through the wastewater meter under desirable hydraulic conditions (i.e., minimize bends from the upstream manhole); and wastewater meter monthly fees shall be billed to the facility.

TICK SEGERBLOM
So now, we're ready for the Nancy show.

SAMI REAL
Next is Item 34, UC-24-0367, use permits for the following: Multi-family dwelling; allow a mixture of transient non-transient uses in conjunction with the hotel; and allow outdoor dining, drinking, and cooking not in conjunction with a primary eating and drinking establishment. Waivers of development standards for the following: increased building height, reduce parking, reduce EV capable and EV installed parking spaces, reduced loading spaces, eliminate open space, street landscaping, buffering and screening, and allow modified driveway design standards.

Design reviews for the following: multi-family dwelling; a tower; a hotel; a shopping center; entertainment or recreational facilities consisting of a theater, amusement ride, and outdoor pool area; outdoor dining, drinking, and cooking areas; an event plaza; parking garage; and all associated and accessory uses, structures, and incidental buildings and structures on 10 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas, Boulevard South, and the south side of Elvis Presley Boulevard within Winchester.

TICK SEGERBLOM
Good morning. Welcome back.

NANCY AMUNDSEN
Good morning. My name is Nancy Amundsen. 520 South 4th Street in Las, Vegas. And I wasn't expecting to come back like this. I kind of was going to stay behind the scenes, but I have to say that I think this is an exciting project. Our firm has been working on it since March of this year, and we finally got it before you. The staff has recommended approval, as has the Winchester Town Board. And I want to thank Mark Donahue, who is the planner on it. I want to thank all of Antonio Papazian's, and I'm sorry, Antonio, if I

said that wrong. His staff, Sammy Real's staff. Everyone has worked very hard on this project, and I'm proud to bring it to you. We are thankful for the recommendation of approval. We concur with all of the conditions.

There's a couple of things that I would like to say. The Department of Aviation had mentioned a couple of times in the staff report about heliports. There are no heliports at this time being requested. If they are requested, of course, we do know that we have to come back. But that was a question that had come up. We're not asking for any heliports. This is a mixed-use development. It has FAA's approval for the 600 foot for both the hotel tower and the multi-family tower. The reason we're asking for the waiver for height has to do with the multi-family, which has a limitation of height in the CR district.

We're looking at 425 multi-family units, 750 hotel units. We have 3,310 seat theater in the back. And although all of the renderings that you will see in the file look like it's going to be a sphere, we're not proposing it to be a sphere. We're proposing it to be an entertainment venue. We have – and again, I'm nervous. Isn't it weird? I sat in Sammy's seat for so long. And now, I'm here on the other side and it's a little more nerve wracking I have to say. And I give every everybody credit who has ever been here.

TICK SEGERBLOM
It's weird for us too.

NANCY AMUNDSEN
Well, I guess that's kind of makes me feel better. There are a couple of things that we would like to point out, and I showed you the beautiful rendering. This is looking east from Las Vegas Boulevard. But I wanted to show you the site plan. We are not proposing any modifications to Las Vegas Boulevard. So, the improvements the Public Work has put in, the bollards, the sidewalks, the entrance way on the south side of the project will remain the same.

Our main entrance is going to be off of Elvis Presley. That's where the waiver is for the throat width or the entrance width is, and that's on our main entrance, and Public Works has been nice enough to recommend approval of that. You will see on this plan, and you'll see throughout the files that it shows connections across to Fontainebleau. Again, that would have to come back for approval through the Board for any – we'd have to work with Public Works for any connections, any bridges. They're just showing you possibilities of the future. They're not being requested today. I could go through every floor, but I'd like to open it up to you to ask questions. We have a representative of the owner, and we have the architect here, if you have any technical questions. And with that, I again thank you for recommendation of approval from Winchester and the staff, and we request approval. Thank you.

TICK SEGERBLOM
Thank you. This is a public hearing. Anyone here wishing to speak on this item? Looks like you've done your homework. Seeing no one, will close the public hearing, and turn it over to the Commissioners for comments?

MARILYN K. KIRKPATRICK
Commissioner Segerblom, and I just want to reiterate this. So, I did bring it up during my briefing that there is no evaporated cooling allowed per our Water District Service Rules. And I want to make sure that that's clear that it doesn't matter who you are, the rules are the rules. So, I just wanted to be clear with that.

NANCY AMUNDSEN
And Commissioner, we did speak with the developer, and he knew that all along.

MARILYN K. KIRKPATRICK
I know y'all got to talk to your engineers and architects and those companies.

NANCY AMUNDSEN
I will acknowledge that. But we do know that, and the owner does know that.

MARILYN K. KIRKPATRICK
Okay, thank you.

TICK SEGERBLOM
All right. With that, I would just say this is fantastic news for the north end of this Strip, so, very excited. Look forward to working with you and the architects in the coming years.

MOTION

TICK SEGERBLOM
I make a motion to approve.

VOTE

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

TICK SEGERBLOM
That motion passes. Congratulations, you won your first one, but don't expect to win all of them.

NANCY AMUNDSEN
I don't. And thank you very much. As I said, this was a project that I was excited about, so you got stuck seeing me. Thank you.

35. WC-24-400060 (NZC-22-0028)-AMH NV10 DEVELOPMENT, LLC:
HOLDOVER WAIVER OF CONDITIONS of a nonconforming zone change requiring no certificate of occupancy can be issued for any structure within this project unless and until a certificate of occupancy has been issued for the clubhouse (adjacent project to the north) for a previously approved single family residential development on 4.90 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northwest corner of Oleta Avenue and Conquistador Street within Enterprise. JJ/rg/ng (For possible action)

ACTION: HELD TO NOVEMBER 6, 2024, PER THE APPLICANT.

36. WS-24-0312-STUSSY DIETER REVOCABLE TRUST & STUSSY DIETER TRS:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to eliminate full off-site improvements in conjunction with a minor subdivision map on 4.72 acres in an RS80 (Residential Single-Family 80) Zone. Generally located on the southeast corner of Tami Street and Ron Avenue within Moapa Valley. MK/jud/syp (For possible action)

ACTION: HELD TO SEPTEMBER 18, 2024, PER THE BOARD OF COUNTY COMMISSIONERS.

SAMI REAL
Next is Item 36, WS-24-0312, holdover waiver of development standards to eliminate full off-site improvements in conjunction with a minor subdivision map on 4.72 acres and an RS80 (Residential Single-Family 80) Zone. Generally located on the southeast corner of Tami Street and Ron Avenue within Moapa Valley.

DIETER STUSSY
Good morning, Dieter Stussy, applicant and effective owner. Last name is spelled S-T-U-S-S-Y. Address, 775 Ron Avenue, Logandale. I'm doing an Assessor's recombination. I have a residence lot and an empty lot, which I basically use as an extended backyard. The empty law is not really buildable, and I am objecting to the Public Works requirement and seeking a waiver of the off sites. Public Works, in their staff report, or I should say in the staff report, I noted you've already agreed to or at least have no objection to waiving the sidewalks, street lighting, curbs, but you still want to pave the road.

Their position is based on Ron Avenue being paved east of Yamashita Street. I am west of Yamashita Street and not adjacent to it. And therefore, if I were to be required to pave the area, there would still be a dirt segment between the two paved areas. I'm also required, let me pick up this one. This one, required to pave Tami Street, and my property is the only property that would be served by paving that site of Tami Street. This is the line here that I wish to remove on the Assessor's map, to make the two properties one like they were before 1981.

TICK SEGERBLOM
All right, does that complete your presentation?

DIETER STUSSY
Unless you have further questions for me, yes.

TICK SEGERBLOM
All right. This is a public hearing. Anyone here wishing to speak on this item? Seeing no one, will turn it over to Commissioner Kirkpatrick.

MARILYN K. KIRKPATRICK
Thank you, Mr. Chairman, appreciate that. So, Mr. Stussy, you held it last time, and we were hoping that you would reach out with us, but I want to explain how they paving works out there in that valley.

So, the gas tax is collected, and it is a very small amount, and then Clark County subsidizes the rest of the paving. So, I've been to the Town Board myself in the last year, and asked people to stop waving the paving requirements because at the end of the day, it takes us a long time, and we get tons of complaints on the paving, so we are asking everybody to do their part on the paving. And so, we are more than willing, in our office, to waive the sidewalks, the curbs and gutter. But we do ask that you pave or that you contribute to the cost, which is the same way that it's done in town. But like it or not, at the end of the day, we get so many complaints about the paving that's not done after people move out there, and then the dirt kicks up, or a flood happens, or something. And so, we just are trying to be consistent, and have been consistent for the last few years.

So, what I would tell you, it's more expensive. If the County gives you a cost, it's probably way cheaper for you to do, but we're willing to work with you. But we just have been consistent the last year and a half on the paving out there.

DIETER STUSSY
And I would understand that argument better if I were actually adjacent to the paved area.

MARILYN K. KIRKPATRICK
And I understand that, Mr. Stussy, but I can agree to disagree with you. It's my choice. I can deny the whole project, or we can put something in there that allows you to go forward. I understand that. But at the end of the day, the way that it works out there is – I'll give you an example. Rice Street. Portions of it were paved, portions of it weren't paved, and Clark County was expected to go in and do that. And we were browbeat for years until it got done. At the end of the day, we want connectivity ourselves so if anybody else comes in, they'll be expected to do the same thing. So, Antonio, what did you have?

ANTONIO PAPAZIAN
Thank you, Commissioner. We're okay with not paving Tami, as it doesn't go anywhere to the south. It ends in a drainage facility. Our main concern was Ron Avenue. And just for clarification, he's not in with an assessor's combination. That has not allowed. The Assessor's Office doesn't do an assessor's combination. He's in to do a parcel map to combine the parcels, and that's what triggered the offsite condition.

MARILYN K. KIRKPATRICK
So, Mr. Stussy, which way do you want to go?

DIETER STUSSY
I just want to combine the two properties for property tax purposes.

MARILYN K. KIRKPATRICK
Okay. And in order to combine both of the properties, you'll be responsible, and the condition will read to put some type of paving on Ron Avenue or to put some costs towards that for future.

DIETER STUSSY
Even though it would be isolated, and not –

MARILYN K. KIRKPATRICK
Yep. Even though.

DIETER STUSSY
Okay. So, I would have to pave it eventually, you're saying?

MARILYN K. KIRKPATRICK
Antonio, how do we do that? Is it towards the end of the process?

ANTONIO PAPAZIAN
Actually, before the process or else – that's our hammer. We will not have a hammer if we allow him to move forward without the paving, then the possibility of him never paving is can happen.

MARILYN K. KIRKPATRICK
Okay.

DIETER STUSSY
I really don't like that. Until my neighbor paves, I'm not connecting to other pavement.

MARILYN K. KIRKPATRICK
So, Mr. Stussy, I can deny the whole thing, and we can not do that. But we have to be consistent out there. Until you walk a day in my shoes on roads across the valley, there's only a small amount of money. And I can tell you, the amount of calls that we get every single week about paving, especially out there, whether it be Moapa, whether it be Logandale, Overton. We're being consistent, and I consistently, I went to the town board and asked them to please stop waving the paving because we now have a good map, we now have a good process, to where back in the day, there was 5, 6, 7 different lists. Some roads were not paved at all. And so, we would spend all of our money paving the whole rocky thing. And now, we have a process to where we don't wave the paving, we put roads on there so they're connecting to other roads. We also then, if one road gets paved this time, we were able to pave seven roads because they had all been maintained for some time. So, we just want to be consistent.

DIETER STUSSY
I understand that, but without my neighbors on either sides having their sections paved, I see this as isolated. Plus, the Town Board did waive it.

MARILYN K. KIRKPATRICK
And I'm not – they're advisory to me, and I take the phone calls. So, I'm happy to deny it, or you can hold it, but I'm not going to change my position, because at the end of the day, we have to be consistent out there.

DIETER STUSSY
Well, I do want to combine the properties, so I'm not saying I'm agreeing to it, I'm saying we need to discuss what costs are, because I mean, I'm not doing any improvements to the properties. I'm just erasing a line on a map.

MARILYN K. KIRKPATRICK
Let's try this one more time. So, if I make a motion to say that I approve it, but you either have to give a cost allocation or paving it, you don't agree to that? Because that's what the motion would be.

DIETER STUSSY
I'm saying I haven't explored the cost allocation, so I don't know what I'm agreeing to.

MARILYN K. KIRKPATRICK
Okay, then here's what I'm going to do. Here's what I'm going to do is I'm going to hold it for only two weeks. When in two weeks, it'll be a denial if you don't come to some resolution with paving the road.

DIETER STUSSY
Okay, are you asking me to return on September 18 then, for your next hearing?

MARILYN K. KIRKPATRICK
Sure, but I'm not changing my position. I want you to understand it. And listen, you've lived there a short time but the roads is a big deal out there, and I only have a small amount of money. And honestly, with the fuel tax not being extended, there is no money for the next four to five years on paving any roads. So, we are consistent.

DIETER STUSSY
All right, I'll take this up with my survey company.

MOTION

MARILYN K. KIRKPATRICK
Okay, perfect. Mr. Chairman. I'll make a motion to hold this for two weeks.

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

VOTE

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

TICK SEGERBLOM
That motion passes.

(Companion Items 37 and 38)

37. WS-24-0354-USA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot area; 2) reduce setbacks; 3) increase fill height; 4) reduce number of access drives; 5) increase retaining wall height; and 6) full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

DESIGN REVIEW for a single-family residential subdivision on 5.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Azure Drive, the north side of Bright Angel Way, and the east side of Park Street (alignment) within Lone Mountain. RM/bb/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 38).

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

- Provide a 5 foot wide asphalt path along Bright Angle Way and Park Street;
- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Azure Drive, 30 feet for Bright Angel Way, 30 feet for Park Street, and associated spandrel(s);

- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

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

SAMI REAL
Next are companion Items 37 and 38.

- Item 37, WS-24-0354. Waiver of development standards for the following: reduced lot area, reduced setbacks, increased fill height, reduced number of access drives, increased retaining wall height, and full off-site improvements, curb, gutter, sidewalk, streetlights, and partial paving. Design review for a single-family residential subdivision on 5.02 acres and an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Azure Drive and the north side of Bright Angel Way and the east side of Park Street alignment within Lone Mountain.

- Item 38, TM-24-500069. Tentative map consisting of nine single-family lots on 5.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Azure Drive and the north side of Bright Angel Way and the east side of Park Street alignment within Lone Mountain.

TICK SEGERBLOM
Good morning.

JENNIFER LAZOVICH
Good morning. Jennifer Lazovich, 1980 Festival Plaza Drive here today on behalf of the applicant. The site is this portion of the site. It is not the entire portion that was shown on the screen right before. On our west boundary is Park Street, and on our south boundary is Bright Angel Way. The site plan will look like this, which is nine single-family home lots. There's essentially four lots on the east and west, and then one triangle shape lot at the top. The design of the subdivision matches the design of the two subdivisions that are located to the east of us. The site that we're talking about for this application would be sitting right in this area. And as you can see, the subdivision to the east has nine lots here. And then, if you keep moving east, has an additional subdivision with another nine lots in that location.

The waivers that we're asking for, essentially allow for us to have this subdivision. I can go through it in individual order, but suffice to say, it really describes what the site plan layout is today, which is again, similar to what's built immediately next to us, and in the general area.

We will be putting in our dedication of Park Street and as well our dedication of Bright Angel way on the south. Both this street, Bright Angel Way, separates the site from the school, which is located just to the south. So, while we do have a waiver for off sites as part of our application, if the commission was amenable to it, we could put in an asphalt pathway. Again, we'd still be asking for the waiver of offsites because of the rural area, but because we're so close to a school we could put in an asphalt pathway

along Park Street and our portion of Bright Angel, if that would make kids walking to school have a little bit easier time. And then, in terms of the elevation, this gives you an idea of the elevation for the subdivision. It would not be gated, it would be an open street coming off of Bright Angel. And with that, I'd be happy to answer any questions.

TICK SEGERBLOM
All right, this is a public hearing. Anyone here wishing to speak on this item? Yes, we have a neighbor. Good morning.

JANICE BIRD
Hi, my name is Janice Bird. I live at 6165 North Grand Canyon, a block just up the street. But my question is this, we just built a house three years ago, and we had to be eight feet above the street level because of the flooding. And the flooding, generally, we're on the downhill side of an alluvial fan, so east to west is where the flooding comes from. And so, I just want to make sure, because they show the corner, I just want to make sure that the flooding has a place to go. And I'm not sure why they need to increase the fill height, so that would just make the retaining walls that much higher. So, I'm concerned about the flooding, I want to know if that's addressed, and I want to know if the pavement is going to be such that the water has a place to go. That's all.

TICK SEGERBLOM
Thank you. Anyone else here wishing to speak?

JENNIFER WOOZLEY
My name's Jennifer Woozley. I live at 6160 North Grand Canyon Drive.

TICK SEGERBLOM
I apologize, can you spell your last name, please?

JENNIFER WOOZLEY
Sure. It's W-O-O-Z-L-E-Y.

TICK SEGERBLOM
Great, thank you.

JENNIFER WOOZLEY
And I wanted to speak to a couple specific requests from the waiver regarding only paving half a street, is my understanding, connecting Azure to Bright Angel, extending Park, which is a very busy area at least twice a day, as it backs up to Darnell Elementary School. And the land immediately opposite of their proposed development is currently owned by the Bureau of Land Management still. So, my understanding is if they only pave half the street, that that could be left there indefinitely unpaved. And also, if there's no sidewalk there, there's concerns for children walking to and from school there. The other issue with the waiver is reiterating my neighbor's concerns regarding flooding and increasing the fill height, increasing the retaining wall, which could impact views of homes, neighbors that have lived there 15 to 20 years. Some of those homes have been there for these new homes. And looking at comps in the neighborhood, it doesn't seem to add any value to the homes in the proposed development.

TICK SEGERBLOM
All right, thank you. Anyone else here wishing to speak on this item? Seeing no one, we'll close the public hearing and turn it over Commissioner Miller.

ROSS MILLER
If we could have Ms. Lazovich, please respond to some of the comments regarding flooding, paving, and comps?

JENNIFER LAZOVICH
Sure. So, as it relates to drainage, first of all, which goes hand-in-hand with the drainage study, we are required to do a drainage study as a condition of approval. But preliminarily, our engineers are saying that the flow will come somewhat down Park Street, but also split. So, some of the water will go down Azure, some of it will continue down Park, and then go Bright Angel Way. Again, that's our preliminary analysis, but a condition of approval requires us to do a drainage study, which we'll submit to the County for review and approval to make sure that those preliminary analysis is correct. That drainage issue also drives the need for the retaining walls.

In terms of the pavement of the street, the lady who just spoke is correct, this land right here is still owned by the BLM. We will have to work with them on a little bit of an over-pave situation, so that when we do our half-street improvement for Park Street, which doesn't exist today, so when you come down Park Street here, and I understand the circulation around the school, which is why Public Works was very adamant in their requirement, to have Park Street put in, because of the need for circulation around that school. So, we're required, just like any other development, to do our half-street improvements. If and when the BLM site either sells in some way and it gets developed, then the other half-street improvement for Park Street would come in.

And then, in terms of kids walking to school, we have offered if it's acceptable to put in an asphalt path. We wouldn't do it a sidewalk; that would be unusual out here. But an asphalt path would at least create a pathway that's more defined for anybody who wants to walk out here.

And then, finally, in terms of the value, the developer of these sites is Toll Brothers. I think they do a great job with homes anywhere, but also in the rural areas. And so, I think that their homes will bring value to the overall area.

ROSS MILLER
Great. Could you just please pull up the map with the two adjacent parcels to the East? I think that's illustrative.

JENNIFER LAZOVICH
This is the site, right here.

ROSS MILLER
It's my understanding that there are no offsites on either of these other two developments there essentially identical, what we're trying to do. The dedication of Park Street, when Toll Brothers acquired the land wasn't immediately apparent, at least through the BLM disclosures. It's something Public Works added to put in. And Toll brothers has agreed to put in asphalt walkway in line with some of the concerns so that we've got access, for pedestrians and kids walking the school. Is that all accurate?

JENNIFER LAZOVICH
Yes, it is.

ROSS MILLER
Okay. I don't have anything else. Does Public Works have anything to add?

ANTONIO PAPAZIAN
Thank you. Commissioner. I just want to add there is 18 feet of drop from the west side of this property to the east. So that's what they're going to need some fill and retaining wall. We do have drainage easements. Someone said something about some drainage. We do have drainage easements to the parcel to the west and we have drainage easements to the parcel to the east. So, when this subdivision goes in, there will be somewhere for the water to go, as we already have the easements in place for that water. And if you're so inclined to approve the waiver of offsites, I would like to add a condition that says, "Provide a five-foot-wide asphalt path along Park Street and Bright Angel Way."

ROSS MILLER
Both sides then?

ANTONIO PAPAZIAN
Correct.

ROSS MILLER
Okay.

MOTION

ROSS MILLER
Great. I appreciate the neighbors coming out for this one and being engaged through this process. I think it's a great project. Toll Brothers, obviously a great builder. The drainage is something we always have to work through in this area. And in this instance, they've made additional accommodations beyond which were done in the other two identical developments immediately to the East. So that said, I'd move for approval of the waivers as outlined in the agenda, with the caveat and explanation that Antonio from Public Works provided.

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

VOTE

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

TICK SEGERBLOM
That motion passes.

JENNIFER LAZOVICH
Thank you.

TICK SEGERBLOM
Thank you.

38. TM-24-500069-USA:

TENTATIVE MAP consisting of 9 single-family lots on 5.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Azure Drive, the north side of Bright Angel Way, and the east side of Park Street (alignment) within Lone Mountain. RM/bb/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 37).

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

- Provide a 5 foot wide asphalt path along Bright Angle Way and Park Street;
- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Azure Drive, 30 feet for Bright Angel Way, 30 feet for Park Street, and associated spandrel(s);
- Execute a Restrictive Covenant Agreement (deed restrictions).

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

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

(Companion Items 39-42)

39. PA-24-700011-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 1.25 acres. Generally located on the northeast corner of Ullom Drive and Silverado Ranch Boulevard within Enterprise. JJ/gc (For possible action)

ACTION: ADOPTED (RESOLUTION NO. 9-4-24-2, COMPANION ITEMS 40, 41 AND 42).

SAMI REAL

Next are companion Items 39 through 42.

- Item 39, PA-24-700011. Plan amendment to redesignate the existing land use category from business employment to corridor mixed-use on 1.25 acres. Generally located on the northeast corner of Ullom Drive and Silverado Ranch Boulevard within Enterprise.
- Item 40, ZC-24-0265. Zone change to reclassify 1.25 acres from an RS-20 (Residential Single-Family 20) Zone to a CG (Commercial General Z). Generally located on the northeast corner of Ullom Drive and Silverado Ranch Boulevard within Enterprise.
- Item 41, VS-24-0267. Vacate and abandon easements of interest to Clark County located between Gary Avenue and Silverado Ranch Boulevard in between Ullom Drive and Arville Street within Enterprise.
- Item 42, WS-24-0266. Waiver of development standards for the following, increased retaining wall height and modified driveway design standards. Design review for a restaurant with drive-thru on 1.25 acres in a CG (Commercial General) Zone, and the Airport Environs AE-60 Overlay. Generally located on the northeast corner of Ilan Drive and Silverado Ranch Boulevard within Enterprise.

TICK SEGERBLOM

Good morning.

SUSAN FLORIAN

Good morning commissioners. My name is Susan Florian from Taney Engineering, 6030 South Jones Boulevard, here on behalf of the applicant. What we have here is a 1.25 gross acres located north of Silverado Ranch Boulevard and east of Ullom Drive. It is a one lot commercial development with a 3,700 square foot building. The proposed tenant improvement will be provided under separate submittal. We are proposing a drive-thru.

The first application is for a plan amendment. We are requesting to change it from a BE, business employment, to CM, corridor mixed use. We're also asking for another application for the zoning to change it from RS 20 to CG, commercial general. The third application is for a vacation along the north and the east for a three-foot path easement and eight foot along the west. And our fourth application is waivers of development standards to increase the retaining wall from three feet to four feet. This is necessary to maintain adequate drainage and matching to the existing grade. We also have a waiver for modified driveway design standards. The departure distance is not where it's supposed to be, but we have pushed the entrance all the way as far as it can possibly go. I also do have some renderings of the landscape and how the building is going to look. With that, I conclude my presentation and I'm here to answer any questions that you may have.

TICK SEGERBLOM

This is a public hearing. Anyone here wishing to speak on this item? Seeing no one, we'll turn over to Commissioner Jones.

MOTION

JUSTIN JONES

Thank you, Mr. Chair, and thank you for presentation. I appreciate this as a tight site, so appreciate that you've done the best you can to adjust to the requirements from Public Works, et cetera. So, with that I'll go ahead and move for approval of agenda items 39, 40 and 41. No, 39 and 40. 41. 39, 40 and 41.

SAMI REAL
And 42

JUSTIN JONES
And 42, sorry.

TICK SEGERBLOM
You got it. All right, there's a motion. Cast your vote.

VOTE

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

TICK SEGERBLOM
Motion passes. Thank you.

SUSAN FLORIAN
Thank you, Commissioners.

40. ZC-24-0265-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:
ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the northeast corner of Ullom Drive and Silverado Ranch Boulevard within Enterprise (description on file). JJ/rr (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 39, 41 AND 42).

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 #0274 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

41. VS-24-0267-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Gary Avenue and Silverado Ranch Boulevard and between Ullom Drive and Arville Street within Enterprise (description on file). JJ/rr/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 39, 40 AND 42).

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 25 feet to the back of curb for Ullom Drive, 45 feet to the back of curb for Silverado Ranch Boulevard and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

42. WS-24-0266-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) modified driveway design standards.
DESIGN REVIEW for a restaurant with drive-thru on 1.25 acres in a CG (Commercial General) Zone in the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Ullom Drive and Silverado Ranch Boulevard within Enterprise. JJ/rr/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 39, 40 AND 41).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without 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;
- Right-of-way dedication to include 25 feet to the back of curb for Ullom Drive, 45 feet to the back of curb for Silverado Ranch Boulevard and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.

- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0274-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 43-45)

43. ZC-24-0324-LANDHOLDING SERIES OF SOPHINVEST, LLC:

ZONE CHANGE to reclassify 1.43 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Randall Street and the north side of Tres Lobos Avenue within Moapa Valley (description on file). MK/hw (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 44 AND 45).

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 #0131-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SAMI REAL

Next are companion Items 43 through 45.

- Item 43, ZC-24-0324. Zone change to reclassify 1.43 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential single-family 3.3) Zone. Generally located on the east side of Randall Street and the north side of Tres Lobos Avenue within Moapa Valley.

- Item 44 WS-24-0325. Waivers and development standards for the following: reduced street landscaping, increased driveway width, eliminate streetlights and allow and attached sidewalk. Design review for a single-family attached duplex residential development on 1.43 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Randall Street and the north side of Tres Lobos Avenue within Moapa Valley. And then;

- Item 45, TM-24-500064. Tentative map consisting of five residential lots on 1.43 acres in an RS3.3 (Residential Single-Family) Zone. Generally located on the east side of Randall Street on the north side of Tres Lobos Avenue within Moapa Valley.

GENE GOTTSCHALK

I'm Gene Gottschalk, that's G-O-T-T-S-C-H-A-L-K from Moapa Valley Builders. We are the applicant for this project. So, for those who know Moapa Valley, this project is located immediately north of Lynn's Supermarket and east of the McDonald's. And what we're proposing to do there is to divide the site into five parcels. On these parcels we will build duplexes that look more or less like this. So, there will be five buildings with a total of 10 units, and these will be kept and operated as long-term rentals, which are

much needed in the area. We don't have enough rentals for young people that graduate from school there and want to stay in the area and can't quite afford to buy a house yet. So, should I just go through the different items here?

So, the first item is a zone change request from RS-20 to RS3.3 That's a conforming zone change request, and we need that for being able to build these duplexes because the RS3.3 allows for that. Then we're asking for some waivers. One is to reduce the width of the street landscaping from 10 feet to six feet along the street here on the west. This is so that we can have more backyard space for the resident of this unit here, because on each residence there will be a fence through the middle here that separates two backyards for the people that live there. The next waiver is to increase the driveway width. This is because these duplexes are built in the way that we have, there is a two-car garage for each resident. Those are located in the middle. This helps us mitigate noise from one side to the other from the residents. And because of how this is set up, it makes the driveway wider there in the middle than what is allowed in Title 30.

The next waiver is to eliminate the requirement for streetlights. We are not asking to waive the sidewalks because sidewalks unfortunately in that particular area are common and also, we have sidewalks on the other side of the street. So, we are not asking to waive that. We are asking to waive the streetlights, which I believe public works is recommending approval for that because there is sufficient light on other sides of the street already. And the last item is to ask for being able to build an attached sidewalk though instead of a detached sidewalk. And the attached sidewalk is what's common in this area and also located immediately across the street.

And then the last item is to approve the tentative map here that shows how we are proposing to cut this up into five lots.

TICK SEGERBLOM
Does that complete your presentation?

GENE GOTTSCHALK
Yes, I believe so.

TICK SEGERBLOM
All right, this is a public hearing. Anyone here wishing to speak? See no one here from Moapa Valley, we'll go ahead and close the hearing and turn it over to Commissioner Kirkpatrick.

MARILYN K. KIRKPATRICK
Thank you, Mr. Chairman. Antonio, you want to clarify. You said some contradicting information, so we just want to clarify what you're trying to do.

ANTONIO PAPZIAN
Thank you, Commissioner. We have contradicting conditions. So, if I can clarify, if you're so inclined to approve waiver standard number three, which is eliminate off-site streetlights. I have a condition for them to install all the off-sites so it's a little bit contradicting. So, if you are so inclined to approve that, I would like to clarify ours to say full off-site except for streetlights and install the conduit and pull boxes. So, if at a future date that we decide we need those streetlights, it would be nice that the conduit and the pull boxes are installed under the sidewalk.

MARILYN K. KIRKPATRICK
Okay, thank you. Mr. Gottschalk, do you understand that? We just want the infrastructure.

GENE GOTTSCHALK
Yes, and we'll have it all dug up so that should not be a huge problem to do. We will just need to know how far spaced these slides should-

MARILYN K. KIRKPATRICK
They're happy to share that information with you because it helps for the long run, so we appreciate that.

So, I am not opposed to this project. Thank you for doing some infill project. As you know we've just spent a lot of dollars out there trying to really modernize it.

GENE GOTTSCHALK
Thank you for that. It looks very nice. I drive personally down it every day.

MARILYN K. KIRKPATRICK
Well, I appreciate that. But I would ask that what I'd like you to do, and your word is good as far as the things that you've been part of out there. So, I don't mind eliminating the four feet of landscaping, but I still want it nice plush landscaping so that, you know that's a heat island out there, so we like to make sure that it stays cool.

GENE GOTTSCHALK
Yes. So, we are not planning on doing any grass for example because that requires more-

MARILYN K. KIRKPATRICK
I'm not asking for grass.

GENE GOTTSCHALK
So, do you want trees?

MARILYN K. KIRKPATRICK
I want to do what you do best. Make it nice and modern and plush because at the end of the day the more greenery that we have, the better it is for that entire area out there. And I'll take you on your word, so I don't have to put a condition, but I know how to get a hold of you, okay?

GENE GOTTSCHALK
Plush. Okay.

MOTION

MARILYN K. KIRKPATRICK
All right, so with that I'd make a motion to approve Items 42, 43, 44 and 45 (43, 44 and 45) and to amend to allow for the waiver development standards.

And do you want me, Antonio, so if I waive the development standards of reduced street landscaping, increased driveway, eliminate streetlights, and you also want me to clarify that on item mumber three as well? Okay, is that clear for the record? Right, that would be my motion, Mr. Chair.

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

VOTE

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

TICK SEGERBLOM
That motion passes. Thank you.

GENE GOTTSCHALK
Thank you.

44. WS-24-0325-LANDHOLDING SERIES OF SOPHINVEST, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) increase driveway width; 3) eliminate streetlights; and 4) allow an attached sidewalk.

DESIGN REVIEW for a single-family attached (duplex) residential development on 1.43 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Randall Street and the north side of Tres Lobos Avenue within Moapa Valley. MK/hw/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 43 AND 45).

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 that the California Pepper Tree is not permitted per the SNRPC Regional Plant and that a large tree, as defined by Title 30, permitted by the SNRPC Regional Plant List will need to be provided in its place; that 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

- Install conduit and pull boxes;
- Comply with approved drainage study PW24-11701;
- Full off-site improvements except streetlights.

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 #0131-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

45. TM-24-500064-LANDHOLDING SERIES OF SOPHINVEST, LLC:

TENTATIVE MAP consisting of 5 residential lots on 1.43 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Randall Street and the north side of Tres Lobos Avenue within Moapa Valley. MK/hw/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 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

- Install conduit and pull boxes;
- Comply with approved drainage study PW24-11701;
- Full off-site improvements except streetlights.

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 #0131-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

46. ZC-24-0357-MILES AHEAD TRUCKING, LLC:

ZONE CHANGE to reclassify 0.25 acres from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-75) Overlay. Generally located on the west side of Searchlight Street, 320 feet south of Washburn Road within Sunrise Manor (description on file). MK/rr (For possible action)

ACTION: HELD NO DATE, PER COMMISSIONER KIRKPATRICK.

47. WS-24-0358-MILES AHEAD TRUCKING, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) street landscaping; 2) fence; 3) off-site improvements (curb/gutter, sidewalks, streetlights and partial paving); and 4) detached sidewalks.

DESIGN REVIEW for a parking lot for commercial vehicles (trucks) on 0.25 acres in an IL (IndustrialLight) Zone within the Airport Environs (AE-75) Overlay. Generally located on the west side ofSearchlight Street, 320 feet south of Washburn Road within Sunrise Manor. MK/rr/syp (For possibleaction)

ACTION: HELD NO DATE, PER COMMISSIONER KIRKPATRICK.

(Companion Items 48 and 49)

48. AG-24-900562: Approve the Settlement Agreement in the case LV Judson LP v. Clark County, District Court Case No. A-23-869800-J and Supreme Court Case No. 88450, authorize the Chair to sign the Agreement; and consider other matters properly related thereto. TS/sr (For possible action) APPROVED.

ACTION: APPROVED (COMPANION ITEM 49).

SAMI REAL
Commissioners. Next are Items 48 and 49, which are companion and will be heard together.

- Item 48, AG-24-900562. Approve the settlement agreement in the case of L.B Hudson L.P versus Clark County District Court Case Number A-23-869800J and Supreme Court Case Number 88450. Authorize the Chair to sign the agreement and consider other matters properly related thereto.

- Item 49, WS-22-0147. Waivers of development standards for the following, reduced throat depth, reduced departure distance and off-site improvements, curb gutter, sidewalk streetlights and partial paving. Design reviews for the following office, warehouse facility and finished grade on a 6.2-acre portion of a 9.3-acre site and an MD (Design Manufacturing AE-65 and APZ-2) Zone. Generally located on the northwest corner of Lamb Boulevard in Judson Avenue within Sunrise Manor.

TICK SEGERBLOM
Good morning.

STEPHANIE ALLEN
Good morning, Mr. Chairman, Commissioners. Stephanie Allen, 1980 Festival Plaza Drive here on behalf of the applicant. We very much appreciate your staff working with us on this. I know my team as well as Rob and Lisa worked hard on this settlement agreement. We very much appreciate their efforts and would ask for your approval today.

TICK SEGERBLOM
All right, this is a public hearing. Anyone wishing to speak on this item, please come forward. And just line up and come on up and let us have it.

NORMA REICHENBACH
Norma Reichenbach, 2245 Moonlight Drive. I live on the west hand side of this property. Thank you for the opportunity to speak but beware this is not going to be a nice and politically correct speech so I'm going to apologize in advance, but this is honest and from me. The right to build on this land has never been in question. What is in question is the style and use of this colossal building. It is astonishing how someone who not only doesn't live in the city for the state or even a country from what I hear, with the financial means to override our existing elected officials, whose objective is to protect our local way of life, can be given the right to build a massive albatross in the middle of our rural preservation neighborhood with a complete lack of integrity, morals, scruples, and just plain blatant disregard for the surrounding lifelong hardworking blue collar property owners as proven by the history of the number of opposing signatures on file.

An elementary school and small business owners surrounding this land, the property sits in the middle, not on any outskirts, but in the middle of a vast majority of single story custom homes which homeowners built, and businesses which have been invested in and constructed by working class owners and their families over the last 30 to 60 years so that they could create a lifestyle and legacy not surrounded by environmental blocking and concrete buildings.

This particular style of building would bring down our property values and increase our interior street traffic by both individuals and major diesels emanating delivery vehicles in order to stay off the block long backed up traffic from the area of Lake Mead and Lamb. This is already happening now and will only increase by the building of this type of facility. Putting up a sign that says no big trucks allowed is only as good as the police officer sitting underneath that. The neighborhood has been in these chambers numerous times. This property was originally owned by the Catholic Church, then it was sold to an individual, then it was up for sale to be subdivided, rezoned and redesigned for a mini storage. Needless to say, it never got built on or ground broke. And we, the neighborhood, who don't have degrees in law or enough money to hire people to follow up on it daily, find out over seven years later it did not revert back to its original zoning as it should have.

It was underhandedly hard zoned with subdivided property lines not even close to what was promised. This was done corruptly and under the table by an unmentionable someone who thought he could run for governor, that stood in our homes and unashamedly lied to us, but who abused the power to do so based on deep pockets. One of the next potential buyers of this property held a neighborhood meeting with a local representative and turned down purchasing of this property due to the issues he would run into with blending into the neighborhood.

TICK SEGERBLOM
How much more time?

NORMA REICHENBACH
I'm almost done.

TICK SEGERBLOM
Okay, please.

NORMA REICHENBACH
It is believed that because the same local representative is involved in this issue that this present owner knew of the overwhelming amount and neighborhood involvement, he faced in protecting their way of life, and he felt he had enough money and time and didn't care about the neighborhood and he would not have to be concerned about it. This is not his neighborhood, his city, his state, or even the country he lives in. He would never allow this to be built in front of his house. Why do we have to allow it to be built in front of ours? These standards should not have been and should never have been overridden by the depth of a pocketbook. If this comes to fruition, it will only prove that the want of the one with money can far outweigh the hard work and wants of the many without.

TICK SEGERBLOM
Thank you.

NORMA REICHENBACH
And I have a (inaudible) report if I did it, in case anybody needs to fill it out and send it into their (inaudible)

TICK SEGERBLOM
Okay, thank you. Anyone here wishing to speak, please come forward.

JANIE WILDER
So, I apologize, I'm shaking because I'm freezing, but my name is Janie Wilder.

TICK SEGERBLOM
I need you to turn your map a little bit.

JANIE WILDER
I'm sorry?

TICK SEGERBLOM
Turn the map. I'm not sure which direction you're going to turn. There you go. Perfect.

JANIE WILDER
My name is Janie Wilder W-I-L-D-E-R. I live at 4165 Judson Avenue, three houses down from this place. First of all, I'd like to thank you. I know you're Democrats, Republicans sitting up there, but you all came together and not only did you listen to the lawyer, which when I was sitting there, I would've totally agreed to put one too, but you listened to the people out there and you made a wise choice. But then we get a card a week ago stating that they went to court and sued and won. We were never notified, and I guess as you can see, we're not rich. So, they probably figured it wasn't worthy to even let us know that this was happening. And it's been okay'd. I realize the City of Las Vegas here really doesn't care about us little people out here when it comes to big money. We showed you how this is all places for them and the streets are wide for the semi-trucks and they stay over there.

But when you get into our neighborhood, the streets are smaller, houses lined. A lot of people in their areas, they have to go out on Lamb. We have an elementary school which they've already built. You approved and they built a warehouse a block behind them in the middle of that neighborhood. Now it's going to be a block in front of this school, the elementary school. We explained to you that we have horses out there with all ages riding, we have all ages.

Our houses, the value will go down because this warehouse is going to be coming with semis, with the noise that they bring, the commotion that they bring. And like she pointed out; we don't care there's a sign. They will not abide by it because one of the ways, if they want to go one way, they're going to have to go through our neighborhood to get to a light, to get to that direction. Our Democrat City of Las Vegas let their people down when they decided to take money over the people that live here. But I do appreciate you guys because you are willing to hear it from both sides, which I guess our city isn't. Thank you very much. You all have a good day.

TICK SEGERBLOM
Thank you.

TOM ANDERSON
Good morning. My name is Tom Anderson. I live at 2265 Moonlight, which is right across the street from where this is being built. My card has the square shows, the whole property. Is this whole thing being developed commercial, because it's to have half acre lots on the backside on Moonlight. Is that still correct? Because it doesn't really specify.

TICK SEGERBLOM
Mister, this settlement allows them or requires them to have half acre lots on the other side, right?

ROBERT WARHOLA
Yes, it does.

TICK SEGERBLOM
Yeah. So, there will be a buffer on Moonlight.

TOM ANDERSON
Okay. Just like my neighbor, I didn't get a card, or I didn't know anything until four days ago. So, is this true, the owner took the county to court and beat them and that's why we're here? Because I'm just kind of curious. We didn't get any pre-meetings, nothing with Sunrise Manor, anything. And with me being here, does it even matter that I complain if this is a lost cause? I mean is there anything that can be done or can I be more informed with what exactly that they're planning on doing?

TICK SEGERBLOM
After you're done speaking, we'll address all those issues.

TOM ANDERSON
Okay, thank you. And then I pretty much believe that's about it. As far as, the building's supposed to be like 35 feet tall, but there's not going to be pumping stations for these trucks. So the foundation has to be elevated like 11 more feet, making the building probably 46 feet tall. And is the water going to be designed to run off toward Lamb? I'm sure you guys may know that or not because with us having rural properties, we don't have sidewalks and curbs to keep the water from coming in on our property. So this is just concerns of being a homeowner. And I don't know if you guys have answers to that at all. And that's it. I'll listen to what you guys have to say. And is there going to be any more meetings about this or this is just us complaining that we lost? Because last time I was in here we won.

TICK SEGERBLOM
Anyway, I apologize. Once you sit down, we'll go through, explain it all, what's happening.
Thank you.

TOM ANDERSON
Thank you.

VAL HARDY
Hi, my name is Val Hardy. I live at 2334 Moonlight Drive where this developments may be made. I guess what I'm concerned with, I've never been against this development. Well, the only thing I'm against is the way that they position their property and what they're doing is yes, they give us four housing lots where if you look at the property lines, the rest of us exist back almost 150 feet back and they're encroaching in our neighborhood. And that's where I have my issues, is if they would put their development back to the east 150 feet, match it up with our property lines, then to me that's commercial. But when they encroach in our neighborhoods, that's when I have my issues because that's what they're doing.

These little dinky lots that they're doing aren't even comparable with what we're dealing with. And me as a homeowner, what you're doing is you're decreasing my value because you're going down sizing my lots. Because I have a 0.77 acres, and when you're going down to less than a quarter to a half, then guess what? That's have my issues. Because like I said, if they're taking, let me put it this way, we won the issue last time, they took it to court, we lost. Now we have to lick our wounds and say, "Okay, you guys get

whatever you want." Well, I don't like that approach. I'm a homeowner. Respect me as a homeowner, and at the same time respect me as a resident of that area because I raised my family there. I have my grandchildren come down and it doesn't seem like they're respecting any of us. They don't respect you and they don't respect us as homeowners. And that's all I have to say. Thank you.

MOTION

TICK SEGERBLOM
Thank you. Anyone else here wishing to speak? Seeing no one, will close to the public hearing and have the applicant come forward. So let me just go ahead and vent for a second. So just so you understand, you're right. When you were here last time we won, we defeated this project. It was totally inappropriate for that neighborhood and for that piece of property. Unfortunately, the developer went to court, we fought. I was sitting in the court when the judge ruled against us, but the judge ruled against us. And, as a lawyer, I'm ashamed to say that that's the way the legal process works, but that's what the judge says this is how it is, then you have to follow the law. Having said that, what's happened now is they've gone back because the judge ruled against us and said, here's our plan. We submitted it before and before us. We have really no choice because we're just voting to approve what the judge said.

But just know that going forward they still have to build this thing. And so, there's lots of hurdles that will come up and we're going to hold their feet to the fire and make sure that they do everything they've asked. There was a question about where the water's going to go. A drainage study has to be done appropriately, so we'll make sure that doesn't impact the neighborhood. They're not going to be allowed to, the trucks at least would come out on Judson. That doesn't mean they won't go down to Judson and come back through. So, we're going to have to really monitor that and make sure that trucks do not drive on Moonlight or Judson, that is not appropriate for that neighborhood. That neighborhood deserves to be protected and I will fight forever to protect it. But I apologize. I did the best I could do, but the truth is we're kind of between a rock and a hard place and so, today we're just affirming what the judge said we had to do. So having said that, I would make a motion to approve even though it kills me.

VOTE

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

TICK SEGERBLOM
All right, thank you. That motion passes. But again, neighbors, I will work with you forever. So, let's stay in touch. And thank you for coming down and expressing your opinions and concerns.

STEPHANIE ALLEN
Thank you very much. Appreciate it.

49. WS-22-0147-LV JUDSON, LP:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce throat depth; 2) reduce departure distance; and 3) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

DESIGN REVIEWS for the following: 1) office/warehouse facility; and 2) finished grade on a 6.2 acre portion of a 9.3 acre site in an M-D (Design Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the northwest corner of Lamb Boulevard and Judson Avenue within Sunrise Manor. TS/sr/jo (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 48).

CONDITIONS OF APPROVAL –

Current Planning

- The buildings shall be one story only with a maximum height of 35 feet;
- The building faces shall be constructed with enhanced articulation;
- The top of any windows facing west on the buildings shall not be placed above 12 feet in height;
- Lighting on the buildings shall not be placed more than 10 feet in height;
- Wall signs on the buildings shall not be illuminated;
- Monument signage only on N. Lamb Boulevard and Judson Avenue with a maximum height of 8 feet;
- No large truck access onto Judson Avenue whereas a large truck is defined as a truck having a gross vehicle weight rating (GVWR) of over 10,000 pounds - customer and employee vehicle access only;
- Add signage to prohibit large truck access onto Judson Avenue;
- No large truck access onto Moonlite Drive;
- A 10 foot high wall shall be constructed on the north and west sides of the property where it is zoned Industrial Park (IP);
- Intense landscaping shall be installed along the west property line inside the 10 foot high wall of the development where it is zoned IP with 24 inch box trees spaced 30 feet apart;
- Enhance the landscaping along N. Lamb Boulevard by adding 24 inch box trees spaced 30 feet apart;
- A double row of evergreen trees 24 inch box staggered/offset from one another planted 20 feet apart on center (per Clark County Code §30.04.02C2) shall be installed on the northwest corner of the property where it is zoned IP adjacent to APN 140-19-504-009;
- The residential lots shown on Exhibit Plan 1, included within the Settlement Agreement as Exhibit A, located on the west side of the property adjacent to Moonlite Drive shall be deed restricted as, and maintained as, Residential Single-Family 20 (RS20) lots and single-story homes to serve as a buffer to the RNP homes to the west;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;

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

SEC. 6. APPEALS

50. WS-24-0290-COSMIC DEVELOPMENT, LLC:

APPEAL WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a gated community; 2) increase wall height; and 3) eliminate street landscaping in conjunction with a proposed single-family residential subdivision on 2.11 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Ann Road, 585 feet west of Grand Canyon Drive within Lone Mountain. RM/rp/syp (For possible action)

ACTION: APPROVED. APPEAL – DENIED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised a tree-fee in lieu shall be paid to the County for each street tree waived; 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

- Comply with approved drainage study PW23-17751;
- Traffic study and compliance.
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated County; and to inquire with 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 on the agenda is Item 50, WS-24-0290. Appeal Waivers of development standards for the following: allow a gated community, increase wall height and eliminate street landscaping in conjunction with a proposed single-family residential subdivision on 2.11 acres and an RS-20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Ann Road, 585 feet West Grand Canyon Drive within Lone Mountain.

Commissioners, this is an appeal. The Planning Commission had approved the application, and it was appealed by an interested party who does not agree with the Planning Commission's decision to waive landscaping along and road and allow an eight-foot-tall perimeter wall.

TICK SEGERBLOM
Good morning.

PATRICIA LEE
Good morning.

TICK SEGERBLOM
Good morning.

PATRICIA LEE
My name is Patricia Lee, last name L-E-E.

TICK SEGERBLOM
Welcome to the other side of the bench.

PATRICIA LEE
I know. It's awkward.

DR. JOE JESSE OWENS III
All right, good morning. My name is Dr. Joe Jesse Owens III, last name O-W-E-N-S.

DR. JONATHAN LAMAR SNEAD
My name is Dr. Jonathan Lamar Snead. Last name S-N-E-A-D.

RONNIE LEE
My name is Ronnie Lee, last name L-E-E. I am the manager of the LLC Cosmic Development. We are working on Snowley Court, which is at 9748 West End Road. Parcel number 125-30-402-020. As a preliminary matter, I would like to make a record with respect to the issue of the appellants outstanding or rather the lack thereof. NRS 278.3195 only allows parties who have been aggrieved the right to initiate an appeal. To be aggrieved, the would-be appellant needs to have appeared either in person or in writing at the planning commission meeting. Here, the appellant neither appeared in person, nor did she submit anything in writing with respect to our request for a waiver.

The appellant who triggered this appeal hearing is therefore statutorily prohibited from bringing this appeal now. The legislature's logic in implementing this statute makes sense because it allows petitioners a pathway to finality. And if we had any notice of this appellant's grievances, we could have presented counterarguments and evidence to persuade the planning commission to grant the waiver notwithstanding the opposition. To allow this appeal to essentially interject, excuse me, to allow this appellant to essentially interject belated objections at the appellate stage is tantamount to sandbagging

the procedure in a post-hoc fashion, clearly frustrating the purpose of the statute. Having made my record of the procedural deficiencies of the appellant's claim, I will nonetheless move forward on the substance of addressing our initial waiver request, which was unanimously approved by the commission if the Commissioners so desire.

TICK SEGERBLOM
Commissioner Miller.

ROSS MILLER
Go ahead. If you could just, I think, briefly go through your presentation, which I've watched at the Planning Commission. You're correct. I didn't have the benefit of watching any objections, though I do understand that there were representatives at the town board. I understand that a particular concern is just the waiver of landscaping. I believe your presentation does have some slideshowing that landscaping throughout that area has been waived and is more imposing landscaping is more the exception than the rule and also the adjusted wall of length. I don't think we need a lengthy presentation, however.

RONNIE LEE
Yes, sir. I'll try to go through quickly. The three waivers that we were looking for was an entrance gate, waiving the landscaping requirement, and the height of the wall. I understand that the opposition is based on trying to keep this area rural and we understand what that looks like, but there's already language that indicates that there's an understanding that when you're on a major arterial that things are going to be slightly different.

We are on Ann Road. The property is located on Ann Road and Major four-lane arterial connected to the 215. The County has already completed urban improvements including six-foot sidewalks, streetlights, and curbs. Typically, not associated with the rural areas. Sewer, water, gas, and power utilities are all available directly in front of the property.

Currently, there are numerous developments in the area featuring high walls, no landscaping and gated entrances. Given the significant traffic, this area is no longer ideal for standard rural use. The installation of walls and gates would be necessary due to the traffic volume and there's no notable equestrian or horse activity along the portion of Ann Road.

Coming soon, there's a new development consisting of five communities built as estates that are under construction just east of our location. There's no agriculture here and there's no livestock. Directly across the street from us, there's a residence with over 150 half-acre estate homes. It's a gated community. Once again, there's no agriculture and there's no livestock.

Currently, this is what the parcel looks like. It's kind of an eyesore when you see the dilapidated wooden, probably non-permitted fence and the vehicles just sitting in the backyard. This is what we're trying to do, and I understand we're not Toll Brothers, it's just us trying to make our forever homes. We're just constituents in the community, citizens that are trying to do this. To be clear, there's two veterinarian doctors, a first responder, a real estate agent that's also a military veteran, a group of kids ranging from the ages of two to 16, including a child with special needs, a Nevada Supreme Court justice, and myself, who's also a military veteran.

Sorry about that. Jumped one. The homes will be two-story custom homes, and our plan is to have them fully move and ready with complete landscaping. I point out the landscaping because we're also doing the backyard landscaping, so they're going to be turnkey and the trees that are on the back wall of those yards will grow and also be visible from the street side and create shade, and we're planning on putting

40 trees instead of the nine that were requested. The estimated value of each property will be approximately $4 million. I point this out because we're going to be increasing the overall value of our community right around us.

Again, this is the gate in question that's across the street from us. We didn't think this would be an issue. It was actually approved by all parties. We were going to put the gate, our own gate, across the street. Some of the reasons for the gate: the granted waiver would allow us to safeguard our families, increase privacy, and provide additional security. Located on a major four-lane roadway and road, we want to prevent people from mistakenly entering the cul-de-sac for safety reasons and ensure that our children, some of whom are younger, do not venture into the main street.

One of the residents is a special needs child making safety even more critical. Additionally, in Nevada Supreme Court justice resides in the cul-de-sac making the added sense of security paramount. Again, we're meeting all the specifications that are required for the building of the gate. We've also had approval from the fire department, the community board, which most of them are here, had also approved the gate portion of this and the Planning Commission approved it.

In regards to the landscaping, the granted waiver allows us to retain the use of 2,700 square feet that would have otherwise been lost to street-side landscaping. It also enables us to conserve water and maintain neighborhood continuity without diminishing the characteristics of the area in any way. According to the code, a detached sidewalk requires only a five-foot landscape strip, a five-foot sidewalk and five feet between the sidewalk and the property wall totaling 15 feet. For an attached sidewalk, the requirement is 10 feet from the back of sidewalk to the property line plus five feet sidewalk also totaling 15 feet. Therefore, it is unreasonable to require a ten-foot landscaping strip from the property line, as this would create a twenty-two-foot space from the street to our wall, the requirement would significantly increase project cost, reduce the size of two of the yards by approximately 2,700 square feet and cause unnecessary water waste without providing any real benefit to the community.

The wall height, the subdivision is adjacent to a major roadway. The configuration of the homes in approximately 14 feet grade from one side of the parcel to the other lends itself to higher perimeter walls on the southeast and north side. The higher walls will also reduce traffic noise reaching the homes and allow for greater privacy for the residents. This kind of shows you how the parcel will be divided.

Precedent. These parcels are all within walking distance of our future home. The properties have elevated walls along the property line without any landscaping, and this is up and down Ann Road. If I go off of Ann Road, I can find more. This was directly in walking distance. In summary, we hope you will agree with the Planning Commission's unanimous decision to approve our waivers and reject this appeal. It's important to note that our project will not harm the neighborhood area in any way and will benefit the community. The waivers allow us to avoid increased development costs, reduce water waste, and retain 2,700 square feet of usable space within our subdivision. Our project is located on a major four lane thoroughfare, and we are focused on addressing safety concerns, increasing security, reducing traffic noise, and enhancing privacy while still adding value and improving the community's appearance. Thank you for your time. Sorry if that was long.

TICK SEGERBLOM
Thank you. Is the appellant, the individual who appealed, here? Yes. Please come forward.

BRIGITTE SOLVIE
I think it's still morning. Good morning, commissioners. Yeah, I'm the appellant, Brigitte Solvie. 7030 North Conquistador Street. This parcel came to my attention. Yes, during both the Lone Mountain CAC

and I was unable to attend the Planning Commission because of family issues. However, I did file the appeal. I am not unopposed to the gate. I understand the gate on a main road, but what I am opposed to is the fact that we are still in a rural neighborhood preservation. It's an overlay and as long as we keep giving away our landscape strips, when we know that Las Vegas Valley Water District, Southern Nevada or SNWA have given us a plethora of trees that are both evergreen or deciduous that are water acceptable in their usage, that to deny just even nine trees on the outside of this property, if indeed it's going to be a white wall that's going to be very noticeable and stark.

Not to say that somewhere down the line it might get painted in another color, but that's still just, we're only talking nine trees. They have this property has unique benefit of having vacated a portion of road on the east perimeter, so they gained 30 feet back along that whole east line and have incorporated it into their lot design. We're only asking that they give back on Ann Road for the appropriate landscaping that should keep this area. Directly across the street is lush and beautiful. Yes, some of the homes up and down are without landscaping. They're much older. Long before complete streets came in and put in all the improvements on Ann Road--street lights, curb, gutter--which many meetings were held, and we had hoped that there would be some provisions for horse equestrian even if it was on the interior streets and those have been bypassed.

My appeal is asking for the RNP and the NPO, the low overlay, give back the landscaping along Ann Road because this is not a hard encumbrance for a very wealthy planned project, to just plant nine trees and give a little, the amount of water will be nominal to install some watering devices and water clocks and valves is nominal for this scale of a project. As to the height of the walls, we have coyotes. Coyotes will jump an eight-foot wall just as easily as they will six. I would personally suggest go back to a six-foot wall or maybe six and a half and top the perimeter outsides with some wrought iron, something that truly deters coyote activity, still gives plenty of potential for privacy.

They're going to have immense landscaping on the interior. Fine. That'll also deter a coyote jump, but an eight-foot around the whole perimeter is unacceptable for this neighborhood and if they're looking at security, each home will have its own security cameras, its own visuals, its own alarms. I'm just asking, let's try to keep this back in what the NPO, what the RNP area looks like. Let's dial it back a little bit. Stay within the ordinances and not give away and keep giving away and keep giving away. That's my appeal. Thank you for listening.

TICK SEGERBLOM
Thank you.

ROBERT WARHOLA
Commissioner Segerblom, can you open up the public hearing?

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

DON CAPE
Good morning, Commissioners. Don Cape, 4965 North Raleigh Street, also Chairman of the Lone Mountain CAC. It's unfortunate that the applicant has had to endure this additional step in their process. Know the CAC takes pride in working with the neighborhood to keep consistent with the rules and regulations that staff has put in place and it's been adopted. We actually worked with the applicant. We thought we had a resolution for their path forward to stay within parameters that are set forth within the Title 30 and the solution we came up with was instead of 10 foot landscape strip, we suggested a six-foot landscape strip and to avoid setting a precedent for an eight-foot screen wall, which is highly opposed in

the RMP, suggested if they did a two-foot retaining wall on the landscape side with a six-foot screen wall above that and burned the landscape on the street side that they would still appear to be an eight-foot wall on their property side. That was the compromise that we suggested to the applicant.

The upsetting part for me personally is that Planning Commission disregarded the notes that the CAC put forward for the applicant, which burdened them to have to come back here. That's our perspective as the CAC is not trying to set a precedent for an eight-foot screen wall and a compromise, which is a little bit of a trick to get the eight-foot wall for the applicant would be a two-foot retaining wall on the street side, burning the landscape up behind it, and a six-foot landscape because it is consistent with Ann Road with the additional landscaping that's been put on Ann Road. It's unfortunate they bought this property and didn't do it 10 years ago before Ann Road just put in, it wouldn't have mattered, but now we live in that current space, so we didn't feel it was too big of a hardship for the applicant based on what they're trying to accomplish here. Thank you.

TICK SEGERBLOM
Thank you.

CHRIS DARLING
Good morning, Commissioners. Chris Darling. 4785 Grand Canyon, Las Vegas, Nevada 89129. I'm part of the Low Mountain Community Advisory board as well. We thought we had a good meeting. We gave a couple of good suggestions and unfortunately, we're in the situation where we're at today. We're hoping that when it went to the Planning Commission, they would've helped enforce it, but I wanted to go over a couple details. They talked about high walls in the area. Yes, there's high walls in the area, but those high walls have a retaining wall in front of it, a small one and then a screen wall behind it with landscaping in front of them. That's one of the things we suggested. I personally own land on Ann Road. It's about, I don't know, 700 feet from this property and I have a small two-foot retaining wall. I stepped it back; I have landscaping there and then I went up with a six-foot wall.

It's not obnoxious. It's not eight foot tall, it's not bright and I try to keep in what the community has with the landscaping. Yes, there's some areas that are not going to go into it, but that don't happen because they're older. We're all neighbors in the area. We try to sit on the board. We want everything to look copacetic in the area and we live next to them. Some of us are doctors, some of us are lawyers, some of us are blue collar workers and we all want to try to live together in an area that is not full of walls where everybody just drives by a barren block wall. Thank you very much.

TICK SEGERBLOM
Thank you.

ALLISON BONANNO
Good morning Allison Bonanno 6950 Rome Boulevard. Bonanno, B-O-N-A-N-N-O. Ms. Kirkpatrick just spoke about earlier regarding paved road, about having consistency, and how important it is to be consistent and having standards. Also talking about reducing the heat islands. Landscaping is very important, and the standards were put in place to provide the uniformity. You guys worked tirelessly on Title 30 and everybody in the county had the opportunity to speak up and put their 2 cents in if they had a problem with it. And it's hard to make everybody agree on it and hard to make everyone happy, but the standards are put in place for that specific reason, and we should be abiding by that unless there are extenuating circumstances that are beyond normal. Everybody wants safety, everybody wants security. They want noise reduction. That is not something that is unique to this particular item. Ann road is an arterial and especially with an arterial, it is to keep it consistent.

When people are driving down Ann Road that they see that it's not one thing here, one thing there. A lot of money was put into this to make the aesthetics look good. Let's not go backwards. And when we allow those deviations, especially in those highly visible areas, we erode all of those efforts that we put forth into that area and we kind of thumb our nose at the Title 30 that we all worked so hard on. Another issue, and of course your phone went on lock mode, but I believe that these parcels are currently up for sale on Zillow and if that is the case, I don't know how we can already determine that the folks that are going to be living there need to have an extra level of security because of their profession or any children that have special needs. I could be wrong.

Just one property. Okay. One is at least one. Right? That's my plea to you and I'm also on the Lone Mountain Citizens Council. We deal with the folks there not just every two weeks, but we are in touch with them through social media. These are good people and we wouldn't be here if the folks in the Lone Mountain and the rural preservation areas didn't feel this way. We took time out of our day to come here to say that we speak with the people and for the people and they appreciate your leadership. Thank you very much.

TICK SEGERBLOM
Thank you. Anyone else here wishing to speak? Seeing no one. We'll close the public hearing. It's a public hearing, right? And turn it over to Commissioner Miller.

ROSS MILLER
Thank you. I think Mrs. Sully acknowledged that she was not present at the Planning Commission. Do we have any record of any written objections being filed at the Planning Commission?

SAMI REAL
We received some cards in protest, but none from the appellant.

ROSS MILLER
Okay. What's the legal implication of not having the appellant fail to appear at the Planning Commission and not submit written objections?

ROBERT WARHOLA
Right. In order to be agreed, the applicant's correct. In order to be agreed, the appellant has to appear in person or in writing at the Planning Commission meeting and since the appellant did not appear in person or in writing, then the appeal is not properly before you.

ROSS MILLER
So, I could make a motion then just on the basis of those procedural grounds to have it deny the appeal because it wasn't properly filed. Is that correct?

ROBERT WARHOLA
That's correct. Yes.

MOTION

ROSS MILLER
Great. Well, turning to the merits, I first had this item pulled when it came before the Planning Commission for a street name change. I have not seen the project, both myself and my Planning Commissioner, Tim Costello, who I had appointed, reviewed the project. I think it's a beautiful project. Obviously $4 million homes along Ann Road are going to be an incredible addition. I appreciate the

concerns of the CAC, along with the Rural Preservation Association, that would like to see landscaping here. The reality is, if you look up and down Ann Road, there is no landscaping that has been mandated. This doesn't deviate any way. It's not going to impose any kind of eyesore. There's legitimate reasons for a gated community with the two-foot wall here. Frankly, I can't believe that the objections have gone this far. I just don't see any basis for it. This Commission routinely approves waivers of this type on all kinds of projects through the valley. These waivers are appropriate. I think it should have been appropriately left at the Planning Commission, who voted unanimously in favor of this. I think that also should be given some weight. The Planning Commission, of late, has not been voting unanimously. But then I think they saw the project for what it was. It was a lengthier presentation of the Planning Commission as to the detail about what is planned here.

Again, I think it's an incredible project, happy to see it go forward. They're putting 50 trees in, correct me if I don't have that number right, but in lieu of the nine trees that's mandated that will just be behind their walls, that wouldn't compromise their property line.

On that basis, I would make a motion to deny the appeal based upon the fact that it was not properly filed by virtue of the fact the appellant did not appear in person or object in writing of the Planning Commission and also on the basis of an independent review and finding the waivers to the appropriate.

TICK SEGERBLOM
Just make it clear, voting yes means we deny the appeal.

ROBERT WARHOLA
Yes, that's correct.

MARILYN K. KIRKPATRICK
May I ask a question? And I appreciate your comments Commissioner Miller, but I just want to... I've been here a while and I never seen this invoked on us because she used to appeal everything before the Planning Commission, and we never heard this before. I've appealed things, so I just want to understand, and maybe I need an offline briefing on it because I want to understand, because I also was here when we did the Complete Streets on Ann Road and look, those neighbors out there didn't want complete streets to begin with and they're shoved down their throat.

And so, there was the medians. We had to accommodate a lot of things. There's a lot of history on that road. I understand today that I'm somewhat forced to vote for it, but I want to understand going forward because, as a Commissioner, then I need to do something different in my District because I just have never heard this done so –

Offline, I suppose. I understand today I have to vote for it, at your recommendation, but I've been here a long time, never heard this invoked ever. I'll be supporting it. But I just want to understand because I just never heard this before.

TICK SEGERBLOM
And I think the motion was alternatively, so denied based on lack of jurisdiction but also based on the merits.

ROBERT WARHOLA
Correct.

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

VOTE

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

TICK SEGERBLOM
That motion passes. Thank you so much.

ROSS MILLER
Thank you.

SEC. 7. ORDINANCES

51. ORD-24-900429: Conduct a public hearing on an ordinance to amend Title 30 to update various land use requirements and procedures and make corrections and clarifications as appropriate, and direct staff accordingly. (For possible action)

ACTION: ADOPTED AS AMENDED (ORDINANCE 5175).

SAMI REAL
Next is Item 51, ORD-24-900429. Conduct a public hearing on an ordinance to amend Title 30 to update various land use requirements and procedures and make corrections and clarifications as appropriate and direct staff accordingly. Commissioners this ordinance reflects changes as previously directed by the Board and those clarifications and corrections that we've been tracking since the effective date of the Title 30 rewrite.

Additionally, I have a clarification to read into the record related to a new exemption added under landscape standards Section 30.04.01D75. Staff requests a revision to the new exemption C to read as follows: street landscaping shall not apply to the front yards adjacent to a residential local street of a single-family residential development. This revision is intended to clarify that not all street landscaping in front yards is exempt from the standards and will align with Title 30, prior to the rewrite where landscaping was not required alongside walks of residential local streets, which are defined in part as public streets internal to residential subdivisions.

Moving forward, we would also like support from the Board to conduct a more focused analysis of the current landscaping standards to ensure that we're appropriately siting trees along streets within parking lots and in buffer areas. The goal here would be to improve upon current standards to create thriving landscape areas while balancing the ongoing efforts for water conservation and combating the effects of heat islands. So, with that staff requests that you conduct a public hearing.

TICK SEGERBLOM
This is the public hearing?

SAMI REAL
That is correct, yes.

TICK SEGERBLOM
Okay. It's a public hearing. Anyone wishing to speak? Don't shoot us. That was a joke. I guess they weren't here to testify. All right, seeing no one. We'll close the public hearing and vote.

SAMI REAL
We need a vote. Yes, vote please.

MARILYN K. KIRKPATRICK
May I ask a question? On this Title 30 updates, we are going to come back and address landscaping in the future and address some other things. This is just so we keep doing a little bit at a time?

SAMI REAL
Yes. Right now, it's mostly all the clarifications and corrections that we've been tracking since we've since the effective date. And then what we would like to do is a more focused effort on landscaping to make sure that we're appropriately citing street trees where they need to be, parking lot trees that we're appropriately designing these buffer areas, and work with the landscape architect to make sure that we're creating landscaped areas that will ensure the survival of trees. And also, that we will continue going with our efforts for water conservation and then reducing the heat island impact.

MARILYN K. KIRKPATRICK
Okay, thank you.

MOTION

MICHAEL NAFT
(inaudible)

TICK SEGERBLOM
All right, there's the motion. Cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passed.

52. ORD-24-900490: Introduce an ordinance to consider adoption of a Development Agreement with SYA Group, LLC for a daycare facility on 1.30 acres, generally located north of Le Baron Avenue and east of Decatur Boulevard within Enterprise. JJ/lg (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON SEPTEMBER 18, 2024, AT 9 A.M. (BILL 9-4-24-1)

SAMI REAL
Next is Item 52, ORD-24-900490. Introduce an ordinance to consider adoption of a development agreement with SYA Group LLC for a daycare facility on 1.3 acres. Generally located north of LeBaron Avenue in east of Decatur Boulevard with an enterprise. Commissioner staff request the Board set a public hearing for September 18, 2024.

TICK SEGERBLOM
All right, I'll introduce the ordinance and set the public hearing for September –

SAMI REAL
September 18, 2024.

TICK SEGERBLOM
Thank you so much.

PUBLIC COMMENTS

SAMI REAL
And then with that, this is the last time for public comments.

TICK SEGERBLOM
All right. This is the last period for public comment. Anyone wishing to speak? Speak now or forever hold your peace. All right. There's no one here. Meeting is adjourned or not adjourned. It's over. Thank you.

END PUBLIC COMMENTS

There being no further business to come before the Board at this time, at the hour of 11:01 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: Tick Segerblom (Oct 3, 2024 16:18 PDT)

TICK SEGERBLOM, CHAIR

ATTEST: Lynn Marie Goya

LYNN MARIE GOYA, CLARK COUNTY CLERK

Zoning Minutes for 9/04/2024 was Approved on 10/02/2024

Final Audit Report 2024-10-04

Created:	2024-10-02 (Pacific Daylight Time)
By:	Ricky McColl (FYM@ClarkCountyNV.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAw8FpQtPhkRePpydaeS3WfB3athiimajR

"Zoning Minutes for 9/04/2024 was Approved on 10/02/2024" History

Document created by Ricky McColl (FYM@ClarkCountyNV.gov)
2024-10-02 - 11:07:23 AM PDT- IP address: 198.200.132.41

Document emailed to tsegerblom@clarkcountynv.gov for signature
2024-10-02 - 11:54:16 AM PDT

Email viewed by tsegerblom@clarkcountynv.gov
2024-10-03 - 4:17:41 PM PDT- IP address: 213.188.94.172

Agreement viewed by tsegerblom@clarkcountynv.gov
2024-10-03 - 4:17:42 PM PDT- IP address: 213.188.94.172

Signer tsegerblom@clarkcountynv.gov entered name at signing as Tick Segerblom
2024-10-03 - 4:18:07 PM PDT- IP address: 198.200.132.41

Document e-signed by Tick Segerblom (tsegerblom@clarkcountynv.gov)
Signature Date: 2024-10-03 - 4:18:09 PM PDT - Time Source: server- IP address: 198.200.132.41

Document emailed to Lynn Goya (Lynn.Goya@ClarkCountyNV.gov) for signature
2024-10-03 - 4:18:10 PM PDT

Agreement viewed by Lynn Goya (Lynn.Goya@ClarkCountyNV.gov)
2024-10-04 - 2:23:32 PM PDT- IP address: 198.200.132.69

Document e-signed by Lynn Goya (Lynn.Goya@ClarkCountyNV.gov)
Signature Date: 2024-10-04 - 2:23:41 PM PDT - Time Source: server- IP address: 198.200.132.69

Agreement completed.
2024-10-04 - 2:23:41 PM PDT

Powered by Adobe Acrobat Sign

FILED
SEP 16 2024
CLERK

NOTICE OF FINAL ACTION
CLARK COUNTY ZONING COMMISSION
9:00 A.M., WEDNESDAY, SEPTEMBER 4, 2024

LEGAL NOTICE: Following the final approval or denial of every action before the Planning Commission and/or the Board of County Commissioners, a letter indicating the action taken and the conditions under which any approval is granted will be sent to the correspondent address on the application submitted. The information herein will be filed with the Clark County Clerk, Commission Division, and serve as notice of final action for the purposes of NRS 278.0235 which marks the commencement of the twenty-five (25) day limitation period specified.

1. Public Comments.

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

3. Approval of minutes. (For possible action)

   Board of County Commissioners' Zoning Meeting minutes for 08/07/24.

ROUTINE ACTION ITEMS (4 – 31): These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda and be heard separately when directed by the Board of County Commissioners.

4. AR-24-400079 (UC-22-0190)-CIRCUS CIRCUS LV, LLC:
   USE PERMITS SECOND APPLICATION FOR REVIEW for the following: 1) recreational facility (concerts/events); 2) live entertainment; 3) fairground; and 4) on-premises consumption of alcohol with accessory uses including food, beverage, and retail sales.
   WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation from live entertainment to a residential use; 2) reduce parking; 3) reduce setback from the future right-of-way (Las Vegas Boulevard South); 4) allow alternative street landscaping and screening; 5) allow landscaping and structures within the future right-of-way (Las Vegas Boulevard South); and 6) allow non-standard improvements (landscaping and fences) within the right-of-way (Las Vegas Boulevard South).
   DESIGN REVIEW for a recreational facility (concert/event/fairground/live entertainment) and all accessory buildings and structures on a portion of 77.4 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Sahara Avenue, west side of Las Vegas Boulevard South, north side of Circus Circus Drive, and the east side of Sammy Davis Jr. Drive within Winchester. TS/tpd/syp (For possible action)

   APPROVED.
   CONDITIONS OF APPROVAL -
   Comprehensive Planning
   - **Remove the time limit.**

   Public Works - Development Review
   - **Compliance with previous conditions.**

5. ET-24-400057 (NZC-21-0747)-RED ROCK RV PARK, LLC:
HOLDOVER ZONE CHANGE FIRST EXTENSION OF TIME to reclassify a 21.4 acre portion of a 23.6 acre site from an R-U (Rural Open Land) Zone and an H-2 (General Highway Frontage) Zone to an R-V-P (Recreational Vehicle Park) Zone.
USE PERMITS for the following: 1) management offices for a recreational vehicle park not within a centrally located service building; 2) convenience store; 3) gasoline station; 4) reduce the setback from a gasoline station to a residential use; 5) restaurant; 6) retail sales and services; 7) alcohol sales, beer and wine - packaged only; and 8) alcohol sales, liquor - packaged only.
WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping.
DESIGN REVIEWS for the following: 1) recreational vehicle park; 2) convenience store; 3) gasoline station; 4) restaurant; and 5) retail sales and service on 23.6 acres in an R-V-P (Recreational Vehicle Park) Zone and an H-2 (General Highway Frontage) Zone in the Red Rock Overlay. Generally located on the north side of SR 160 and the west and south sides of SR 159 within Red Rock (description on file). JJ/jor/ng (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Until March 16, 2027 to complete or the application will expire unless extended with approval of an extension of time.**
- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a Master Plan Amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and that the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Compliance with previous conditions.**

Southern Nevada Health District (SNHD) - Engineering

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

6. ET-24-400083 (DR-21-0400)-ALL TRUCK PARTS, LLC:
DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: 1) retail/office and industrial buildings; 2) finished grade; and 3) lighting plan on 0.89 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located on the south side of Holt Avenue, 500 feet west of Nellis Boulevard within Sunrise Manor. TS/nai/syp (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Until September 21, 2025 to commence or the application will expire unless extended with approval of an extension of time.**

- **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Compliance with previous conditions.**

7. UC-24-0359-DAVENPORT, NATHAN L.:
USE PERMIT for a transitional living facility for released offenders in conjunction with an existing single-family residence on 0.5 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Robindale Road, 300 feet east of Ullom Drive within Enterprise. MN/mh/syp (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **24/7 on-site host manager;**
- **Full camera coverage of property, meaning front yard, side yards, and rear yard;**
- **24/7 point of contact to be provided to the Commissioner's office with a copy to the Comprehensive Planning project file;**
- **No visitors;**
- **Maximum 6 residents;**
- **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.**

Southern Nevada Health District (SNHD) - Engineering

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

8. UC-24-0378-TROCAM HOLDINGS, LLC:
USE PERMIT for a hotel with a mixture of transient and non-transient uses.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) eliminate loading spaces; and 3) reduce and eliminate parking lot landscaping.
DESIGN REVIEW for a hotel on 3.06 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Cameron Street, 330 feet north of Tropicana Avenue within Paradise. MN/bb/syp (For possible 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.**

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.**
- **Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0346-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

9. VS-24-0277-PALM PROPERTIES, LLC:
VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). TS/jor/syp (For possible action)

HELD - 10/02/24 - per the applicant.

10. WS-24-0276-PALM PROPERTIES, LLC:
WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards. DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. TS/jor/syp (For possible action)

HELD - 10/02/24 - per the applicant.

11. WS-24-0366-VENETIAN VENUE PROPCO, LLC:
WAIVER OF DEVELOPMENT STANDARDS to exceed the maximum permissible sound levels in conjunction with an existing recreational facility, fairground, and music venue (Sphere Las Vegas) on 18.51 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Sands Avenue and the east side of Koval Lane within Paradise. TS/jor/syp (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **1 year to review;**
- **Allowance for greater noise will be limited to no more than 12 days a year;**
- **Increase in noise level on those dates will be limited to a frequency no greater than 85 decibels, measured at the Sphere's property line;**
- **Park Towers and Meridian management will be notified no less than 14 days prior to each waiver event;**
- **Increase in noise shall be permitted to occur only between 9:00 a.m. and 11:30 p.m. on waiver days, except New Year's Eve which will be 1:00 a.m.**
- **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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Remove boulders in right-of-way on Sands Avenue.**

12. PA-24-700014-SUNRISE 96C, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) and Neighborhood Commercial (NC) to Urban Neighborhood (UN) on 5.21 acres. Generally located on the west side of Eastern Avenue and the south side of Rochelle Avenue within Paradise. TS/rk (For possible action)

ADOPTED.

13. ZC-24-0304-SUNRISE 96C, LLC:
ZONE CHANGE to reclassify 1.37 acres from a CC (Commercial Core) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Eastern Avenue and the south side of Rochelle Avenue within Paradise (description on file). TS/hw (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Department of Aviation

- **Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the**

completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0275-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

14. VS-24-0306-SUNRISE 96C, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Channel 10 Drive and Eastern Avenue and between Rochelle Avenue and University Avenue (alignment) within Paradise (description on file). TS/hw/syp (For possible 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

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

15. DR-24-0305-SUNRISE 96C, LLC:
DESIGN REVIEW for modifications to and an expansion of an approved multi-family residential development on 5.21 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Eastern Avenue and the south side of Rochelle Avenue within Paradise. TS/hw/syp (For possible 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 that all applications related to the proposed development, including ZC-22-0060, must remain active or additional land use applications maybe required; that 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

- **Comply with approved drainage study PW21-19925;**
- **Traffic study and compliance.**

Department of Aviation

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

Fire Prevention Bureau

- **Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.**

16. ZC-24-0307-MOUNTAIN VIEW DRS, LLC:
HOLDOVER ZONE CHANGE to reclassify 2.06 acres from an RS20 (Residential Single-Family) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the south side of Sunset Road and the west side of Ullom Drive within Enterprise (description on file). MN/bb (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Department of Aviation

- **Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;**
- **If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;**
- **No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;**

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

17. VS-24-0309-MOUNTAIN VIEW DRS, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Ullom Drive, and between Sunset Road and CC 215 within Enterprise (description on file). MN/bb/syp (For possible 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 30 feet for Ullom Drive;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**

18. UC-24-0308-MOUNTAIN VIEW DRS, LLC:
HOLDOVER USE PERMITS for the following: 1) hotel; and 2) transient and non-transient hotel with kitchens.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) eliminate loading spaces; 3) modify buffering and screening standards; and 4) modified driveway geometrics.
DESIGN REVIEWS for the following: 1) hotel; and 2) alternative parking lot landscaping on 2.06 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the south side of Sunset Road and the west side of Ullom Drive within Enterprise. MN/bb/syp (For possible 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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Right-of-way dedication to include 30 feet for Ullom Drive.**
- **Applicant is advised that off-site improvement permits may be required.**

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;**
- **Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;**
- **Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;**

- **Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;**
- **Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.**
- **Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; 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; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.**

19. ZC-24-0348-COUNTY OF CLARK (AVIATION):
ZONE CHANGE to reclassify 88.10 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60, AE-65, AE-70, & AE-RPZ) Overlay. Generally located on the south side of Sunset Road and the west side of Gilespie Street within Enterprise (description on file). MN/gc (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Clark County Water Reclamation District (CCWRD)

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

20. ZC-24-0349-COUNTY OF CLARK (AVIATION):
ZONE CHANGE to reclassify 3.76 acres from an RS5.2 (Residential Single-Family 5.2) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) and Maryland Parkway Overlays. Generally located on the east side of University Center Drive and the north side of Hacienda Avenue within Paradise (description on file). JG/gc (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Clark County Water Reclamation District (CCWRD)

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

21. ZC-24-0350-COUNTY OF CLARK (AVIATION):
ZONE CHANGE to reclassify 7.97 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the northwest corner of Four Seasons Drive and Haven Street within Paradise (description on file). JG/gc (For possible action)

APPROVED.

22. ZC-24-0351-COUNTY OF CLARK (AVIATION):
ZONE CHANGE to reclassify 0.67 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Las Vegas Boulevard South, 100 feet south of Four Seasons Drive within Paradise (description on file). JG/gc (For possible action)

APPROVED.

23. ZC-24-0352-COUNTY OF CLARK (AVIATION):
ZONE CHANGE to reclassify 1.22 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-70 & AE-75) Overlay. Generally located on the west side of Las Vegas Boulevard South, 850 feet north of Sunset Road within Paradise (description on file). MN/gc (For possible action)

APPROVED.

24. ZC-24-0363-WYKOFF NEWBERG CORP:
ZONE CHANGE to reclassify 0.50 acres from an H-2 (General Highway) Zone to a CG (Commercial General) Zone. Generally located on the south side of Oso Blanca Road, approximately 160 feet east of Grand Montecito Parkway within Lone Mountain (description on file). RM/lm (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Fire Prevention Bureau

- **Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.**

Clark County Water Reclamation District (CCWRD)

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

25. WS-24-0364-WYKOFF NEWBERG CORP:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) street landscaping; and 2) reduce gate setback.
DESIGN REVIEW for a communication utility building on 0.50 acres in a CG (Commercial General) Zone. Generally located on the south side of Oso Blanca Road, approximately 160 feet east of Grand Montecito Parkway within Lone Mountain. RM/lm/syp (For possible 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

- **Drainage study and compliance.**

- **Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.**

Fire Prevention Bureau

- **Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.**

Clark County Water Reclamation District (CCWRD)

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

26. ZC-24-0365-JAMESON K RICHARD FAMILY TRUST & VARGAS KIMBERLEE TRS:
ZONE CHANGE to reclassify a portion of a 3.91 acre site from an H-2 (General Highway Frontage) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-75) Overlay for an existing commercial/industrial development. Generally located on the north side of Las Vegas Boulevard North, 150 feet east of Sandy Lane within Sunrise Manor (description on file). WM/gc (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Clark County Water Reclamation District (CCWRD)

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

27. ZC-24-0368-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE):
ZONE CHANGE to reclassify 21.38 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southeast corner of Tenaya Way and Badura Avenue within Spring Valley (description on file). MN/sd (For possible 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 #0324-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

28. VS-24-0369-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE):
VACATE AND ABANDON easements of interest to Clark County located between Montessouri Street and Tenaya Way, and between Badura Avenue and Arby Avenue; a portion of right-of-way being Montessouri Street located between Badura Avenue and Arby Avenue; and a portion of right-of-way being Arby Avenue located between Montessouri Street and Tenaya Way within Spring Valley (description on file). MN/sd/syp (For possible action)

APPROVED.
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

- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording;**
- **The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or the execution of a License and Maintenance Agreement for non-standard improvements in the right-of-way.**

29. WS-24-0370-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE): WAIVER OF DEVELOPMENT STANDARDS for modified driveway design standards.
DESIGN REVIEW for a warehouse/distribution center on 21.38 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southeast corner of Tenaya Way and Badura Avenue within Spring Valley. MN/sd/syp (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;**
- **Certificate of Occupancy and/or business license shall not be issued without 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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or the execution of a License and Maintenance Agreement for non-standard improvements in the right-of-way.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0324-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

30. TM-24-500072-COUNTY OF CLARK(AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE): TENTATIVE MAP consisting of 1 commercial lot on 21.38 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southeast corner of Tenaya Way and Badura Avenue within Spring Valley. MN/sd/syp (For possible action)

APPROVED.
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 together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or the execution of a License and Maintenance Agreement for non-standard improvements in the right-of-way.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0324-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

31. ORD-24-900325 Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with LJC Properties, LLC for a single-family residential development on 4.90 acres, generally located on the east of Buffalo Drive and north of Torino Avenue within Enterprise. JJ/dw (For possible action)

ADOPTED.

NON-ROUTINE ACTION ITEMS (32 – 52): These items will be considered separately.

32. ET-22-400017 (UC-1721-06)-PALAZZO CONDO TOWER, LLC:
HOLDOVER USE PERMITS SIXTH EXTENSION OF TIME to commence the following: 1) resort condominiums in conjunction with an existing resort hotel (The Venetian); 2) increase building height; 3) associated accessory and incidental commercial uses, buildings, and structures; and 4) deviations from development standards.
DEVIATIONS for the following: 1) reduce on-site parking requirements; 2) reduce the height setback ratio from an arterial street; 3) encroachment into airspace; and 4) all other deviations as shown per plans on file.
DESIGN REVIEWS for the following: 1) a 632 foot high, high-rise resort condominium tower including kitchens in rooms; 2) all associated accessory uses, retail areas, and amenity areas (The Venetian/Palazzo); and 3) revisions to an already approved retail component associated with the Venetian/Palazzo (Walgreens) on a portion of 63.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Sands Avenue within paradise. TS/jor/syp (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Until September 4, 2026 to commence.**
- **Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.**

Public Works - Development Review

- **Compliance with previous conditions.**

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;**
- **Applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 PART B of the Clark County Unified Development Code;**
- **No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA and is still valid.**
- **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.**

33. UC-24-0268-LEXILAND, LLC ET AL & ROOHANI KHUSROW FAMILY TRUST:
USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) residential adjacency standards; 2) street landscaping; 3) buffering and screening; 4) off-site improvements (curb, gutter, sidewalk, streetlights and partial paving); 5) driveway geometrics; and 6) access gate.
DESIGN REVIEW for outdoor storage on a portion of 37.14 acres in a CG (Commercial General) Zone.
Generally located on the west side of Las Vegas Boulevard South and the north side of Pebble Road within Enterprise. MN/lm/syp (For possible action)

HELD - 09/18/24 - per the applicant.

34. UC-24-0367-COUNTY OF CLARK (LV CONV AUTH):
USE PERMITS for the following: 1) multi-family dwelling; 2) allow a mixture of transient and non-transient uses in conjunction with a hotel; and 3) allow outdoor dining, drinking, and cooking not in conjunction with a primary eating and drinking establishment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduced parking; 3) reduced EV capable and EV installed parking spaces; 4) reduced loading spaces; 5) eliminate open space; 6) street landscaping; 7) buffering and screening; and 8) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) multi-family dwelling (tower); 2) hotel; 3) shopping center; 4) entertainment or recreational facilities (theater, amusement ride, and outdoor pool area); 5) outdoor dining, drinking, and cooking areas; 6) event plaza; 7) parking garage; and 8) all associated and accessory uses, structures, and incidental buildings and structures on 10.0 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Elvis Presley Boulevard within Winchester. TS/md/syp (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;**
- **Prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned;**
- **Bond or other form of financial security, acceptable to Clark County, shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan;**
- **Administrative design review is required for the remainder of the LVCVA parcel (APN 162-09-703-025);**
- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.**
- **Applicant is advised that a tree-fee in lieu shall be paid to the County for each street tree waived; approval of this application does not constitute or imply approval of a liquor license or any other County issued permit, license or approval; 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;**
- **Coordinate with Public Works for the pedestrian bridge and if required execute an agreement;**
- **No advertising on pedestrian bridge;**

- **Allow the following permits prior to approval of off-site permits: all demolition, grading, including underground utilities, dewatering, foundation, and structural first lift with foundation;**
- **Coordinate with Public Works - Directors Office for any improvements on Las Vegas Boulevard South;**
- **Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes.**
- **Applicant is advised that off-site improvement permits may be required.**

Department of Aviation

- **Applicant may be required to file Federal Aviation Administration (FAA) Form 7480-1, "Notice of Landing Area Proposal" with the FAA, per 14 CFR Part 157;**
- **Applicant must comply with heliport conditions described in 30.03.06B5. "Heliport" of the Code, and any applicable conditions resulting from FAA approval;**
- **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.**
- **Applicant is advised that all helicopter noise complaints and inquiries regarding operations from this facility will be forwarded to the operator of this heliport; 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

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0109-2024 to obtain your POC exhibit; that flow contributions exceeding CCWRD estimates may require another POC analysis; and that the proposed development is anticipated to generate significant wastewater flows, which would require the following: the Developer is to install a wastewater meter to monitor the flows; the Developer is to ensure that all wastewater flows are routed to one discharge location from the site to flow through the**

wastewater meter under desirable hydraulic conditions (i.e., minimize bends from the upstream manhole); and wastewater meter monthly fees shall be billed to the facility.

35. WC-24-400060 (NZC-22-0028)-AMH NV10 DEVELOPMENT, LLC:
HOLDOVER WAIVER OF CONDITIONS of a nonconforming zone change requiring no certificate of occupancy can be issued for any structure within this project unless and until a certificate of occupancy has been issued for the clubhouse (adjacent project to the north) for a previously approved single family residential development on 4.90 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northwest corner of Oleta Avenue and Conquistador Street within Enterprise. JJ/rg/ng (For possible action)

HELD - 11/06/24 - per the applicant.

36. WS-24-0312-STUSSY DIETER REVOCABLE TRUST & STUSSY DIETER TRS:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to eliminate full off-site improvements in conjunction with a minor subdivision map on 4.72 acres in an RS80 (Residential Single-Family 80) Zone. Generally located on the southeast corner of Tami Street and Ron Avenue within Moapa Valley. MK/jud/syp (For possible action)

HELD - 09/18/24 - per the Board of County Commissioners.

37. WS-24-0354-USA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot area; 2) reduce setbacks; 3) increase fill height; 4) reduce number of access drives; 5) increase retaining wall height; and 6) full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEW for a single-family residential subdivision on 5.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Azure Drive, the north side of Bright Angel Way, and the east side of Park Street (alignment) within Lone Mountain. RM/bb/syp (For possible 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 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

- **Provide a 5 foot wide asphalt path along Bright Angle Way and Park Street;**
- **Drainage study and compliance;**
- **Right-of-way dedication to include 30 feet for Azure Drive, 30 feet for Bright Angel Way, 30 feet for Park Street, and associated spandrel(s);**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

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

38. TM-24-500069-USA:
TENTATIVE MAP consisting of 9 single-family lots on 5.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Azure Drive, the north side of Bright Angel Way, and the east side of Park Street (alignment) within Lone Mountain. RM/bb/syp (For possible action)

APPROVED.
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

- **Provide a 5 foot wide asphalt path along Bright Angle Way and Park Street;**
- **Drainage study and compliance;**
- **Right-of-way dedication to include 30 feet for Azure Drive, 30 feet for Bright Angel Way, 30 feet for Park Street, and associated spandrel(s);**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**

Building Department - Addressing

- **Approved street name list from the Combined Fire Communications Center shall be provided.**

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

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

39. PA-24-700011-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 1.25 acres. Generally located on the northeast corner of Ullom Drive and Silverado Ranch Boulevard within Enterprise. JJ/gc (For possible action)

ADOPTED.

40. ZC-24-0265-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:
ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the northeast corner of Ullom Drive and Silverado Ranch Boulevard within Enterprise (description on file). JJ/rr (For possible 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 #0274-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

41. VS-24-0267-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Gary Avenue and Silverado Ranch Boulevard and between Ullom Drive and Arville Street within Enterprise (description on file). JJ/rr/syp (For possible 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 25 feet to the back of curb for Ullom Drive, 45 feet to the back of curb for Silverado Ranch Boulevard and associated spandrel;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**
- **Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

42. WS-24-0266-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) modified driveway design standards.
DESIGN REVIEW for a restaurant with drive-thru on 1.25 acres in a CG (Commercial General) Zone in the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Ullom Drive and Silverado Ranch Boulevard within Enterprise. JJ/rr/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;**
- **Certificate of Occupancy and/or business license shall not be issued without 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;**
- **Right-of-way dedication to include 25 feet to the back of curb for Ullom Drive, 45 feet to the back of curb for Silverado Ranch Boulevard and associated spandrel;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.**
- **Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0274-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

43. ZC-24-0324-LANDHOLDING SERIES OF SOPHINVEST, LLC:
ZONE CHANGE to reclassify 1.43 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Randall Street and the north side of Tres Lobos Avenue within Moapa Valley (description on file). MK/hw (For possible 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 #0131-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

44. WS-24-0325-LANDHOLDING SERIES OF SOPHINVEST, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) increase driveway width; 3) eliminate streetlights; and 4) allow an attached sidewalk.
DESIGN REVIEW for a single-family attached (duplex) residential development on 1.43 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Randall Street and the north side of Tres Lobos Avenue within Moapa Valley. MK/hw/syp (For possible 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 that the California Pepper Tree is not permitted per the SNRPC Regional Plant and that a large tree, as defined by Title 30, permitted by the SNRPC Regional Plant List will need to be provided in its place; that 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

- **Install conduit and pull boxes;**
- **Comply with approved drainage study PW24-11701;**
- **Full off-site improvements except streetlights.**

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 #0131-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

45. TM-24-500064-LANDHOLDING SERIES OF SOPHINVEST, LLC:
TENTATIVE MAP consisting of 5 residential lots on 1.43 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Randall Street and the north side of Tres Lobos Avenue within Moapa Valley. MK/hw/syp (For possible action)

APPROVED.
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

- **Install conduit and pull boxes;**
- **Comply with approved drainage study PW24-11701;**
- **Full off-site improvements except streetlights.**

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 #0131-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

46. ZC-24-0357-MILES AHEAD TRUCKING, LLC:
ZONE CHANGE to reclassify 0.25 acres from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-75) Overlay. Generally located on the west side of Searchlight Street, 320 feet south of Washburn Road within Sunrise Manor (description on file). MK/rr (For possible action)

HELD - No Date - per Commissioner Kirkpatrick.

47. WS-24-0358-MILES AHEAD TRUCKING, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) street landscaping; 2) fence; 3) off-site improvements (curb/gutter, sidewalks, streetlights and partial paving); and 4) detached sidewalks.
DESIGN REVIEW for a parking lot for commercial vehicles (trucks) on 0.25 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75) Overlay. Generally located on the west side of Searchlight Street, 320 feet south of Washburn Road within Sunrise Manor. MK/rr/syp (For possible action)

HELD - No Date - per Commissioner Kirkpatrick.

48. AG-24-900562: Approve the Settlement Agreement in the case LV Judson LP v. Clark County, District Court Case No. A-23-869800-J and Supreme Court Case No. 88450, authorize the Chair to sign the Agreement; and consider other matters properly related thereto. TS/sr (For possible action)

APPROVED.

49. WS-22-0147-LV JUDSON, LP:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce throat depth; 2) reduce departure distance; and 3) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: 1) office/warehouse facility; and 2) finished grade on a 6.2 acre portion of a 9.3 acre site in an M-D (Design Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the northwest corner of Lamb Boulevard and Judson Avenue within Sunrise Manor. TS/sr/jo (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Current Planning

- **The buildings shall be one story only with a maximum height of 35 feet;**
- **The building faces shall be constructed with enhanced articulation;**
- **The top of any windows facing west on the buildings shall not be placed above 12 feet in height;**
- **Lighting on the buildings shall not be placed more than 10 feet in height;**
- **Wall signs on the buildings shall not be illuminated;**

- **Monument signage only on N. Lamb Boulevard and Judson Avenue with a maximum height of 8 feet;**
- **No large truck access onto Judson Avenue whereas a large truck is defined as a truck having a gross vehicle weight rating (GVWR) of over 10,000 pounds - customer and employee vehicle access only;**
- **Add signage to prohibit large truck access onto Judson Avenue;**
- **No large truck access onto Moonlite Drive;**
- **A 10 foot high wall shall be constructed on the north and west sides of the property where it is zoned Industrial Park (IP);**
- **Intense landscaping shall be installed along the west property line inside the 10 foot high wall of the development where it is zoned IP with 24 inch box trees spaced 30 feet apart;**
- **Enhance the landscaping along N. Lamb Boulevard by adding 24 inch box trees spaced 30 feet apart;**
- **A double row of evergreen trees 24 inch box staggered/offset from one another planted 20 feet apart on center (per Clark County Code §30.04.02C2) shall be installed on the northwest corner of the property where it is zoned IP adjacent to APN 140-19-504-009;**
- **The residential lots shown on Exhibit Plan 1, included within the Settlement Agreement as Exhibit A, located on the west side of the property adjacent to Moonlite Drive shall be deed restricted as, and maintained as, Residential Single-Family 20 (RS20) lots and single-story homes to serve as a buffer to the RNP homes to the west;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

Public Works - Development Review

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

APPEAL

50. WS-24-0290-COSMIC DEVELOPMENT, LLC:
APPEAL WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a gated community; 2) increase wall height; and 3) eliminate street landscaping in conjunction with a proposed single-family residential subdivision on 2.11 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Ann Road, 585 feet west of Grand Canyon Drive within Lone Mountain. RM/rp/syp (For possible action)

APPROVED. APPEAL - DENIED
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Applicant is advised a tree-fee in lieu shall be paid to the County for each street tree waived; 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

- **Comply with approved drainage study PW23-17751;**
- **Traffic study and compliance.**
- **Applicant is advised that off-site improvement permits may be required.**

Fire Prevention Bureau

- **Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated County; and to inquire with 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.**

ORDINANCES

51. ORD-24-900429: Conduct a public hearing on an ordinance to amend Title 30 to update various land use requirements and procedures and make corrections and clarifications as appropriate, and direct staff accordingly. (For possible action)

ADOPTED - as amended.

52. ORD-24-900490: Introduce an ordinance to consider adoption of a Development Agreement with SYA Group, LLC for a daycare facility on 1.30 acres, generally located north of Le Baron Avenue and east of Decatur Boulevard within Enterprise. JJ/lg (For possible action)

INTRODUCED - public hearing 09/18/24.

PUBLIC COMMENTS

Comments by the General Public regarding any items not listed on the agenda as posted. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda.

COVER SHEET FOR MINUTES

MEETING CODE:	Board of County Commissioners Zoning
MEETING DATE:	October 2, 2024
SECRETARY:	Susan Wohlbrandt
TYPED/PROOFED/COMPLETED:	November 19, 2024

DISTRIBUTED:

SECRETARY:	Susan Wohlbrandt
DATE:	November 19, 2024

APPROVED BY BOARD:

DATE: November 6, 2024

togetherforbetter

Board of County Commissioners

Clark County, Nevada

Tick Segerblom, Chair
William McCurdy II, Vice Chair
Jim Gibson
Justin Jones
Marilyn K. Kirkpatrick
Ross Miller
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 Boards, at the regular place of meeting in Clark County, Nevada, on Wednesday, October 2, 2024:

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 9:01 a.m. by Chair Segerblom with the following members present:

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

Absent:
None

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

SEC. 2. PUBLIC FORUM

1. Public Comments.

TICK SEGERBLOM
Good morning. This is the continuation of the Clark County Commission. Today we're dealing with Zoning issues. Well –

SAMI REAL
Commissioners –

TICK SEGERBLOM
Ms. Real, I'll turn it over to you now.

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

TICK SEGERBLOM
This is the first period of public comment. Anyone wishing to speak about an item on the agenda, you can come forward now and speak for three minutes. If you speak now, you can't speak when that item comes up. If it's on the consent agenda, there won't be a chance to speak, so that would be the time. But seeing no one wants to speak at this point, we'll close the public comment period, and turn it over to Ms. Real.

SEC. 3. AGENDA

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

SAMI REAL
The second item is the approval of the agenda. After considering any additions or deletions of items, staff has the following requests, which may require renotification fees in accordance with Title 30, hold to the November 6, 2024, Zoning Meeting:

- Item 4, AR-24-400-090 for WC-0174-16 and UC-0849-14,
- Item 8, BS-24-277,
- Item 9, WS-24-276,
- Item 16, SC-24-0261 and
- Item 20, WS-240-419.

The above public hearing items are going to be opened as a public hearing and immediately recessed until the dates as previously stated. With these deletions, which are Items 4, 8, 9, 16 and 20, the agenda stands ready for your approval.

MOTION

WILLIAM MCCURDY II
Mr. Chair, I move for approval with the recommended deletions read into the record by Ms. Real.

TICK SEGERBLOM
There is a motion, cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes.

3. Approval of minutes.

SAMI REAL
The third item on the agenda is the approval of the minutes. The minutes of the September 4, 2024, Zoning Meeting are ready for your approval.

MOTION

WILLIAM MCCURDY II
Mr. Chair, I move approval of the minutes.

TICK SEGERBLOM
There's a motion to approve the minutes, cast your vote.

VOTE

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

TICK SEGERBLOM
He made the motion, but he forgot to vote. It's okay. Motion passes.

SEC. 4. ROUTINE ACTION ITEMS 4 THROUGH 15

SAMI REAL
Next, are the Routine Action Items, which consist of Items 4 through 15 except items previously deleted. These items may be considered together in one motion and are subject to the conditions listed with each agenda item. In addition, staff has the following requests:

- Item 5, UC-24-0387, the applicant requests to withdraw without prejudice the motel portion of the application being used, permit number three, in design review number two.

- Item 7, UC-24-0399, staff requests to add current planning conditions from the applicant to read, "Developer agrees to plant ivy on the northern elevation of buildings. F-1 and D-1 which face the residential development to the north. Developer will ascertain whether the six-foot block wall, the existing six-foot block wall to the north of the site is engineered as to allow an additional two courses to be added to the overall height of the wall. If engineering allows, developer agrees to provide and install the two additional courses for residents who request an increase in height. Developer agrees to limit construction to Monday through Friday within normal daytime hours as defined by Title 30. And then lastly, developer agrees to secure the 10-foot-wide landscape area between buildings F-1 and D-1 by a locked gate."

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

WILLIAM MCCURDY II
Mr. Chairman, approval of the routine action items.

VOTE

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

TICK SEGERBLOM
There's a motion to approve the routine action. That motion passes.

4. AR-24-400090 (WC-0174-16 (UC-0849-14))-MGM GRAND PROPCO, LLC:

   WAIVER OF CONDITIONS SIXTH APPLICATION FOR REVIEW of a use permit for live entertainment limited to daytime hours (6:00 a.m. to 10:00 p.m.) for a recreational facility (golf driving range) with accessory retail, eating and drinking facilities, live entertainment, and other accessory uses, and structures in conjunction with a resort hotel (MGM Grand) on a portion of 102.7 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the southwest corner of Harmon Avenue and Koval Lane within Paradise. JG/bb/syp (For possible action)

   ACTION: HELD TO NOVEMBER 6, 2024, PER THE APPLICANT.

5. UC-24-0387-SIENA 52 HOLDING LIMITED PARTNERSHIP & SIENA 53 HOLDING LIMITED PARTNERSHIP:

   HOLDOVER USE PERMITS for the following: 1) emergency/urgent care facility; 2) gas station; and 3) motel with transient and non-transient stays.

   WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative parking lot landscaping; 2) eliminate and reduce buffering and screening; 3) modify residential adjacency standards; and 4) reduce driveway departure distance.

   DESIGN REVIEWS for the following: 1) shopping center; and 2) motel on 14.12 acres in a CG (Commercial General) Zone. Generally located on the south side of Charleston Boulevard and the west side of Broadalbin Drive within Sunrise Manor. TS/hw/syp (For possible action)

   ACTION: APPROVED WITH CONDITIONS.

   CONDITIONS OF APPROVAL --

   Comprehensive Planning

   - Provide screening on the egress gate along the western property line;
   - Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
   - Applicant is advised that 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; a fee-in-lieu for reduced landscaping per Section 30.04.01E may apply; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

   Public Works - Development Review

   - Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
   - Drainage study and compliance;
   - Traffic study and compliance.
   - Applicant is advised that off-site improvement permits may be required; and that Nevada Department of Transportation (NDOT) permits may be required.

   Fire Prevention Bureau

   - Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
   - Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0174-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

USE PERMIT #3 AND DESIGN REVIEW #2 WERE WITHDRAWN WITHOUT PREJUDICE.

6. TM-24-500076-SIENA 52 HOLDING LIMITED PARTNERSHIP & SIENA 53 HOLDING LIMITED PARTNERSHIP:
HOLDOVER TENTATIVE MAP consisting of 1 commercial lot on 14.12 acres in a CG (General Commercial) Zone. Generally located on the south side of Charleston Boulevard and the west side of Broadalbin Drive within Sunrise Manor. TS/hw/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised that off-site improvement permits may be required; and that Nevada Department of Transportation (NDOT) permits may be required.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0174-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

7. UC-24-0399-TENAYA LOFTS, LLC:
HOLDOVER USE PERMIT for live-work dwellings.
WAIVER OF DEVELOPMENT STANDARDS to reduce buffering and screening.
DESIGN REVIEW for an office/warehouse complex with live-work dwelling units on 5.60 acres in an IP (Industrial Park) Zone in the Airport Environs (AE-60) Overlay. Generally located on the west side of Tenaya Way, 660 feet north of Sunset Road within Spring Valley. MN/rg/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Developer agrees to plant ivy on the northern elevation of Buildings F1 and D1, which face the residential development to the north;
- Developer will ascertain whether the existing 6 foot block wall to the north of the site is engineered as such to allow an additional 2 courses to be added to the overall height of the wall and if the engineering allows, developer agrees to provide and install the additional 2 courses for residents who request an increase in height;
- Developer agrees to limit construction to Monday through Friday within normal "Daytime Hours" as defined by Title 30;
- Developer agrees to secure the 10 foot wide landscaped area between Buildings F1 and D1 by a locked gate;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without 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.

Department of Aviation

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height;
- Compliance with most recent recorded airport-related deed restrictions for APN's 163-34-411-011, 163-34-411-012.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0219-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

8. VS-24-0277-PALM PROPERTIES, LLC:
HOLDOVER VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file).
TS/jor/syp (For possible action)

ACTION: HELD TO NOVEMBER 6, 2024, PER THE APPLICANT.

9. WS-24-0276-PALM PROPERTIES, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. TS/jor/syp (For possible action)

ACTION: HELD TO NOVEMBER 6, 2024, PER THE APPLICANT.

10. WS-24-0362-WIGWAM-PARVIN LIMITED PARTNERSHIP:
AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce street landscaping (no longer needed); and 3) reduce parking lot landscaping (no longer needed).
DESIGN REVIEW for modifications to a previously approved senior housing project on 5.0 acres in an RM32 (Residential Multi-family 32) Zone. Generally located on the north side of Arby Avenue and the west side of Torrey Pines Drive within Enterprise. MN/bb/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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.

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.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

11. ZC-24-0394-O'BRIEN, PATRICK T. TRUST & O'BRIEN, PATRICK T. TRS:
ZONE CHANGE to reclassify 11.73 acres from an RS80 (Residential Single-Family 80) Zone to a CG (Commercial General) Zone for a future commercial development. Generally located on the north side of Cottonwood Cove Road and the east side of Gasline Road within Searchlight (description on file). MN/rk/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –
Public Works - Development Review
- 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; and 90 days to record said separate document for the Cottonwood Cove improvement project.

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

12. ORD-24-900412: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with MTL Trust for an industrial development on 4.3 acres, generally located west of Mann Street and north of Oleta Avenue within Enterprise. JJ/dw (For possible action)

ACTION: ADOPTED (ORDINANCE 5180).

13. ORD-24-900463: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Diamond Cactus LLC for an industrial development on 3.8 acres, generally located west of Redwood Street and north of Cactus Avenue within Enterprise. JJ/dw (For possible action)

ACTION: ADOPTED (ORDINANCE 5181).

14. ORD-24-900551: 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 17, 2024. (For possible action)

    ACTION: ADOPTED (ORDINANCE 5182).

15. ORD-24-900578: Conduct a public hearing on an ordinance to amend the official zoning map reclassify certain properties as approved by the Board of County Commissioners on June 5, 2024, June 18, 2024, July 3, 2024, and Assessor's Books 125, 163, 176 and 177. (For possible action)

    ACTION: ADOPTED (ORDINANCE 5183).

SEC. 5. NON-ROUTINE ACTION ITEMS 16 THROUGH 24

16. SC-24-0261-WESTERN IRA FUNDING LTD RTMT PL:
    HOLDOVER STREET NAME CHANGE to change the name of Gagnier Boulevard to Dynamite Drive. Generally located on the south side of Roy Horn Way and the west side of Gagnier Boulevard within Spring Valley. MN/sd/syp (For possible action)

    ACTION: HELD TO NOVEMBER 6, 2024 - PER THE APPLICANT. APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA.
    (COMPANION ITEMS 17-19)

17. VS-24-0390-DBAC, LLC:
    VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Maulding Avenue and between Valley View Boulevard and Procyon Street within Enterprise (description on file). MN/jor/syp (For possible action)

    ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 18 AND 19).

    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
    - Right-of-way dedication to include 45 feet to the back-of-curb for Valley View Boulevard, 25 feet to the back-of-curb for Maulding Avenue, 25 feet to the back-of-curb for Procyon Street, 25 feet to the back-of-curb for Eldorado Lane and associated spandrels;
    - 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;

- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back-of-curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

SAMI REAL
Next are companion Items 17 through 19.

- Item 17, VS-24-0390, vacate and abandon easements of interest to Clark County located between El Dorado Lane and Maulding Avenue between Valley View Boulevard and Procyon Street within Enterprise.

- Item 18, WS-24-0391, waivers of development standards for the following: increased retaining wall height, reduced front setback, reduced net lot size, and eliminate off-site improvement streetlights. Design review for a proposed single-family residential subdivision on 10.06 acres in an RS-20 (Residential Single-Family 20) Zone located within the Airport Environs (AE-60) and the Neighborhood Protection (RNP) Overlays. Generally located on the east side of Valley View Boulevard and the south side of El Dorado Lane within Enterprise.

- Item 19, TM-24-500-078, tentative map consisting of 18 single-family lots on 10.06 acres in an RS-20 (Residential Single-Family) 20 Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) overlays generally located on the east side of Valley View Boulevard and the south side of El Dorado Lane within Enterprise.

TICK SEGERBLOM
Good morning.

STEPHANIE ALLEN
Good morning, Mr. Chairman, Commissioners. Stephanie Allen, 1980 Festival Plaza Drive. Here on behalf of the applicant, Richmond American Homes. We're here for a site located at El Dorado and Valley View located down here on the bottom of the map. I want to show this larger map, just because there are three projects in this general area where Richmond is picking up the property and planning to do half-acre lots to conform with the current zoning on all three of these developments. We had a neighborhood meeting for all three developments, since they're all in the general area so I just wanted to orient you, mostly in case there's neighbors. We had a large meeting, there were about 50 - 40 to 50 people all on these three projects and all with one-story, half-acre lot developments. The one that's before you today is this El Dorado Valley View property, and here's a zoomed in aerial.

You can see it's about 10 acres on the southeast side of El Dorado and Valley View. And you can see there's half-acre homes on all three sides of the property. There's a significant history with the parcel to the north, and so the neighbors at the neighborhood meeting were ecstatic to hear that we're conforming with the RE zoning and doing half-acre lots. In addition, one-story homes as well.

We have an 18-lot development. This is the layout, with homes that will front on to Maulding to the south as well as on Procyon to the east. And then we have an 8-lot cul-de-sac that'll access off of El Dorado. At the meeting, the neighbors did ask if we would do a waiver for streetlights because we are proposing full

off sites right now on the plan. So, we did add a waiver for streetlights on Maulding and on Procyon they'd like to keep it dark, and so we added that as a request and would very much appreciate the commission's approval on that.

The other waivers were withdrawing waiver number one, which is the wall height waiver without prejudice. Waiver number two was with respect to just these internal eight lots for the front yard setback. You used to be able to measure your setback to the center line of the street, and so we'll have 20-foot setbacks on these eight homes. If you were able to measure to the center line of the street, we'd meet that 40 feet. All of the out exterior lots have the 40-foot front yard setbacks, so it's just on the eight internal lots and the Town Board recommended approval of that waiver, because it is internal to the project.

The last waiver is a couple of lot sizes. They all meet the gross size so they're all half-acre lots from a gross standpoint. However, there are a few corner lots that fall below the net lot size that's allowed, and we would very much appreciate this Commission's approval on those lots.

We do have detached sidewalk on the project which encroaches a little bit into that setback, and we think it's important to have those detached sidewalks for the safety of the kids in the area, but we would like a little flexibility on those lot sizes. I did bring an exhibit, just again, of the larger area, showing there are a number of communities here that have net lot sizes that are well below half acre lots. There's some pockets here. You can see several homes in the area that fall below that net lot size requirement that have previously been approved. So, it fits in with the area. It won't impact anyone adversely, and again, from the big picture perspective, the neighborhood is ecstatic that these are half-acre homes, all one stories. Richmond does a great job with their big one-story homes, expensive homes, and will be a nice addition to the area.

So, with that said, I'm happy to answer any questions and we'd very much appreciate your approval.

TICK SEGERBLOM
This is a public hearing. Anyone here wishing to speak on this item? I see no one. I will close the public hearing and turn it over to Commissioner Naft.

MICHAEL NAFT
Thank you, Mr. Chairman. Thanks, Ms. Allen for the presentation. I agree coming from the neighborhood meeting of 50-plus people to where we're at now demonstrates that people are pretty excited that this is going residential. I do just want to ask Mr. Papazian to clarify a condition related to Maulding and Procyon improvements.

ANTONIO PAPAZIAN
Thank you, Commissioner. We do have a contradicting condition to what they're asking for and if I could clarify, I would like to delete the full offsite improvements because they are asking for a waiver to not include streetlights on two of the streets. My condition is for them to construct all of the improvements that would include the streetlights. So, if I could add three conditions, the first one would be full offsite improvements on Valley View Boulevard and El Dorado Lane, which is where they're proposing to do the full improvements. And the second condition, full offsite improvements except for streetlights on Procyon Street and Maulding Avenue and install conduit and pull boxes for streetlights for Procyon Street and Maulding Avenue. And that's just in case in the future if we decide to put up those streetlights, that the conduits are in the ground, and we don't have to rip up anything to install those.

MICHAEL NAFT

Great. Thank you. Ms. Allen, the client understands that?

STEPHANIE ALLEN
Yes, we're fine with that.

MOTION

MICHAEL NAFT
Wonderful. And I move for the approval of Item 17, 18 and 19 reflecting the amended condition by Mr. Papazian.

TICK SEGERBLOM
There's a motion cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes. Thank you.

STEPHANIE ALLEN
Thank you very much.

18. WS-24-0391-DBAC, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) reduce front setback; 3) reduce net lot size; and 4) eliminate off-site improvements (streetlights).

DESIGN REVIEW for a proposed single-family residential subdivision on 10.06 acres in an RS20 (Residential Single-Family) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the east side of Valley View Boulevard and the south side of Eldorado Lane within Enterprise. MN/jor/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 17 AND 19).

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

- Full off-site improvements along Valley View Boulevard and Eldorado Lane;
- Full off-site improvements, except streetlights, on Maulding Avenue and Procyon Street;
- Install conduit and pull boxes for streetlights on Maulding Avenue and Procyon Street;
- Drainage study and compliance;
- Right-of-way dedication to include 45 feet to the back-of-curb for Valley View Boulevard, 25 feet to the back-of-curb for Maulding Avenue, 25 feet to the back-of-curb for Procyon Street, 25 feet to the back-of-curb for Eldorado Lane and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that the installation of detached sidewalks will require dedication to back-of-curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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;
- For that portion that lies within the AE-60, the applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- For that portion that lies within the AE-60, the applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- For that portion that lies within the AE-60, the applicant must provide a map to futurebuyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- For that portion that lies within the AE-60 incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any

interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0134-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #1 WAS WITHDRAWN WITHOUT PREJUDICE.

19. TM-24-500078-DBAC, LLC:

TENTATIVE MAP consisting of 18 single-family residential lots on 10.06 acres in an RS20 (Residential Single-Family) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the east side of Valley View Boulevard and the south side of Eldorado Lane within Enterprise. MN/jor/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 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 ncluded 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

- Full off-site improvements along Valley View Boulevard and Eldorado Lane;
- Full off-site improvements, except streetlights, on Maulding Avenue and Procyon Street;
- Install conduit and pull boxes for streetlights on Maulding Avenue and Procyon Street;
- Drainage study and compliance;
- Right-of-way dedication to include 45 feet to the back-of-curb for Valley View Boulevard, 25 feet to the back-of-curb for Maulding Avenue, 25 feet to the back-of-curb for Procyon Street, 25 feet to the back-of-curb for Eldorado Lane and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that the installation of detached sidewalks will require dedication to back-of-curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Department of Aviation

- For that portion that lies within the AE-60 the applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- For that portion that lies within the AE-60 the applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- For that portion that lies within the AE-60 the applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- For that portion that lies within the AE-60, incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0134-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

20. WS-24-0419-MEEKRAT HOLDINGS, LLC:

    WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) reduce throat depth.

    DESIGN REVIEW for restaurant buildings on 2.12 acres in a CG (General Commercial) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Quail Avenue and the east side of Jones Boulevard within Spring Valley. MN/sd/syp (For possible action)

    ACTION: HELD TO NOVEMBER 6, 2024, PER THE APPLICANT.

21. WS-24-0437-MFE, INC.:

    WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) alternative parking lot landscaping; 3) reduce buffer landscaping; 4) modify residential adjacency standards; and 5) alternative driveway geometrics.

    DESIGN REVIEWS for the following: 1) lighting; and 2) modifications and additions to a previously approved shopping center on a 2.75-acre portion of 3.79 acres in a CG (Commercial General) Zone. Generally located on the west side of Jones Boulevard and the south side of Cactus Avenue within Enterprise. JJ/hw/syp (For possible action)

    ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL --

Comprehensive Planning

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

Public Works - Development Review

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

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that operational permits 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 #0373-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #4C WAS WITHDRAWN.

SAMI REAL

Next on the agenda is Item 21, WS-24-0437, waivers of development standards for the following: reduced street landscaping, alternative parking lot landscaping, reduced buffer landscaping, modified residential adjacency standards and alternative driveway geometrics. Design reviews for the following: lighting and modifications and additions to a previously approved shopping center on a 2.75 acre portion of 3.79 acres in a CG (Commercial General) Zone. Generally located on the west side of Jones Boulevard in the south side of Cactus Avenue within Enterprise.

TICK SEGERBLOM

Good morning.

ROBERTO PIEDRA

Good morning. My name is Roberto Piedra with SCA Design, 2525 West Horizon Ridge.

TICK SEGERBLOM
Can you spell your last name, please?

ROBERTO PIEDRA
P-I-E-D-R-A.

TICK SEGERBLOM
Thank you.

ROBERTO PIEDRA
2525 West Horizon Ridge Parkway, Henderson, Nevada 89052. We're proposing to build two retail buildings and then two QSR buildings on the southwest corner of Jones and Cactus. During our town board meeting, one of the waivers that we were requesting was to have a trash enclosure within 10 feet of the residential. We have revised the trash enclosure to be well out of the 50-feet setback requirement, and we also added an additional landscape finger to remove the other waiver for reduced landscape fingers.

TICK SEGERBLOM
Did you complete your presentation?

ROBERTO PIEDRA
Yes.

TICK SEGERBLOM
All right, this is a public hearing. I have a card here. So, Mr. Allen, if you want to come forward, and anyone else.

MARK ALLEN
Good morning, Commissioners. My name is Mark Allen, last name A-L-L-E-N, 10544 Narssa Ridge Street, Las Vegas 89141.

I want to emphasize that I'm not against this development as a whole, however I must voice my concerns regarding the proposed placement of vacuum stalls directly behind my home. The proposed vacuum stalls on the south end of the car wash are another major concern. The noise generated by these machines running at all hours is too much for anyone living in the neighborhood. There needs to be some space between the residential neighborhood and the businesses. Please do not override these guidelines. I propose a condition be added to this plan so that they only have vacuum stalls on the north end of the car wash along West Cactus. Typically, a car wash this size has only three or four stalls and this area could accommodate those stalls. It's my understanding that they're requesting like 13, which would be like for a truck stop or something like that. I request that a condition be added to eliminate any vacuum stalls on the south end of the car wash.

Secondly, I propose that the trash dumpster be moved, which they've already recognized. By compromising in a small way. In making these changes, we can have a positive impact for the neighborhood while also maintaining development objectives. This condition of the vacuum stalls would foster a more harmonious relationship between corporate development and the residential environment.

By addressing these concerns proactively, we can ensure that our neighborhood remains peaceful and still create a positive outcome for the businesses, rather than only considering the corporation at the

expense of the neighborhood. I encourage you to consider a win-win for both the businesses in the neighborhood. Thank you for your consideration in this matter.

TICK SEGERBLOM
Thank you. Anyone here? Anyone else here?

YESENIA ALLEN
Yesenia Allen, 10544 Narssa Ridge Street.

TICK SEGERBLOM
Can you pull the microphone a little closer to your face, please?

YESENIA ALLEN
Oh, sorry. Yesenia Allen, 10544 Narssa Ridge Street. I just want to enter this into the record. The signatures we have from our neighbors are with us and recognize the issue that we're dealing with right now. Thank you.

TICK SEGERBLOM
Anyone else here wishing to speak? Seeing no one, I will close the public hearing and turn it over to Mr. Jones.

JUSTIN JONES
Thank you, Mr. Chair. Just to clarify, it's not my understanding that the car wash is part of this application; that was part of a prior application. Is that accurate?

ROBERTO PIEDRA
Correct.

JUSTIN JONES
Okay. So, I appreciate your concern. That is not part of this application. This is essentially a Phase II of this development, and the car wash part of it was approved quite some time ago, several years ago. So unfortunately, I can't really help you on that one here today, because it's not before us.

MARK ALLEN
It does state in the proposal that we read that the vacuum stalls are included in this, and it's stated 13 vacuum stalls, which I can't imagine in any development within five miles of our home there's 20 car washes and none of them have 13 car vacuum stalls. It would be very simple to be cooperative with the citizens in our community-

TICK SEGERBLOM
I apologize.

MARK ALLEN
-and just allow four stalls along the Cactus Street and not additional ones. Thank you.

JUSTIN JONES
Thank you. The time for public comment - if you can state your name though, we have to have record for it.

MARK ALLEN
Yes, sir. My name is Mark Allen, A-L-L-E-N.

MICHAEL NAFT
Thank you very much. Sami, can you clarify?

SAMI REAL
There are vacuum stalls shown on the plans, however the plans don't indicate whether or not they're existing or proposed vacuum stalls. So, maybe the applicant can clarify whether or not they're existing or proposed?

ROBERTO PIEDRA
The vacuum stalls are being proposed.

JUSTIN JONES
Okay, well then, I'm going to have to hold this. That was not part of my understanding of what was before us today, because the car wash was part of a prior application. Gurdev, if you want to clarify, that's fine, but that wasn't what we talked about.

GURDEV KULAR
Yeah, we're okay with doing the vacuums just along Cactus to appease their concerns, if that's okay to move forward with the rest of the application, then.

TICK SEGERBLOM
I apologize, you need to state your name for the record.

GURDEV KULAR
Sorry. Gurdev Kular, K-U-L-A-R.

JUSTIN JONES
Okay. Sami, does he need to submit new plans? Because that's different than what we have.

SAMI REAL
We can accept a condition to say that the vacuum stalls - because they are located along the residential, they're perpendicular to the residential on the south. So, we can add a condition saying that the vacuum stalls shall be placed along Cactus, and then they can accommodate that through subsequent plan revisions.

JUSTIN JONES
All right. And then to clarify with regards to waiver of development standard number two, I know that there was, in response to the Town Board, an effort to add additional landscape fingers. Is it correct to say that that does not result in the making waiver condition number two unnecessary? It's still necessary, although it addresses it in part.

SAMI REAL
Correct. So, the addition of the two landscape fingers is a positive attribute to the changes. However, it still requires the waiver of development standards. But the applicant was correct that the trash enclosure waiver, so that would be waiver 4-C, is no longer needed as a result of those revised plans.

MOTION

JUSTIN JONES
Okay. All right, well, then, with that clarification I will go ahead and move for approval of Agenda Item Number 21 with the withdrawal of waiver 4-C, and the additional condition that all vacuums be placed along Cactus Avenue.

TICK SEGERBLOM
All right, there's a motion. Cast your vote.

VOTE

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

TICK SEGERNLOM
That motion passes. Thank you, Mr. Allen, for coming and clarifying that.

SEC. 6. AGENDA ITEM

22. AG-24-900634: Discuss potential amendments to Title 30, and direct staff accordingly. (For possible action)

ACTION: STAFF DIRECTED.

SAMI REAL
Next is Item 22, AG-24-900-634, discuss potential amendments to Title 30 and direct staff accordingly. Commissioners, we have received two requests for discussion by the County Commissioners. The first request is to discuss possibly, in the non-urban areas, not requiring either street trees or having some additional flexibility, given that in the non-urban areas of the County there are large lots that may not be either appropriate or necessary to plant street trees.

And then the second request is related to our provision in Title 30 that allows for manufactured housing to be located on residential parcels if it's older than six years old when located in the RS-80 and RS-40 in the non-urban area. This exception is different than what NRS requires. NRS requires that the age of manufactured housing and on residential lots be no less than six years of age when it's being placed on a lot. So, those are the two items for discussion. And then I also welcome any other suggestions from the commissioners on other potential amendments that you would like us to look into.

MARILYN K. KIRKPATRICK
Thank you, Mr. Chairman. And so, I'm willing to - here's the issue that we have. So, in Logandale, Moapa and Overton they have existing one-acre farmland, and everybody is trying to combine their lots. It's like a $7 savings, but the subdivision then requires them to put trees along the streets, and it doesn't allow for us - or the understanding was that they couldn't waive the fee. If it's already farmland, I'm willing to make it as narrow as possible, but it would be the same for Sandy Valley, Searchlight, but if it's already

farmland, those trees aren't going to really make a difference. But I do want to say if they're creating a subdivision map, they got to have trees. I don't want to waive that.

MICHAEL NAFT
Sure. I'll go next. That seems very reasonable to me. My item came to me from Searchlight, speaking of, which has just become basically a dumping ground for old manufacture homes. And so, we're trying to clean up the area and do better there. Discovered that in 2013 the Board at that time adopted a provision to navigate NRS. So, all I'm asking is that we close that up.

MARILYN K. KIRKPATRICK
I agree. I probably had the second most amount of manufactured homes. If they're there today, they're probably not licensed, and probably not permitted by the State.

SAMI REAL
So, can I ask a clarifying question? So then would the proposal for the manufactured homes then be to mirror what NRS states, and to no longer allow any manufactured homes regardless of what zoning district or where in the County so that they are all within six years of age when they're placed on the lot?

MICHAEL NAFT
Yeah, I'll let others speak to their district. I think it probably has to be Countywide, or else it gets more complicated. Really, I guess, for the Board's consideration would be whether or not there's a waiver process. My concern if we do that is that everyone's going to get a waiver and we're in the same position we are in now. So yes, my objective would be to mirror NRS.

SAMI REAL
I did research the other jurisdictions in Northern Nevada, and I know that Washoe County and also Reno, they require the age of manufactured homes to be no less than six years when they're placed. So, making these modifications would bring us in line with other jurisdictions in Nevada.

TICK SEGERBLOM
I'm not sure what my position would be, but I have some really old mobile homes and people come in and buy them and then they have to - the people that own the homes have to move them somewhere. But it sounds like they won't be able to move them anywhere.

MARILYN K. KIRKPATRICK
Well, you're not allowed by State today, anyways. That's why I was kind of shocked. So, State law - and this goes back to - Mr. Carpenter changed it, and Mark Menendo. So, the law - because at the time we were seeing a lot of sixties and seventies manufactured homes and they were filled with asbestos, so they were trying to take them down and they were not energy efficient and so many other things. So, today what I was saying to Commissioner Naft is if they're moving them today, they're probably not licensed by the State. The State requires a State manufacturer licensed person to come work on them. So, at least what I'm seeing in my district is, in many cases people are just stuccoing them, and people are - you can't even get a loan for them, an FHA loan. So, I don't know where they would move them to that they would actually be licensed by the State like they're supposed to. And I have tons of - some from the 50s, over by Nellis.

SAMI REAL
And I do want to clarify, this provision in NRS that's reflected in our Title 30, is it just applies to single-family residential lots. It doesn't apply to manufactured homes within manufactured home parks.

TICK SEGERBLOM
Oh.

SAMI REAL
So, I wanted to make that was clear.

TICK SEGERBLOM
They could move to another mobile home park.

SAMI REAL
Excuse me? I'm sorry.

TICK SEGERBLOM
They could move to another mobile home park.

SAMI REAL
Again, there's rules and requirements on moving manufactured homes, so they would still need to comply with that. But this age requirement in NRS only applies when the manufactured home is on a single-family residential lot, not within a manufactured home park.

MARILYN K. KIRKPATRICK
Well, yeah, listen, I'd go one step further and make them convert to real property, because they don't even pay real property tax. But I'll take this as a start.

TICK SEGERBLOM
All right, I was just worried because developers come in and buy these lots. These people have lived there for quite a while, but they own the house, but they can be evicted because they don't own the land. So, it sounds like they can find another place to go, which has been the issue, then they can still do that. All right, so anyway –

JUSTIN JONES
Sorry, sorry. Yes, I just had a clarifying question. So, I just want to - with regards to the residential lots, so for example, someone has a manufactured home in a place like Sandy Valley on a rural lot, and their manufactured home is six years and six months old. They can't physically move that to another lot in Sandy Valley?

SAMI REAL
That would be correct.

MICHAEL NAFT
Under current State law.

JUSTIN JONES
Okay. Well, I would say I'm fine with converting it to what State law is. Obviously, we should always be doing that. I would say from a policy perspective, there's probably a discussion to be had when it comes to housing affordability at the Legislature for whether that's really where we should be.

MICHAEL NAFT
And I think our action today will probably trigger that follow-up conversation.

TICK SEGERBLOM
And going back to the tree issue, so how will we decide whether it's land – it's waivable not for Moapa Valley, areas like that that we designate, or anybody can come in and say they're a farm and they don't have to do the trees?

SAMI REAL
The thought would be in the non-urban area, we have large lot zoning districts, we have RS-80, RS-40, so those are two-acre, one-acre lots. We also have an agricultural and open space zoning district that we would say in those zoning districts, street trees wouldn't apply unless it's a subdivision. We want subdivided lots or newly subdivided lots to comply. But if it's a major subdivision. Maybe we should clarify that versus a parcel map, because some of your parcel mergers are coming in as subdivisions.

MARILYN K. KIRKPATRICK
Right? Because that's the system that we have, right?

SAMI REAL
Correct.

MARILYN K. KIRKPATRICK
So, I mean my whole point is to put a waiver in so that we could look at them case by case or something, but it just seems silly to allow someone that has a two-acre parcel to become lined to trees because they're combining a couple lots.

SAMI REAL
Then no street trees. And then if there's anything else that the Board would like to direct us to look at coming up?

MICHAEL NAFT
Yes, actually, thanks for asking. We adopted a few years ago now the Stadium District Overlay Plan. We never moved forward with any tangible action on it. I'd like the Planning staff to move forward with developing concrete standards for the area if there's no objections.

JUSTIN JONES
Mr. Chair, also, I would say, sort of in line with the tree fee and lieu fee, I think when it comes to out of the urban area, industrial-type areas, we should probably take a look at what that means. Particularly in South I-15 corridor, which is going to be the subject to a lot of development in the future. Whether we have a different requirement for those industrial type areas, they're going to be part of new development that came up in Sloan recently and trying to find the right balance there. So, I don't know what the answer is, but maybe take a look at what's possible.

TICK SEGERBLOM
All right, I think that's just direction.

SAMI REAL
Yeah.

TICK SEGERBLOM
Okay.

SAMI REAL
Thank you very much.

SEC. 7. INTRODUCTION OF ORDINANCES

23. ORD-24-900471: Introduce an ordinance to consider adoption of a Development Agreement with ME 52 PARTNERS, LLC for a residential subdivision on 8.6 acres, generally located west of Rainbow Boulevard and north of Erie Avenue within Enterprise. JJ/dw (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY OCTOBER 16, 2024, AT 10 A.M. (BILL 10-2-24-1)

SAMI REAL
And then the next item on the agenda, we have two ordinances for introduction. Item 23 is ORD-24-900-471. Introduce an ordinance to consider adoption of a Development Agreement with ME 52 PARTNERS, LLC for a residential subdivision on 8.6 acres. Generally located west of Rainbow Boulevard and north of Erie Avenue within Enterprise.

24. ORD-24-900591: Introduce an ordinance to amend Title 30 to clarify the process for appeals and providing for other matters properly related thereto; and set a public hearing. (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY OCTOBER 16, 2024, AT 10 A.M. (BILL 10-2-24-2)

SAMI REAL
And then Item 24, ORD-24-900-591. Introduce an ordinance to amend Title 30 to clarify the process for appeals and providing for other matters properly related that to set a public hearing. Commissioners, we ask that you set a public hearing for October 16th, 2024. Item 24, I just want to clarify that we are now mirroring the language in NRS for who can file an appeal. So, we have carried forward the language that says that a grieved person can file an appeal and then again mirror the language in NRS. So, a grieved person is somebody who either shows up in person or through writing or through some other representation, and then we are clarifying that the applicant can file an appeal and that also a County Commissioner, County Manager, department head or their designee can also file an appeal.

TICK SEGERBLOM
You agree with that?

ROSS MILLER
Thank you. This one's moving a little quickly, and since I've been on the Board I think we've only had a handful of appeals, so I want to make sure we get the language right. I appreciate the mirroring of the definition of a grieved party. That certainly makes sense. Somebody that shows up and objects either in person or writing would be able to appeal an applicant, and then a County Commissioner, which I believe to have always been the case. But if that's not the case then we could correct that. But what instance would we need the County Manager or the director of the County department or their designee to be able to file an appeal? If either the applicant doesn't want to file the appeal, no aggrieved party wants to file the appeal. In what instance would you in the staff couldn't find a single Commissioner who was willing to support the appeal putting on the agenda? What's the rationale for including those other individuals? In my view, it should just be the applicant, somebody aggrieved by the appeal, or if staff can find even one Commissioner who would support an appeal, because it's not without hardship to the

applicant. In instances - the one that we just saw was 7-0 in front of the Planning Commission. They certainly didn't have my support because I had toured the project, seen it, my Planning Commissioner had weighed in, it was placed on the agenda, and it was 6-0 in front of - to deny the appeal. In the meantime, the applicant had to hire an attorney, they had to delay their plans, et cetera. There's additional hardship. There was not one single County Commissioner who supported that appeal being placed on the agenda.

MARILYN K. KIRKPATRICK
Well, I will just - and I don't care either way. Just as a County Commissioner, I want to be able to appeal things. But I can give you a couple of examples, and Antonio maybe has one where a road got vacated because the Planning Commission had changed something, and Airport has appealed on a couple since I've been here. And it may be a timing issue whether or not they can put it in at the same time. But those are the two that I know off the top of my head that I've seen since I've been here. But I'm not - I don't care either way. Just as a County Commissioner, if I want to appeal something then I want the ability to do that.

ROBERT WARHOLA
No, we can modify the language. But yes, Public Works has appealed on occasion, and the Airport has, and those are the two. I agree.

TICK SEGERBLOM
But arguably, they could reach out to one of us and ask us to appeal it.

ROBERT WARHOLA
Yes, they could. So, we can either modify the language now or we can modify it at the public hearing, and we can do that by eliminating, because the language at the public hearing, if you want to think about it for two weeks and then we could do that if you want or leave it the way it is. Or we can modify it now and delete County Manager and departments. So however, you want to handle it.

JUSTIN JONES
I would just say, just sort of devil's advocate here, I get that a department could go to a particular Commissioner, but the appeal time is very short, and so that might be a limiting factor in terms of if it comes to Airport's attention or somebody else's attention, they got to then go find a Commissioner to support it, as opposed to you only got five days in order to file an appeal. So, it might be an issue to –

MARILYN K. KIRKPATRICK
Maybe a compromise is just having the County Manager or his designee, because department heads meet with the County Manager often. I don't foresee us, I see Commissioners wanting to appeal more than our departments, but I don't –

ROBERT WARHOLA
Well, if we change it now, we probably can't go back in two weeks, but in two weeks we can do it at a public hearing. So, it gives you two weeks to think about it or to discuss it with staff or however you want to. Or we can make the change now.

TICK SEGERBLOM
That's okay. Let's just wait, keep it the way it is and raise the issue in two weeks. We can talk - not among ourselves, but we can talk to G-d if we want.

SAMI REAL

And then with that, we would ask you to set the public hearing for October 16, 2024, for Items 23 and 24.

TICK SEGERBLOM
Okay, I'll introduce the items and set the public hearing for October 16.

PUBLIC COMMENTS

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

TICK SEGERBLOM
This is the last time for public comment. Looks like somebody wants to complain about something.

LISA MAYO-DERISO
Good morning, Chairman, Commissioners. I want to put a couple of (inaudible). Good afternoon, I'm Lisa Mayo-DeRiso. I'm here today to update the public and you on 2024 F-1 from the perspective of small businesses and those trying to navigate the Las Vegas Strip. As everyone can see, construction and disruption has begun yet there has not been a public hearing on the traffic study that apparently was issued in April. We were able to find it online, but there was really no public comment given into that traffic study. And on or about August 26, F-1 applied for their special event permit. My efforts to get a copy were denied via FOIA request that I applied for. So, on September 4 I went down to Public Works, and I met with Scott, and he told me that it was a work in process and could not be shared.

I would argue that the second a document hits the desk of a public entity and has public entity letterhead on it, is a document the public has a right to see, but this is not the case associated with almost every F-1 document study. We can never get a copy of it. You are allowing the bridge bankruptcy to be constructed again. You're allowing trees to be removed and the Strip to be closed, and small businesses are already feeling the effect of this. Some restaurants and businesses are saying, "We're just going to close for two or three weeks because we can't observe the losses."

I want to put also into the public record today, the RTC survey I have here for public record. This survey was conducted with the culinary workers. It's very telling. This is probably why the public hasn't seen it. We're not a world-class destination without the culinary workers. They are usually the first and last person our tourists interact with while we're in our City. They're our brand. However, this study shows that 66% of them spent extra time getting to work. 31 minutes to 90 minutes more time during F-1 2023. 64. 22% of them were late to work. 35% of them at least once a week late to work. They were not compensated by F-1 for this extra time, anxiety, and stress it puts on the workers.

Last, we're 52 days from the F-1 race, and my clients are already experiencing canceled reservations due to transportation. Here's a picture of Gino Ferraro 20 seat reservation canceled. We are also having blocked driveways into the 24-hour casino. At Stage Door. It's blocked for 12 hours. Their driveway is blocked from traffic. Make no mistake, there'll be losses in 2024.

All I want to say to you is, what is the definition of insanity? This is happening again, and we still haven't known if a special event permit has been approved by you, you have the ability to deny the special event permit. Thank you very much.

TICK SEGERBLOM
Thank you. If you want to enter that the record, somebody will take that.

SAMI REAL
Thank you very much.

TICK SEGERBLOM
All right, anyone else here wishing to speak?

JIM GIBSON
If I might just make a public comment, clarifying comment. I don't know if they're reference to 12 hours of closure at Stage Door as the pictures that Ms. Mayo circulated yesterday, but that was about an hour. There was a collar, there had been paving done, and when the lids to things that are in the street, the utilities, are finished off with the surface, once it's established, a concrete collar has to be poured. What I was informed of is that the collar had to be poured yesterday at 7:30. The cones were there in that intersection at 8:30. An hour later, the paving contractor and the inspector from the Water District confirmed that they'd been removed. So, I don't know about the rest of it. If it's not that, then that's all I would say. I just want to make clear that yesterday was a Water District issue. There are no closures on Flamingo that were in effect yesterday for Formula 1.

TICK SEGERBLOM
And was that dealing with the water line they had to replace?

JIM GIBSON
Well, the paving ended up being occasioned, because there was a lot of work including what had been done to replace the broken water line.

TICK SEGERBLOM
All right, thank you. Anyone else wishing to make public comment? Seeing no one, we'll close the public hearing and close the meeting. See you in two weeks.

END PUBLIC COMMENTS

There being no further business to come before the Board at this time, at the hour of 9:40 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: Tick Segerblom (Nov 12, 2024 11:59 PST)

TICK SEGERBLOM, CHAIR

ATTEST: Lynn Marie Goya

LYNN MARIE GOYA, CLARK COUNTY CLERK

Zoning 10/02/2024 Minutes was Approved on 11/06/2024

Final Audit Report 2024-11-18

Created:	2024-11-06 (Pacific Standard Time)
By:	Ricky McColl (FYM@ClarkCountyNV.gov)
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Signer tsegerblom@clarkcountynv.gov entered name at signing as Tick Segerblom
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FILED
OCT 14 2024
Lynn Marie Goya
CLERK

NOTICE OF FINAL ACTION
CLARK COUNTY ZONING COMMISSION
9:00 A.M., WEDNESDAY, OCTOBER 2, 2024

LEGAL NOTICE: Following the final approval or denial of every action before the Planning Commission and/or the Board of County Commissioners, a letter indicating the action taken and the conditions under which any approval is granted will be sent to the correspondent address on the application submitted. The information herein will be filed with the Clark County Clerk, Commission Division, and serve as notice of final action for the purposes of NRS 278.0235 which marks the commencement of the twenty-five (25) day limitation period specified.

1. Public Comments.

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

3. Approval of minutes. (For possible action)

   Board of County Commissioners' Zoning Meeting minutes for 09/04/24.

ROUTINE ACTION ITEMS (4 – 15): These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda and be heard separately when directed by the Board of County Commissioners.

4. AR-24-400090 (WC-0174-16 (UC-0849-14))-MGM GRAND PROPCO, LLC:
   WAIVER OF CONDITIONS SIXTH APPLICATION FOR REVIEW of a use permit for live entertainment limited to daytime hours (6:00 a.m. to 10:00 p.m.) for a recreational facility (golf driving range) with accessory retail, eating and drinking facilities, live entertainment, and other accessory uses, and structures in conjunction with a resort hotel (MGM Grand) on a portion of 102.7 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the southwest corner of Harmon Avenue and Koval Lane within Paradise. JG/bb/syp (For possible action)

   HELD - 11/06/24 - per the applicant.

5. UC-24-0387-SIENA 52 HOLDING LIMITED PARTNERSHIP & SIENA 53 HOLDING LIMITED PARTNERSHIP:
   HOLDOVER USE PERMITS for the following: 1) emergency/urgent care facility; 2) gas station; and 3) motel with transient and non-transient stays.
   WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative parking lot landscaping; 2) eliminate and reduce buffering and screening; 3) modify residential adjacency standards; and 4) reduce driveway departure distance.
   DESIGN REVIEWS for the following: 1) shopping center; and 2) motel on 14.12 acres in a CG (Commercial General) Zone. Generally located on the south side of Charleston Boulevard and the west side of Broadalbin Drive within Sunrise Manor. TS/hw/syp (For possible action)

   APPROVED.
   CONDITIONS OF APPROVAL -
   Comprehensive Planning
   - **Provide screening on the egress gate along the western property line;**
   - **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.**

- **Applicant is advised that 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; a fee-in-lieu for reduced landscaping per Section 30.04.01E may apply; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;**
- **Drainage study and compliance;**
- **Traffic study and compliance.**
- **Applicant is advised that off-site improvement permits may be required; and that Nevada Department of Transportation (NDOT) permits may be required.**

Fire Prevention Bureau

- **Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.**
- **Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@ cleanwaterteam.com and reference POC Tracking #0174-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

USE PERMIT #3 AND DESIGN REVIEW #2 WERE WITHDRAWN WITHOUT PREJUDICE.

6. TM-24-500076-SIENA 52 HOLDING LIMITED PARTNERSHIP & SIENA 53 HOLDING LIMITED PARTNERSHIP:
HOLDOVER TENTATIVE MAP consisting of 1 commercial lot on 14.12 acres in a CG (General Commercial) Zone. Generally located on the south side of Charleston Boulevard and the west side of Broadalbin Drive within Sunrise Manor. TS/hw/syp (For possible action)

APPROVED.
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;**

- **Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.**
- **Applicant is advised that off-site improvement permits may be required; and that Nevada Department of Transportation (NDOT) permits may be required.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@ cleanwaterteam.com and reference POC Tracking #0174-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

7. UC-24-0399-TENAYA LOFTS, LLC:
HOLDOVER USE PERMIT for live-work dwellings.
WAIVER OF DEVELOPMENT STANDARDS to reduce buffering and screening.
DESIGN REVIEW for an office/warehouse complex with live-work dwelling units on 5.60 acres in an IP (Industrial Park) Zone in the Airport Environs (AE-60) Overlay. Generally located on the west side of Tenaya Way, 660 feet north of Sunset Road within Spring Valley. MN/rg/syp (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Developer agrees to plant ivy on the northern elevation of Buildings F1 and D1, which face the residential development to the north;**
- **Developer will ascertain whether the existing 6 foot block wall to the north of the site is engineered as such to allow an additional 2 courses to be added to the overall height of the wall and if the engineering allows, developer agrees to provide and install the additional 2 courses for residents who request an increase in height;**
- **Developer agrees to limit construction to Monday through Friday within normal "Daytime Hours" as defined by Title 30;**
- **Developer agrees to secure the 10 foot wide landscaped area between Buildings F1 and D1 by a locked gate;**
- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;**
- **Certificate of Occupancy and/or business license shall not be issued without 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.**

Department of Aviation

- **Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@ lasairport.com;**
- **Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@ lasairport.com;**

- **Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;**
- **Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height;**
- **Compliance with most recent recorded airport-related deed restrictions for APN's 163-34-411-011, 163-34-411-012.**
- **Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@ cleanwaterteam.com and reference POC Tracking #0219-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

8. VS-24-0277-PALM PROPERTIES, LLC:
HOLDOVER VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). TS/jor/syp (For possible action)

HELD - 11/06/24 - per the applicant.

9. WS-24-0276-PALM PROPERTIES, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. TS/jor/syp (For possible action)

HELD - 11/06/24 - per the applicant.

10. WS-24-0362-WIGWAM-PARVIN LIMITED PARTNERSHIP:
AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce street landscaping (no longer needed); and 3) reduce parking lot landscaping (no longer needed).
DESIGN REVIEW for modifications to a previously approved senior housing project on 5.0 acres in an RM32 (Residential Multi-family 32) Zone. Generally located on the north side of Arby Avenue and the west side of Torrey Pines Drive within Enterprise. MN/bb/syp (For possible 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.**

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.**
- **Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.**

11. ZC-24-0394-O'BRIEN, PATRICK T. TRUST & O'BRIEN, PATRICK T. TRS:
ZONE CHANGE to reclassify 11.73 acres from an RS80 (Residential Single-Family 80) Zone to a CG (Commercial General) Zone for a future commercial development. Generally located on the north side of Cottonwood Cove Road and the east side of Gasline Road within Searchlight (description on file). MN/rk/syp (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Public Works - Development Review

- **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; and 90 days to record said separate document for the Cottonwood Cove improvement project.**

Clark County Water Reclamation District (CCWRD)

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

12. ORD-24-900412: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with MTL Trust for an industrial development on 4.3 acres, generally located west of Mann Street and north of Oleta Avenue within Enterprise. JJ/dw (For possible action)

ADOPTED.

13. ORD-24-900463: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Diamond Cactus LLC for an industrial development on 3.8 acres, generally located west of Redwood Street and north of Cactus Avenue within Enterprise. JJ/dw (For possible action)

ADOPTED.

14. ORD-24-900551: 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 17, 2024. (For possible action)

ADOPTED.

15. ORD-24-900578: Conduct a public hearing on an ordinance to amend the official zoning map reclassify certain properties as approved by the Board of County Commissioners on June 5, 2024, June 18, 2024, July 3, 2024 and Assessor's Books 125, 163, 176 and 177. (For possible action)

ADOPTED.

NON-ROUTINE ACTION ITEMS (16 – 24): These items will be considered separately.

16. SC-24-0261-WESTERN IRA FUNDING LTD RTMT PL:
HOLDOVER STREET NAME CHANGE to change the name of Gagnier Boulevard to Dynamite Drive. Generally located on the south side of Roy Horn Way and the west side of Gagnier Boulevard within Spring Valley. MN/sd/syp (For possible action)

HELD - 11/06/24 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

17. VS-24-0390-DBAC, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Maulding Avenue and between Valley View Boulevard and Procyon Street within Enterprise (description on file). MN/jor/syp (For possible action)

APPROVED.
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

- **Right-of-way dedication to include 45 feet to the back-of-curb for Valley View Boulevard, 25 feet to the back-of-curb for Maulding Avenue, 25 feet to the back-of-curb for Procyon Street, 25 feet to the back-of-curb for Eldorado Lane and associated spandrels;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**

- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **All other right-of-way and easement dedications to record with the subdivision map;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**
- **Applicant is advised that the installation of detached sidewalks will require dedication to back-of-curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

18. WS-24-0391-DBAC, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) reduce front setback; 3) reduce net lot size; and 4) eliminate off-site improvements (streetlights). DESIGN REVIEW for a proposed single-family residential subdivision on 10.06 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the east side of Valley View Boulevard and the south side of Eldorado Lane within Enterprise. MN/jor/syp (For possible 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 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

- **Full off-site improvements along Valley View Boulevard and Eldorado Lane;**
- **Full off-site improvements, except streetlights, on Maulding Avenue and Procyon Street;**
- **Install conduit and pull boxes for streetlights on Maulding Avenue and Procyon Street;**
- **Drainage study and compliance;**
- **Right-of-way dedication to include 45 feet to the back-of-curb for Valley View Boulevard, 25 feet to the back-of-curb for Maulding Avenue, 25 feet to the back-of-curb for Procyon Street, 25 feet to the back-of-curb for Eldorado Lane and associated spandrels;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **All other right-of-way and easement dedications to record with the subdivision map.**
- **Applicant is advised that the installation of detached sidewalks will require dedication to back-of-curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

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;**
- **For that portion that lies within the AE-60, the applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@ lasairport.com;**
- **For that portion that lies within the AE-60, the applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@ lasairport.com;**
- **For that portion that lies within the AE-60, the applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;**
- **For that portion that lies within the AE-60 incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.**
- **Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@ cleanwaterteam.com and reference POC Tracking #0134-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

WAIVER OF DEVELOPMENT STANDARDS #1 WAS WITHDRAWN WITHOUT PREJUDICE.

19. TM-24-500078-DBAC, LLC:
TENTATIVE MAP consisting of 18 single-family residential lots on 10.06 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the east side of Valley View Boulevard and the south side of Eldorado Lane within Enterprise. MN/jor/syp (For possible action)

APPROVED.
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

- **Full off-site improvements along Valley View Boulevard and Eldorado Lane;**
- **Full off-site improvements, except streetlights, on Maulding Avenue and Procyon Street;**
- **Install conduit and pull boxes for streetlights on Maulding Avenue and Procyon Street;**
- **Drainage study and compliance;**
- **Right-of-way dedication to include 45 feet to the back-of-curb for Valley View Boulevard, 25 feet to the back-of-curb for Maulding Avenue, 25 feet to the back-of-curb for Procyon Street, 25 feet to the back-of-curb for Eldorado Lane and associated spandrels;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **All other right-of-way and easement dedications to record with the subdivision map.**
- **Applicant is advised that the installation of detached sidewalks will require dedication to back-of-curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

Building Department - Addressing

- **Approved street name list from the Combined Fire Communications Center shall be provided.**

Department of Aviation

- **For that portion that lies within the AE-60 the applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@ lasairport.com;**
- **For that portion that lies within the AE-60 the applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@ lasairport.com;**
- **For that portion that lies within the AE-60 the applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;**

- **For that portion that lies within the AE-60, incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.**
- **Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0134-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

20. WS-24-0419-MEEKRAT HOLDINGS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) reduce throat depth.
DESIGN REVIEW for restaurant buildings on 2.12 acres in a CG (General Commercial) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Quail Avenue and the east side of Jones Boulevard within Spring Valley. MN/sd/syp (For possible action)

HELD - 11/06/24 - per the applicant.

21. WS-24-0437-MFE, INC.:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) alternative parking lot landscaping; 3) reduce buffer landscaping; 4) modify residential adjacency standards; and 5) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) lighting; and 2) modifications and additions to a previously approved shopping center on a 2.75 acre portion of 3.79 acres in a CG (Commercial General) Zone. Generally located on the west side of Jones Boulevard and the south side of Cactus Avenue within Enterprise. JJ/hw/syp (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

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

Public Works - Development Review

- **Drainage study and compliance;**

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

Fire Prevention Bureau

- **Applicant to show fire hydrant locations on-site and within 750 feet.**
- **Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that operational permits 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 #0373-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

WAIVER OF DEVELOPMENT STANDARDS #4C WAS WITHDRAWN.

AGENDA ITEM

22. AG-24-900634: Discuss potential amendments to Title 30, and direct staff accordingly. (For possible action)

STAFF DIRECTED.

ORDINANCES – INTRODUCTION

23. ORD-24-900471: Introduce an ordinance to consider adoption of a Development Agreement with ME 52 PARTNERS, LLC for a residential subdivision on 8.6 acres, generally located west of Rainbow Boulevard and north of Erie Avenue within Enterprise. JJ/dw (For possible action)

INTRODUCED - public hearing 10/16/24.

24. ORD-24-900591: Introduce an ordinance to amend Title 30 to clarify the process for appeals and providing for other matters properly related thereto; and set a public hearing. (For possible action)

INTRODUCED - public hearing 10/16/24.

PUBLIC COMMENTS

Comments by the General Public regarding any items not listed on the agenda as posted. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda.

Electronically Filed
3/24/2025 2:52 PM
Steven D. Grierson
CLERK OF THE COURT

ROP
STEVEN B. WOLFSON
District Attorney
CIVIL DIVISION
State Bar No. 001565
By: ROBERT T. WARHOLA
Chief Deputy District Attorney
State Bar No. 4410
500 South Grand Central Pkwy., Suite 5075
Las Vegas, Nevada 89155-2215
(702) 455-4761
Fax (702) 382-5178
E-Mail: Robert.Warhola@ClarkCountyDANV.gov
Attorneys for Respondent
Clark County

DISTRICT COURT

CLARK COUNTY, NEVADA

PALM PROPERTIES, LLC, a Nevada limited liability company; LEADING EDGE VENTURES, LLC, a Nevada limited liability company; ROBERT LAUER, an individually. Petitioners, vs. COUNTY OF CLARK, a political subdivision of the State of Nevada, et al., Respondent.	Case No: Dept No:	A-24-907944-J 18

RECORD OF THE PROCEEDINGS, VOLUME V

Respondent hereby files with the Court the Record of the Proceedings pursuant to Eighth Judicial District Court Rule 2.15 consisting of documents from the Clark County Clerk, Commission Division, and the Clark County Current Planning Division numbered ROP 000712 through ROP 000936.

DATED this 24th day of March, 2025.

STEVEN B. WOLFSON
DISTRICT ATTORNEY

By: */s/ Robert T. Warhola*
ROBERT T. WARHOLA
Chief Deputy District Attorney
State Bar No. 4410
500 South Grand Central Pkwy., Suite 5075
Las Vegas, Nevada 89155-2215
Attorney for Respondent

Case Number: A-24-907944-J

CERTIFICATE OF ELECTRONIC SERVICE

I hereby certify that I am an employee of the Office of the Clark County District Attorney and that on this this 24th day of March, 2025 I served a true and correct copy of the foregoing **RECORD OF THE PROCEEDINGS, VOLUME V** (United States District Court Pacer System or the Eighth Judicial District Court Wiznet), by e-mailing the same to the following recipients. Service of the foregoing document by e-mail is in place of service via the United States Postal Service.

Amy L. Sugden, Esq.
SUGDEN LAW
375 E. Warm Springs, Ste. 104
Las Vegas, Nevada 89119
Attorney for Petitioners
amy@sugdenlaw.com

/s/Patricia C. Villa
An Employee of the Clark County District Attorney's Office – Civil Division

COVER SHEET FOR MINUTES

MEETING CODE: Board of County Commissioners Zoning Meeting

MEETING DATE: November 6, 2024

SECRETARY: Michelle Hinkson

TYPED/PROOFED/COMPLETED: December 3, 2024

DISTRIBUTED:

SECRETARY: Michelle Hinkson

DATE: December 3, 2024

APPROVED BY BOARD:

DATE: December 4, 2024

togetherforbetter

Board of County Commissioners

Clark County, Nevada

Tick Segerblom, Chair
William McCurdy II, Vice Chair
Jim Gibson
Justin Jones
Marilyn K. Kirkpatrick
Ross Miller
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 6, 2024:

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 9:02 a.m. by Vice Chair McCurdy with the following members present:

Commissioners Present:
William McCurdy II, Vice Chair
Jim Gibson
Justin Jones
Marilyn K. Kirkpatrick
Ross Miller
Michael Naft

Absent:
Tick Segerblom, Chair

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

SEC. 2. PUBLIC FORUM

1. Public Comment

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

WILLIAM MCCURDY II
As the first time set aside for public comment, you'll be allotted three minutes. If there's anyone liking to come forward to speak to items that are posted on the agenda, please state the item number that you're speaking on behalf of and welcome.

MARGARET ANN COLEMAN
Good morning. My name is Margaret Ann Coleman. Can you put this on the scanner?

WILLIAM MCCURDY II
Good morning. What item are you?

MARGARET ANN COLEMAN
This is concerning –

WILLIAM MCCURDY II
Which item?

MARGARET ANN COLEMAN
– item. This is concerning, yesterday I was trying to continue 43 and 21. You had put together and approved concerning $3 thousand, $3 million, and $8 million that was credit and due. You didn't give me a chance to comment, make a statement that that money –

WILLIAM MCCURDY II
Ms. Coleman?

MARGARET ANN COLEMAN
- this mines. If this is concerning the property –

WILLIAM MCCURDY II
If you could wait for the second portion of public comment at the end of the agenda, you'll be allowed to speak.

MARGARET ANN COLEMAN
This is on the agenda. This is concerning public comments.

WILLIAM MCCURDY II
Thank you.

MARGARET ANN COLEMAN
And approval agenda after concerning request.

WILLIAM MCCURDY II
All right.

MARGARET ANN COLEMAN
It's on the agenda.

WILLIAM MCCURDY II
Ms. Real.

MARGARET ANN COLEMAN
I have the right discuss. I have-

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 requests, which may require renotification fees in accordance with Title 30.

- Hold to the November 20, 2024, Zoning Meeting: Item 7, VS-24-0277; Item 8, WS-24-0276; Item 12, UC-24-0436; and Item 26, AG-24-900729.
- Hold to the December 2, 2024, Zoning Meeting: Item 4, AR-24-400090 for WC-0174-16 and UC-0849-14.
- Hold to the February 5, 2025, Zoning Meeting: Item 19, WC-24-40060 for NZC-22-0028.

The above public hearing items are going to be opened as a public hearing and immediately recessed until the dates as previously stated. With these deletions, which are Items 4, 7, 8, 12, 19 and 26, the agenda stands ready for your approval.

MOTION

MICHAEL NAFT
Mr. Chair, I move approval of the agenda.

WILLIAM MCCURDY II
We have a motion on the board. Please cast your vote.

VOTE

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

WILLIAM MCCURDY II
Motion is adopted.

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 2, 2024, Zoning Meeting are ready for approval.

MOTION

MICHAEL NAFT
I move approval of the minutes.

WILLIAM MCCURDY II
All right, we have a motion by Commissioner Naft. Please cast your vote.

VOTE

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

SEC. 4. ROUTINE ACTION ITEMS 4 THROUGH 10

ACTION: APPROVED.

SAMI REAL
Next are the Routine Action Items which consists of Items 4 through 10, except items previously deleted. These items may be considered together in one motion and are subject to the conditions listed with each agenda item. In addition, Staff has the following request:

- Item 9, WS-24-0419, add a Public Works condition to read: applicant to work with Public Works Development Review for the design of a median along Quail Avenue.

If there are no objections, the public hearing is now open, and the Routine Action portion of the agenda stands ready for approval.

MOTION

MICHAEL NAFT
I move approval of the Routine Action Items with the changes reflected in Ms. Real's statement.

WILLIAM MCCURDY II
All right, we have a motion by Commissioner Naft. Please cast your vote.

VOTE

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

WILLIAM MCCURDY II
Motion is adopted.

4. AR-24-400090 (WC-0174-16 (UC-0849-14))-MGM GRAND PROPCO, LLC:

   HOLDOVER WAIVER OF CONDITIONS SIXTH APPLICATION FOR REVIEW of a use permit for live entertainment limited to daytime hours (6:00 a.m. to 10:00 p.m.) for a recreational facility (golf driving range) with accessory retail, eating and drinking facilities, live entertainment, and other accessory uses, and structures in conjunction with a resort hotel (MGM Grand) on a portion of 102.7 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the southwest corner of Harmon Avenue and Koval Lane within Paradise. JG/bb/syp (For possible action)

   ACTION: HELD TO DECEMBER 4, 2024, PER THE APPLICANT, TO RETURN TO THE PARADISE TOWN BOARD.

5. AR-24-400106 (UC-22-0498)-RESORTS WORLD LAS VEGAS, LLC:

   USE PERMITS SECOND APPLICATION FOR REVIEW for the following: 1) a recreational facility; 2) fairgrounds; and 3) live entertainment in conjunction with an existing resort hotel (Resorts World) on a portion of 86.9 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Genting Boulevard within Winchester. TS/tpd/kh (For possible action)

   ACTION: APPROVED

   CONDITIONS OF APPROVAL –

   Comprehensive Planning

   - Until June 21, 2025 to review to determine if the use of the property pursuant to this application warrants an amendment to the Resorts World Development Agreement.
   - Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

6. ET-24-400101 (UC-22-0403)-J & R PROPERTIES LAS VEGAS, LLC:

   USE PERMITS FIRST EXTENSION OF TIME for the following: 1) allow trailer, recreational vehicle, and watercraft vehicle wash in an IL Zone; 2) allow trailer, recreational vehicle, and watercraft vehicle wash in the Airport Environs (APZ-2) Overlay; 3) reduce separation from residential use; and 4) waive screening of outside storage area.

   WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gate setback; 2) alternative landscaping; 3) eliminate trash enclosure; 4) security fence location; and 5) commercial driveway standards.

   DESIGN REVIEW for modifications to an existing mini-warehouse facility with outside storage of vehicles and vehicle wash on 2.7 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & APZ-2) Overlay. Generally located on the north side of Judson Avenue, 400 feet west of Nellis Boulevard within Sunrise Manor. TS/rp/kh (For possible action)

   ACTION: APPROVED

CONDITIONS OF APPROVAL -
Comprehensive Planning

- Until September 21, 2026 to commence or the application will expire unless extended with approval of an extension of time.

- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions

7. VS-24-0277-PALM PROPERTIES, LLC:
   HOLDOVER VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). TS/jor/syp (For possible action)

   ACTION: HELD TO NOVEMBER 20, 2024, PER COMMISSIONER SEGERBLOM.

8. WS-24-0276-PALM PROPERTIES, LLC:
   HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
   DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. TS/jor/syp (For possible action)

   ACTION: HELD TO NOVEMBER 20, 2024, PER COMMISSIONER SEGERBLOM.

9. WS-24-0419-MEEKRAT HOLDINGS, LLC:
   AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards (no longer needed); and 2) reduce throat depth (no longer needed).
   DESIGN REVIEW for restaurant buildings on 2.12 acres in a CG (General Commercial) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Quail Avenue and the east side of Jones Boulevard within Spring Valley. MN/sd/syp (For possible action)

   ACTION: APPROVED.

   CONDITIONS OF APPROVAL –
   Comprehensive Planning

   - Expunge the design review portion of ZC-22-0628;
   - Certificate of Occupancy and/or business license shall not be issued without approval of 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; that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Applicant to work with Public Works - Development Review for the design of the median along Quail Avenue;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back-of-curb for Quail Avenue and associated spandrel;
- 30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements and 90 days to record said separate document for the Jones Boulevard improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back-of-curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B 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.
- 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

- 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 permits and operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

10. WS-24-0473-J & J INVESTPROP, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) allow modified driveway geometrics in conjunction with a developing single-family residential subdivision on 1.6 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Haven Street, 283 feet south of Ford Avenue within Enterprise. MN/jud/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0145-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SEC. 5. NON-ROUTINE ACTION ITEMS 11 THROUGH 33

11. SC-24-0261-WESTERN IRA FUNDING LTD RTMT PL:
AMENDED HOLDOVER STREET NAME CHANGE to change the name of Gagnier Boulevard to Signature Boulevard (previously notified as Dynamite Drive). Generally located on the south side of Roy Horn Way and the west side of Gagnier Boulevard within Spring Valley. MN/sd/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –
Building Department - Addressing
- Subject to Signature Boulevard.
- Applicant shall be responsible for the installation of street signs, per Public Works requirements, within 60 calendar days of the approval of the application.

SAMI REAL
Next is Item 11, SC-24-0261; amended holdover street name change to change the name of Gagnier Boulevard to Signature Boulevard, previously noticed as Dynamite Drive. Generally located on the south side of Roy Horn Way and the west side of Gagnier Boulevard within Spring Valley.

WILLIAM MCCURDY II
Welcome.

ED GARCIA
Good morning, Commissioners. Ed Garcia, 9555 Hillwood Drive here on behalf of the applicant. As stated, this is a name change request from Gagnier Boulevard as it runs north-south terminating from Roy Horn to Badura Avenue. This is just to the east of the Uncommons Development. This was in conjunction with development application that came through and was approved a couple months ago right here on this parcel in the northeast. The rest of this property is also controlled by an affiliated ownership.
After consultation with the Uncommons folks, in order to pursue a branding opportunity with those folks, they came to the name and that's why the name changed from Dynamite to Signature Boulevard.
I know there was some discussion about extending this even further. There is one, along the alignment, it discontinues here to the south of Badura but further down the road there is one property owner with a current active Gagnier address. I don't believe they're interested in changing their address. And efforts to negotiate with them to change their address have been unsuccessful. So, we are simply requesting from Roy Horn to Badura to change it to Signature Boulevard, much as many of the properties within Uncommons have already been amended. With that, I'd respectfully request your approval.

WILLIAM MCCURDY II
All right, does that conclude your presentation?

ED GARCIA
It does.

WILLIAM MCCURDY II
All right, this is a public hearing. Is there anyone that would like to come forward at this time? Hearing and seeing no one, we'll close the public hearing and turn over to Commissioner Naft.

MICHAEL NAFT
Thank you. Can I just ask for Staff, does it appease some of the concerns if it terminates at Maule instead of Badura so that it's just capturing that Uncommons area? I understand that it's still that you still don't support the request.

ED GARCIA
Thank you. Commissioner. It would still be the same scenario whether it's terminated at Maule or Badura.

ANTONIO PAPZIAN
Okay. And just to comment real quick, the Uncommons have the name changes, they're all internal to their development?

MOTION

MICHAEL NAFT
Okay. I don't have a strong preference. I'm going to keep it at Badura as was requested and move for approval.

WILLIAM MCCURDY II
All right, we have a motion by Commissioner Naft. Please cast your vote.

VOTE

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

WILLIAM MCCURDY II
Motion is adopted.

ED GARCIA
Thank you.

12. UC-24-0436-MANNA INVESTMENT GROUP, LLC:
USE PERMIT for a vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) alternative buffering and screening; and 3) allow attached sidewalks.
DESIGN REVIEW for a vehicle wash in conjunction with an existing shopping center on a portion of 4.09 acres in a CG (Commercial General) Zone. Generally located on the west side of Sandhill Road and the south side of Desert Inn Road within Paradise. TS/sd/kh (For possible action)

ACTION: HELD TO NOVEMBER 20, 2024, PER COMMISSIONER SEGERBLOM.

13. UC-24-0491-BUDDHAYA NANDHARAM, INC.:

USE PERMIT for a place of worship.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce parking lot landscaping; 3) alternative buffering and screening; 4) modify residential adjacency standards; 5) driveway geometrics; and 6) allow attached sidewalks.

DESIGN REVIEW for a place of worship on 2.17 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the north side of Kell Lane and the east side of Betty Lane within Sunrise Manor. MK/bb/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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

- Install commercial curb return driveways per Uniform Standard Drawing 222.1;
- Remove on-site parking spaces along Kell Lane and Betty Lane opposite the driveways to the satisfaction of Public Works - Development Review to avoid vehicle conflicts;
- 30 days to submit revised plans to address denial of waivers of development standards #5b through #5f and revised plans shall be to the to the satisfaction of Public Works -Development Review;
- Compliance with approved drainage study PW19-19387;
- Full off-site improvements.

WAIVERS OF DEVELOPMENT STANDARDS #4 AND #5B THROUGH #5F WERE DENIED.

SAMI REAL

Next is Item 13, UC-24-0491; Use Permit for a place of worship, Waivers of Development Standards for the following: reduce street landscaping, reduce parking lot landscaping, alternative buffering and screening, modify residential adjacency standards, driveway geometrics, and allow attached sidewalks. Design review for a place of worship on 2.17 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the north side of Kell Lane in the east side of Betty Lane within Sunrise Manor.

WILLIAM MCCURDY II

Welcome.

JASON BUSH

How's it going? Jason Bush, 2546 Evansville. Here on behalf of the applicant.

Okay, so we met with Commissioner Kirkpatrick yesterday and discussed a couple changes as far as switching this to a commercial approach, and eliminating parking here, and doing the same thing here, and eliminating this parking. So, we're prepared to do that. So, if there's any other questions, I guess?

WILLIAM MCCURDY II
Does that complete your presentation?

JASON BUSH
Yeah.

WILLIAM MCCURDY II
All right. This is a public hearing. Is there anyone who would like to come forward at this time to speak on this item? Hearing and seeing no one, we'll close the public hearing and turn it over to Commissioner Kirkpatrick.

MARILYN K. KIRKPATRICK
I thank you Mr. Chair and thank you for meeting with us yesterday, as well as JaWaan from Public Works. So, thank you for agreeing to the condition, it's so that it's the commercial curb and entrance. It's going to make a lot of difference so people don't have to stop before they turn in, it can work that way.

Two, you've agreed to remove all the parking spaces adjacent to the commercial driveway that's both on Kell and on the other street. And then, you also agreed that you'd give us an updated plan within 30 days reflecting those changes, so that we have it on our file. And then any other things that may come up with Public Works we'd like to allow you the flexibility to work with them to get this done. What we don't want to see is another extension or for it to expire, so we want to help you move forward.

So, I just want to clarify with Antonio and JaWaan, so we do agree that they can have the streets landscaping waivers on Number One because they already have the fence that's right there, so it doesn't make sense to make them tear down the fence. We agree to the landscaping for the landscape aisle. We agree to that waiver, as well, because the parking lots already built so it wouldn't make any sense for them to tear it up and try and put water in there.

So, on Item Number 5, all of these conditions, which ones do I need to change? Because I think they've agreed to, like D, to make it to 30-foot along Kell. I think that they have agreed to do the same for Betty Lane. They may have some throat depth issues, and I'd like the flexibility for you to be able to work with them. So, if you can tell me what that is I'll make that motion.

ANTONIO PAPZIAN
Thank you, Commissioner. So just to clarify, we're going to condition them to the commercial curb return driveways per uniform standard drawing 222.1. We do see that they may have throat depth issues, and we will work with them on those, keeping it flexible. We're going to remove parking spaces opposite the driveway so that there is no conflict as a car is backing out of a spot as someone is ingressing the development that there is no conflict there. And then, to add the conditions, submit revised plans within 30 days.

MARILYN K. KIRKPATRICK
And so, on the Waiver of Development Standards, I'm allowing waiver one, waiver two. We didn't really talk about the alternate buffering and screening, but I think you said you already have a wall there and you're going to put that landscape. So, we agreed to that alternate. We're denying number four, and

we're denying number five, and then we're allowing for number six, is that correct? Is that the simplest way to –

ANTONIO PAPZIAN
Commissioner, I think Waiver Number 5A until they draw the commercial curb return driveways, it's going to be hard to tell. That's why I'm asking for that flexibility to work with them. They may still need 5A, which is the approach distance from Kell and it's definitely going to change with that curb return driveway. But without seeing it, I don't know how much it's going to change.

MARILYN K. KIRKPATRICK
But if I'm denying Waiver 5 in adding additional condition that they can work with you, does that cover it? Or do I leave five in? I just don't want it to be muddy for the NOFA.

ROBERT WARHOLA
You only need 5A, right, so approve 5A subject to working with Public Works.

MOTION

MARILYN K. KIRKPATRICK
Okay, got it.

Okay, so that's my motion. Are you clear, Sami? So, my motion would be to approve this with allowing Waiver Number 1, Waiver Number 2, Waiver Number 3, denying Waiver 4, denying Waiver 5A, and allowing Waiver Number 6, is that correct? And then adding a condition that to work with Public Works on any additional throat depths or other issues that may come up.

ROBERT WARHOLA
Right. We're approving 5A and denying the rest of five.

MARILYN K. KIRKPATRICK
Oh, approving. Okay.

ROBERT WARHOLA
Yeah.

MARILYN K. KIRKPATRICK
Approving 5A.

WILLIAM MCCURDY II
All right we have a motion by Commissioner Kirkpatrick. Please cast your vote.

MARILYN K. KIRKPATRICK
Messy. I should have asked. You're good with everything that I said, and you understand what I said. Okay, perfect. And you can reach out to our office if you feel you get stuck, but these guys are great to work with.

VOTE

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

WILLIAM MCCURDY II
Motion is adopted.

(Companion Items 14 and 15)

14. VS-24-0494-AAA LAND INVESTMENT, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Fort Apache Road and Plushstone Street within Spring Valley (description on file). JJ/rr/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 15).

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

SAMI REAL
Next are Items 14 and 15.

- Item 14, VS-24-0494; vacate and abandon easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Fort Apache Road and Plushstone Street within Spring Valley.

- Item 15, WS-24-0495; Waivers of Development Standards for the following: modify residential adjacency standards and driveway geometrics, design review for expansion of a commercial development on a 2.35-acre portion of a 4.11-acre site in a CG (Commercial General) Zone generally located on the east side of Fort Apache Road and the north side of Warm Springs Road within Spring Valley.

WILLIAM MCCURDY II
Welcome.

LEBENE OHENE
Good morning, Commissioner and congratulations Commissioners.

Good morning, Commissioners. Congratulations, Lebene Ohene, 520 South 4th Street representing the applicant on this application. To orient you to the site, the site is located on the east side of Fort Apache Road and approximately 270 feet north of Warm Springs Road. The parcel is currently zoned CG, and was part of the parcel to the south, which is currently developed. This request is only for the parcel indicated to the north.

The first application, which is Item Number 14, is a vacation of patent easements, 33-foot-wide patent easements, along the north and east property lines. Staff and Town Board recommended approval of the application. The main application is the WS and design review for a commercial center consisting of three buildings, two to the north, one in the center, which is a restaurant with drive-through, and one to the south, which is a restaurant, maybe, a tavern, if they can meet requirements.

The Residential Adjacency Standards, which is Waiver Number 1, the main issue with that is a reduction in this 200-foot setback to 97 feet. But this request is mitigated with landscaping, which is more than 19 feet, and in some areas, 32 feet along the east property line. On the northern property line, the two buildings buffer the restaurant with a drive-through. To further mitigate the impact of the reduction, an additional five feet of landscaping is proposed along the east side of the drive-through, which is indicated by this landscaping, as well as the 19-foot-plus landscaping area. That's the main waiver.

The Waiver Number 2 that deals with off-sites, it's basically to reduce the throat there from 75 feet to 50 feet. There is cross access to the sudden parcel running along the east property line. Public Works did not have an issue with the request, however because Planning recommended denial of the application based on the setback reduction, they basically recommended denial, as well. And to further show the property as designed, the property to the north has the proposed landscaping that buffers both the north and the east and additional adjacent to the drive-through, which as shown, has all the landscaping that is requested in the area which had the pattern easement, to the south. There is no existing landscaping. So, Town Board had a split vote so there was no recommendation to it, and we will appreciate your recommendation and approval of the application based on the request as submitted to Staff.

We appreciate your approval with the conditions as listed in your agenda and I'm here to answer any questions. Thank you.

WILLIAM MCCURDY II
Thank you. Does that complete your presentation? All right, this is a public hearing. Is there anyone that would like to come forward at this time to talk on these items? Hearing and seeing none, we'll turn it over to Commissioner Jones.

MOTION

JUSTIN JONES
Thank you. Mr. Vice Chair, I move approval of agenda Items 14 and 15.

WILLIAM MCCURDY II
All right, we have a motion by Commissioner Jones. Please cast your vote.

VOTE

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

WILLIAM MCCURDY II
Motion is adopted.

LEBENE OHENE
Thank you, Commissioners, and have a good day.

15. WS-24-0495-AAA LAND INVESTMENT, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) driveway geometrics.
DESIGN REVIEW for expansion of a commercial development on a 2.35 acre portion of a 4.11 acre site in a CG (Commercial General) Zone. Generally located on the east side of Fort Apache Road and the north side of Warm Springs Road within Spring Valley. JJ/rr/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 14).

CONDITIONS OF APPROVAL –
Comprehensive Planning
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without 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.
- Applicant is advised that off-site improvement permits may be required.

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 #0415-2024

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

(Companion Items 16-18)

16. VS-24-0504-MAK ZAK, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Agate Avenue (alignment), and between Buffalo Drive (alignment) and Monte Cristo Way within Enterprise (description on file). JJ/rr/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 17 AND 18).

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

- Right-of-way dedication to include 45 feet to the back-of-curb for Pebble Road and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

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

SAMI REAL

Next are Items 16 through 18, which will be heard together.

- Item 16, VS-24-0504; Vacate and abandon easements of interest to Clark County, located between Pebble Road and Agate Avenue alignment and between Buffalo Drive alignment and Monte Cristo Way, within Enterprise.

- Item 17, WS-24-0505; Waivers of Development Standards for the following: reduce setbacks, reduce lot sizes, alternative Neighborhood Protection (RNP) Overlay standards; increased retaining wall height, increased fill height, and increased driveway width, and curb type. Design review for a single-family residential development on five acres in an RS-20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Pebble Road, 300 feet west of Monte Cristo Way within Enterprise.

- And then Item 18, TM-24-50106; tentative map consisting of six single-family residential lots on five acres, in an RS20 (Residential Single-Family 20) Zone, within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Pebble Road 300 feet west of Monte Cristo Way within Enterprise.

WILLIAM MCCURDY II
Welcome.

STEPHANIE ALLEN
Thank you. Good morning, Mr. Chair, Commissioners. Stephanie Allen 1980 Festival Plaza Drive, here on behalf of the applicant, Richmond American Homes. If you could look on the aerial, this property is located just to the east of Buffalo Drive off of Pebble. It's located within a Rural Neighborhood Protection Zone, and we are not asking to change anything with respect to the zoning or the overlay, specifically. We actually have a half-acre lot community with a density of 1.8 units to the acre and all single-single story and single-family homes.

Galloway Grove is just to the east of this project on the north side of Pebble, and it'll be similar product, or the same product actually, as Galloway Grove.

In talking with some of the residents in the area, they were very happy to hear it was an extension of Galloway Grove that is extremely compatible and has been well-received in the RNP. So, this is just an extension of that community.

This property is a nine-lot community. You can see there's three homes that'll front onto Pebble. And then we have the cul-de-sacs on two different cul-de-sacs here. Nine homes. The density is 1.8 units to the acre. The waivers are unique to this property, partially because it's on Pebble Road. And also with the new Code, there's some different measurement requirements than used to be required.

So, we are asking for reduction only on the internal lots for the front yard setbacks to 20 feet, where 40 feet is required. We do have the 40-foot setbacks on the three lots that are on Pebble, so there's a lot of space in those front yards, but on the internal lots it's pretty consistent in the RNPs to have that 20-foot front yard setback. Home buyers would prefer the space be in their rear yards than in the front yards. And you used to be able to count to the center line of the street for front yard setbacks, so it's practically that way in a lot of the RNP communities now, it just measured out to 40 feet. So, you're going to see that waiver quite a bit with respect to front yard setbacks, specifically.

The lot sizes, there are three lot sizes along Pebble, again because of the dedication of that right of way that we have asked to reduce slightly. So that's our second waiver request. And it's only on these three lots that front onto Pebble. But as I mentioned, the overall density for the nine-lot community is well under the two units to the acre at the 1.8 units to the acre.

The RNP standard that's being waived is only with regards to the lots that front onto Pebble, that's an 80-foot right of way, but it is very rural in nature. So, it's currently not operating as a busy 80-foot right of way. It's within the RNP area. We are proposing full off-sites so at some point if the rest of the development develops out, there will be detached sidewalks and full offsite improvements adjacent to this project.

We have a request for additional retaining wall and fill and that retaining, and fill will be mostly in this southern southwestern corner. In fact, we're lower on these lots and a little bit higher on these lots, so it does require some fill and retaining in this corner.

We have a driveway width waiver because on Pebble we had to actually increase our driveway width. We're only allowed to have a 28-foot driveway width and we're asking for a 38-foot driveway width, which I believe is better. So, we're just asking to increase that driveway width.

And finally, we have a depressed L curb on Pebble Road specifically as part of the off sites that we're asking for a waiver on. So, those are the waiver requests. It's not quite as simple as you'd think, but again, this is all half-acre, one-story homes, which is what the neighborhood wants, and what we hear from neighbors, they want to preserve the RNP and keep a community similar to this. So, it'll certainly be compatible in harmonious with the area. The one-story homes are beautiful single story, the Robert and Rocco models, which are 4,000 square foot and 3,400 square foot homes, over a million dollars price points. And again, consistent with that neighborhood just immediately to the northeast.

So, with that said, we would very much appreciate your approval today. I'm happy to answer any questions.

WILLIAM MCCURDY II
Thank you. Does that complete your presentation?

STEPHANIE ALLEN
Yes, sir.

WILLIAM MCCURDY II
All right. Is there anyone who would like to come forward at this time? This is a public hearing. All right, hearing and seeing no one, we'll turn it over to Commissioner Jones.

JUSTIN JONES
Thank you, Mr. Vice-Chair. Ms. Allen, can you clarify with regards to Waiver Number 1, whether the reduction on the setbacks applies only to lots one, two, three, seven, eight, and nine or whether it applies to all nine lots?

STEPHANIE ALLEN
Correct. It just applies to the six you referenced, which are the internal lots, the three that front onto Pebble we meet the 40-foot front yard setback.

JUSTIN JONES
Okay Ms. Real does that clarify that issue?

SAMI REAL
It does. The plans that we have on file show that the front yard setback was proposed to be, we'll just say encroached upon, for lots four, five and six. So, if the setback reduction really only applies to, I'll say, just the three internal lots and not the lots fronting, then I would recommend a clarification or an addition of a condition that says that the setback reduction doesn't apply to those lots fronting Pebble.

STEPHANIE ALLEN
And we're fine with that.

MOTION

JUSTIN JONES
Very good. All right, well with that modification of Waiver Number 1 then I'll go ahead and move for approval of agenda Items 16, 17, and 18.

WILLIAM MCCURDY II
All right, we have a motion by Commissioner Jones. Cast your vote.

VOTE

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

WILLIAM MCCURDY II
Motion is adopted.

STEPHANIE ALLEN
Thank you very much.

WILLIAM MCCURDY II
Thank you.

17. WS-24-0505-MAK ZAK, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce lot sizes; 3) alternative Neighborhood Protection (RNP) Overlay standards; 4) increase retaining wall height; 5) increase fill height; 6) increase driveway width; and 7) curb type.

DESIGN REVIEW for a single-family residential development on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Pebble Road, 300 feet west of Monte Cristo Way within Enterprise. JJ/rr/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 16 AND 18).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Waiver of development standards #1 does not apply to Lots 4 through 6 which front Pebble Road;
- 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 Pebble Road and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Circular driveways, or on-site turnarounds, must be provided for all lots along Pebble Road;
- 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

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0215-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

18. TM-24-500106-MAK ZAK, LLC:

TENTATIVE MAP consisting of 9 single-family residential lots on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Pebble Road, 300 feet west of Monte Cristo Way within Enterprise. JJ/rr/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 16 AND 17).

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 Pebble Road and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Circular driveways, or on-site turnarounds, must be provided for all lots along Pebble Road;
- 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

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0215-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

19. WC-24-400060 (NZC-22-0028)-AMH NV10 DEVELOPMENT, LLC:

HOLDOVER WAIVER OF CONDITIONS of a nonconforming zone change requiring no certificate of occupancy can be issued for any structure within this project unless and until a certificate of occupancy has been issued for the clubhouse (adjacent project to the north) for a previously approved single-family residential development on 4.90 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northwest corner of Oleta Avenue and Conquistador Street within Enterprise. JJ/rg/ng (For possible action)

ACTION: HELD TO FEBRUARY 5, 2025, PER THE APPLICANT. APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA.

20. WS-24-0475-PANCIROV GREGORY T. & CYNTHIA M. FAMILY TRUST & PANCIROV GREGORY T. & CYNTHIA M. TRS:

WAIVER OF DEVELOPMENT STANDARDS to allow an attached sidewalk.

DESIGN REVIEW for an office/warehouse building on 0.98 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Martin Avenue, 730 feet east of Valley View Boulevard within Enterprise. MN/lm/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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;
- Full off-site improvements.

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.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0299-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SAMI REAL
Next is Item 20; WS-24-0475, waiver of development standards to allow an attached sidewalk and design review for an office building on 0.98 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay generally located on the south side of Martin Avenue, 730 feet east of Valley View Boulevard within Enterprise.

WILLIAM MCCURDY II
Welcome.

NGUYEN DALKEY
Hello. Nguyen Dalkey with ACG on behalf of the applicant, 4310 Cameron Street, Suite 12A. So, we're asking to do an infill parcel with limited frontage and one access point. It will be an office warehouse. It will be owner-tenant occupied. And I've laid out a site plan for you here, we'll be off towards the middle of the property. And then here is also a rendering of the proposed development. And with that I would humbly ask for your approval. Thank you for your time and attention to this.

WILLIAM MCCURDY II
All right, does that complete your presentation? All right, this a public hearing, is there anyone would like to come forward at this time? All right, we'll close the public hearing and turn over to Commissioner Naft.

MOTION

MICHAEL NAFT
Thank you. I move approval of Item 20.

WILLIAM MCCURDY II
All right, we have a motion to floor, cast your vote.

VOTE

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

21. WS-24-0484-MARQUEZ FAMILY TRUST ETAL & MARQUEZ, CHRISTIAN & GABRIELA TRS:
WAIVER OF DEVELOPMENT STANDARDS for off-site improvements (streetlights, curb, gutter, and sidewalk) in conjunction with a single family subdivision on 2.07 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Eldorado Lane and the east side of Placid Street within Enterprise. MN/nai/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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

- Install a 5-foot-wide detached asphalt pathway along Eldorado Lane and Placid Street to the satisfaction of Public Works - Development Review;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0401-2023 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

SAMI REAL

Next is Item 21; WS-24-0484, waiver of development standards for offside improvements, streetlights, curb, gutter, and sidewalk in conjunction with a single-family subdivision on 2.07 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of El Dorado Lane and the east side of Placid Street within Enterprise.

JASON GRIFFITH

Hi, my name is Jason Griffith. G-R-I-F-F-I-T-H.

CHRISTIAN MARQUES

Good morning, Commissioners. I'm Christian Marquez. We're here to –

JASON GRIFFITH

We're here to ask for a waiver of the offside improvements for a plot of land that we have. And then we'll add the five-foot asphalt around the side.

WILLIAM MCCURDY II
All right, so does that conclude your presentation? All right, this is a public hearing. Is there anyone who'd like to come forward at this time? Seeing none, we'll close the public hearing and turn over to Commissioner Naft.

MOTION

MICHAEL NAFT
Thank you. In other words, you're asking for the waiver. I'm going to grant the waivers, but I'm going to require that there be a five-foot detached asphalt path, with that to be included in my motion for approval of Item 21.

WILLIAM MCCURDY II
I have a motion by Commissioner Naft. Cast your vote.

SAMI REAL
And Commissioner, just to clarify, that would be on both streets, El Dorado and Placid?

MICHAEL NAFT
Yes. Thank you.

SAMI REAL
Okay.

VOTE

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

WILLIAM MCCURDY II
Motion is adopted.

JASON GRIFFITH
Thank you.

MICHAEL NAFT
Thank you.

22. WS-24-0488-SOUTH PAW RESORT CENTER, LLC:
WAIVER OF DEVELOPMENT STANDARDS for an alternative landscape buffer.
DESIGN REVIEW for site modifications for a previously approved kennel (dog daycare and boarding) with retail on 0.89 acres in an IP (Industrial Park) Zone. Generally located on the north side of Pyle Avenue and the east side of Ullom Drive within Enterprise. JJ/lm/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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.

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 #0128-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #1B WAS DENIED

SAMI REAL
Next is Item 22, WS-24-0488; waiver of development standards for an alternative landscape buffer and design review for site modifications for a previously approved kennel, a dog daycare and boarding facility with retail on 0.89 acres in an IP (Industrial Park) Zone, generally located on the north side of Pile Avenue and the east side of Ullom Drive within Enterprise.
Welcome.

NICHOLAS SELL
Good morning, Commissioners. I'm Nicholas Sell with green Tunnel on design.

GEORGE RIVERA
Good morning, George Rivera.

NICHOLAS SELL
And we're representing 10160 Ullom Drive. We're asking for some landscaping changes. The first one, the landscape buffer along the north and the east sides of the property from a previously approved Silver Dollar Gum Evergreen with a 60-inch box tree to the Willow Acacia with a three-inch minimum caliper and a 24-inch box tree. We're also changing the landscape fingers around the site from the Arizona Ash with a 48-inch box to the Bay Laurel with a 24-inch box. And then we're also changing the trees on the west side of the property from the previously approved Arizona Ash with a 40-inch box to the Mesquite tree with a three-inch caliper and a 24-inch box.

We're also changing the shrubs around the site. We have a list of them here; Texas Ranger and the Indian Hawthorne, to the Prostrate Acacia, the Feathery Senna, the Gray Desert Spoon, Red Yucca, Bush Lantana, Compact Texas Ranger, Creeping Rosemary, and Yellow Bells. We're asking for some waivers on these trees. These are a 30-inch foot trees at maturity where 40-inch trees are required. That's along the landscape buffer and on Ullom Street. And that's the landscaping changes.

We also have some site plan changes. We are requesting a 377-square foot dog pool, specifically for dogs to use. This is four-and-a-half foot deep and we're also including a splash pad for the dogs, as well, that's adjacent to that. We're also proposing to move the wall that was five feet from the sidewalk closer to the sidewalk to just increase that yard. And our pool is requiring a design review. So, hope you can approve our request.

WILLIAM MCCURDY II
Thank you. Does that conclude your presentation?

NICHOLAS SELL
Yes.

WILLIAM MCCURDY II
All right. This is a public hearing. Is there anyone who'd like to come forward at this time? Hearing and seeing no one we'll turn over to Commissioner Jones.

JUSTIN JONES
Thank you, Mr. Vice Chair. I didn't have a chance to speak with you all. You didn't ask to meet with me beforehand, so I didn't have a chance to understand what your reasoning was for seeking the waiver on 1B. What is the reason for it?

NICHOLAS SELL
You're talking about the trees?

JUSTIN JONES
Yep.

NICHOLAS SELL
Just these trees were oversized, initially. We're just requesting a smaller box tree.

JUSTIN JONES
No, you're moving from evergreen to non-evergreen. That's what the waiver is.

NICHOLAS SELL
Yes, that's correct, too.

JUSTIN JONES
Okay, well that's what the waiver is. I'm just trying to understand.

NICHOLAS SELL
Yeah, we're just, I think that was just to match the surrounding area a little bit better.

MOTION

JUSTIN JONES
All right, I'm going to go ahead and move for approval of the Design Review and Waiver Development Standard 1A and denial of Waiver of Development Standard 1B. In the future, if you have other requests, then come see me first.

NICHOLAS SELL
Okay.

WILLIAM MCCURDY II
We have a motion on the floor, cast your vote.

VOTE

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

WILLIAM MCCURDY II
Motion is adopted.

NICHOLAS SELL
Thank you.

GEORGE RIVERA
Thank you.

23. WS-24-0489-HARDY MAURICE W. & ANN REV LIV TR & HARDY MAURICE W. & ANN TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) full off-site improvements; and 2) paved legal access for a proposed minor subdivision map on 2.07 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Tank Road, 380 feet west of Pioneer Road within Moapa Valley. MK/lm/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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; that compliance with Hillside standards per 30.04.05K is required with future development; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Coordinate with the Division of Air Quality for dust control;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant is advised private easement is to remain as Public Works amends the Transportation Element.

Clark County Water Reclamation District (CCWRD)

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

SAMI REAL
Next is Item 23, WS-24-0489; Waivers of Development Standards for the following: full off-site improvements and paved legal access for a proposed minor subdivision map on 2.07 acres in an RS20 (Residential Single-Family 20) Zone, generally located on the south side of Tank Road, 380 feet west of Pioneer Road within Moapa Valley.

WILLIAM MCCURDY II
Welcome.

BRYCE HARDY
Thank you. Good morning. My name is Bryce Hardy. My address is 3228 Quaint Ranch Street in Logandale. I'm here representing my Mom. She's elderly and we would like, she would like to, basically, what we want to do is just divide one parcel of land into half, into two parcels of land, a two-acre parcel into to two one-acre parcels. And you can see it here on Tank Road, the zoning is already RE, which is for half acre. So, this is just divided into one acre. And so we went through the whole, my Dad passed away years ago, and before he passed away, he's like, "Someday," told my Mom, "we'd like to divide that in half just in case the kids, or grandkids, or great-grandkids, or someone needs a place to build a house on." And so, a couple years ago I said, "Mom, if you want me to, I'll start going through the process and see what it takes to put a line on that map."

She has no desire to do anything with it right now, just to divide it in half in case somewhere down the line if one of her grandkids or something wants to build a house.

So, we started going through the process and they said everything was good. They had given me 11 different requirements that we needed to do, which were all fine, except for two of them we decided we didn't want to do. One of them was paving the road and one of them was off-site improvements. I assume that means curb, and gutter, and streetlights, and that sort of thing. And so, I'm here basically just for the reason to ask if, when we divide that property in half, if we wouldn't have to pave the road and we wouldn't have to put off-site improvements. The reasoning behind that, you can see it's a rural, out in Logandale, it's a rural area, it's a gravel road, private road my Dad built years ago and want to keep that rural. It's quiet, we don't want paved roads where people are driving fast up and down.

Also, I guess, the cost, we don't want to be cost just to get one extra lot. And really, there's no traffic, on that where it's at right now, maybe one or two cars per week go past that and that would just be the people driving up to, there's a water tank up on the hill, it's just one or two cars driving up there, the water company trucks to service.

So, basically just asking to waive the requirement to pave Tank Road and to waive off-site improvements on Tank Road as we just divide that in half. All right.

WILLIAM MCCURDY II
All right, thank you. It looks like we have a card here. This is a public hearing. We'll invite up Danielle Holliday. And step back and we'll open up the public hearing.

DANIELLE HOLLIDAY
Good morning, Commissioners. My name is Danielle Holliday, I'm a resident at 2110 Liston in Logandale and I'm the owner of the business at Moapa Valley Boulevard and Liston, which would primarily be affected by anything that goes on down Liston or past that road. And I stand here in support of Mr. Hardy's request for the waiver of development standards. I believe that the logistics are correct and that we, as neighbors, do support him in this agenda.

WILLIAM MCCURDY II
All right, thank you.

DANIELLE HOLLIDAY
Thank you.

WILLIAM MCCURDY II
Is there anyone else that would like to come forward at this time?

DENISE ROBERTSON
My name is Denise Robertson, and I live at 1990 Liston Avenue, and I do not support this. I think it's fine to make the subdivision, the access down Liston, however, Commissioner Kirkpatrick and I have spoken about this several times. We just had a Corn Maze. And we had, can you zoom out on this at all, so you can see the access to this road? All right, can you zoom out on the aerial view? Oh, you can't?

Okay, so the access to Liston comes down our road. It is a road that has been accessed by Logandale Trails. And it goes down our road and connects to Pioneer Road. The only thing that I would object to is filtering more traffic down our road. That's the only thing that I would object to. In terms of the access to this road is off of Moapa Valley, Boulevard down Liston across the railroad tracks and then Tank Road, that's the only reason that I would object to it, because we don't have an access. The access on Liston to Logandale Trail is the access on Liston to the Corn Maze was always to be a temporary access. The permanent access was supposed to be on Whipple. We haven't recognized or realized that, but yet we're still filtering traffic down Liston Road by subdivision of lands or by changing land use.

Recently this Commission just changed 100 acres of agricultural to a commercial use via a use permit. And all of that traffic filtered right down our road, 334 cars one way, 334 cars the other way. It's a road that is a primitive road. There's no sidewalk, curb, and gutter. It's just literally the end of the pavement and then six feet to our fence. So, the amount of traffic, if we could limit it down that road is what we're looking for, is what I'm looking for. But as far as your subdivision goes, I think it's insignificant. It would be two people a day, not 300. So, thank you.

WILLIAM MCCURDY II
All right, thank you. Is there anyone else? Seeing no one else we'll close the public comment and turn over to Commissioner Kirkpatrick.

MARILYN K. KIRKPATRICK
Thank you, Mr. Chairman. So, I agree you shouldn't have to do off-sites and all that other stuff. But I do want to clear up the record a little bit because we gave a temporary special use permit, and I know it's not your application, but because it was brought up, and I've tried to address it in emails, and I've tried to do all that and it falls on deaf ears, I suppose, but we, and it's apples and oranges, but at the same time it impacts this area. So, I want to talk about this little area of what's coming.

So, one, we received a FLAP (Federal Lands Access Program) Grant, which we've been working on for four years, to pave Pioneer as a whole because we've had so many complaints about the dust coming forward. We had to wait somewhat because Chris Angel's property, he wanted a piece of land that I didn't own that I couldn't give him, so we had to redesign, and do that. So, we are trying to address the dust as a whole.

Two, we approved a Temporary Special Use Permit for one time to see if, one, we could have another access available to see what the impact was on the community. And we recognized that there was going to be an impact on the community, which is why three neighborhood meetings were held, which is why we allowed for one year. So, we are working to address that issue that I do think that the Corn Maze folks have worked pretty hard to address every light condition, all those other things, but there's work to do. But this Commission did not change all that agricultural for the long term, it's one time, it was one time to see what it works. And 90% of the kids that live out there, work at that Corn Maze, so we're trying to ensure that other things.
We have talked to the BLM about the access on Liston to Logandale Trails, they're aware it's an issue. We do have a BLM right-of-way patent. So, people can go that way. It's on purpose, so that people have access to the BLM stuff. And I'm sorry Mr. Hardy that you're getting drug into this. But this is daunting because I don't like being told that I don't understand the town, because I understand your town more than people think. I spend a lot of time out there, I just am not at the local grocery store every day, right? And we are trying to better that area and allow for some of that economic development.

I said this was not the proper place to have this conversation because it's not on the agenda, but I'm circling it in and the attorney's going to poke me in the eyeballs here in a couple of seconds. But that being said, I just wanted to be clear, though, so what happens to us is we subdivide and I understand why you're subdividing, and rightfully so, because crazy enough throughout the town we have people coming together on their properties so they can save on the tax piece. And we understood this always could be a one-house person because the zoning wouldn't allow an actual subdivision. But that's our terms that we use at Clark County.

I do, at some point, want to do a transportation, what's it called, Antonio, it's a transportation update?

ANTONIO PAPAZIAN
Commissioner, it'd be to update the Transportation Element because Tank Road is on the Transportation Element. And because it's on the Transportation Element, even though it appears it goes nowhere, we have to ask for dedication. And I would rather not ask for dedication to a road that doesn't go anywhere.

MARILYN K. KIRKPATRICK
We don't want your road; we want you to keep it. But there's a process. And I have a couple other ones. I think Sharon Street is another one, and I think there are a couple other things that we want to look at in the area. And we also actually had someone that built in our right-of-way, their home, and we don't want them to have to tear that down, either. So, we do want to do a Transportation Element at some point. So hopefully you would work with us to update that.

But until then I have to leave the easement on this application, correct, JaWaan or no? Or can I say, until such time that a transportation map is updated? So that you could move forward in the event that you decide to build tomorrow, right?

JAWAAN DODSON
That's correct, Commissioner.

MARILYN K. KIRKPATRICK
But we want to do that. But I also want to caution that this will never be on our paving list because we don't want to pave it. You don't want to pave it. And there's such a small amount of dollars. Is there some basic paving that he has to do, though? I think with the subdivision that you're required; I feel like we worked with Mr. Lyman on a similar situation. Is there some basic something that he has to do for asphalt or something there? No?

ANTONIO PAPAZIAN
No Commissioner. They're outside of the PM-10 requirements.

MARILYN K. KIRKPATRICK
Oh, okay.

ANTONIO PAPAZIAN
So, they could get a waiver for the asphalt, waiver for the off-sites. Just for my clarification, talking to Rob, is that direction for me to amend the Transportation Element on Tank Road?

MOTION

MARILYN K. KIRKPATRICK
I want to do a couple of them at the same time so that we can address some of the traffic issues. But you guys got to be nice to us out there, when we come with the Transportation Element, you're not nice to us. So, we're trying to help.

So, with that, long way around, we make a motion for approval allowing the two waivers that you've asked for.

BRYCE HARDY
Thank you.

WILLIAM MCCURDY II
All right, there's a motion for approval. Cast your vote.

MARILYN K. KIRKPATRICK
And it's clear that he has to give the easement until such time that map is done, correct?

ANTONIO PAPAZIAN
Commissioner, so because you're going to add a few things, it seems like to the amendment of the update we'll –

MARILYN K. KIRKPATRICK
In that general vicinity, yeah.

VOTE

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

BRYCE HARDY
Thank you.

MARILYN K. KIRKPATRICK
Okay.

(Companion Items 24 and 25)

24. WS-24-0511-KOREN STRATEGIC INVESTMENTS:
AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping (no longer needed); 2) increase fill height; 3) increase retaining wall height; and 4) waive off-site improvements (curb, gutter, streetlights, and sidewalks).
DESIGN REVIEW for a proposed single-family residential subdivision on 4.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Racel Street and the west side of Sisk Road within Lone Mountain. MK/jor/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS, (COMPANION ITEM 25).

CONDITIONS OF APPROVAL –
Comprehensive Planning
- No HOA;
- Residences limited to single story homes;
- Any retaining wall over 3.5 feet in height shall be tiered or incorporate another acceptable technique to soften the appearance of the increased wall height;
- 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
- Minimum paving required along Racel Street, Sisk Road, and Meisenheimer Avenue;
- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

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

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

SAMI REAL
Next are companion Items 24 and 25.

- Item 24, WS-24-0511; amended waivers of development standards for the following: eliminate street landscaping no longer needed, increased fill height, increased retaining wall height, and waive off-site improvements, curb gutter streetlights, and sidewalks. Design review for a proposed single-family residential subdivision on 4.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Racel Street and the west side of Sisk Road within Lone Mountain.

- And then Item 25, TM-24-500109; tentative map consisting of nine single-family residential lots on 4.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay, generally located on the north side of Racel Street and the west side of Sisk Road within Lone Mountain.

WILLIAM MCCURDY II
Welcome.

STEPHANIE ALLEN
Good morning again, Mr. Chairman, Commissioners, Stephanie Allen, 1980 Festival Plaza Drive here on behalf of the applicant, Richmond American Homes. This property is located in the northwest off of Racel and Sisk Road. We are not requesting any type of zone change or a plan amendment. It is simply a conforming application to the RNP and the RS20 development. Richmond is proposing half-acre lots with all one-story homes on the property. And we very much appreciate Staff and Town Board's recommendation on this application.

The one waiver that Staff is not supporting is our request to not do the full off-site improvements because this area is very rural, in nature. We have nine lots. You can see this is the layout, with three of the homes fronting onto Meisenheimer. At our neighborhood meeting, this was originally flipped and the neighbors asked us to move the homes that would front onto Meisenheimer instead of Racel, which is to the south. And then we have a cul-de-sac with six homes on the southern portion of the property.
The Waiver Number 1 is no longer needed. Waivers 2 and 3 are with respect to the fill and the retaining wall. We're simply asking for a half-a-foot additional beyond what the code allows and that's mostly on this western wall.

And then the final waivers, as I mentioned, the off-sites to keep it rural, that's important to the residents in the area. And Richmond is willing to request that waiver if this Commission is willing to grant it.

The one-story homes are all of their large Robert and Rocco homes. This is 4,000 square feet. The Rocco is 3,400 square feet, roughly. And again, these are over a million-dollar homes and will be, certainly, a good addition to the area. And sticking with the rural character of the area.

So, with that said, I'm happy to answer any questions. We'd ask you to follow Staff and the Town Board's recommendation of approval, and also approve the one waiver of full off-sites, please. Happy to answer any questions.

WILLIAM MCCURDY II
All right, does that conclude your presentation?

STEPHANIE ALLEN
Yes, sir.

WILLIAM MCCURDY II
All right. This is a public hearing, is there anyone that would like to come forward at this time? Hearing and seeing none, close public hearing time, I'll turn it over to Commissioner Naft.

MARILYN K. KIRKPATRICK
How about me?

WILLIAM MCCURDY II
Oh, excuse me, Commissioner Kirkpatrick. Excuse me.

MOTION

MARILYN K. KIRKPATRICK
First, we want to thank Richmond American for building what the residents want. And half-acre single story is consistent with what's out there. So one, we're willing to waive the off-sites because no one around you has off-sites and what we don't want to create is a flooding issue in the event that we put off-sites and it moves the water different places. So, we support that.

We support you flipping the project so that now the landscaping has to be adjusted. And then, lastly, the three feet, if it's more than three-and-a-half feet, the tiered wall, or you got to do something to soften the look of it, because it won't match the existing neighborhood.
Was there anything else, Antonio? Did I get them all?

ANTONIO PAPAZIAN
You did, Commissioner. Thank you. I would like to just clarify because they are asking for the waiver of off-sites, it sounds like you're willing to support it, that they cannot waive minimum asphalt requirements.

MARILYN K. KIRKPATRICK
Oh, right,

ANTONIO PAPAZIAN
because they are inside of the PM-10.

MARILYN K. KIRKPATRICK
I tried that on the last application, but you are inside the PM-10, so, okay. All right, with that, that's my motion.

WILLIAM MCCURDY II
We have a motion by Commissioner Kirkpatrick, please cast your vote.

MARILYN K. KIRKPATRICK
Oh, can I just clarify one more thing, no, HOA.

STEPHANIE ALLEN
Yes –

MARILYN K. KIRKPATRICK
Okay.

STEPHANIE ALLEN
–we understand that.

SAMI REAL
So, Commissioner, can I clarify, did you want to add the single story as a condition, as well?

MARILYN K. KIRKPATRICK
Yep. Because they have agreed to it. So, no HOA, single story only. And then the waiver of the off-sites, the landscape, and the wall, if it has to go more than three-and-a-half, you have to soften it.

STEPHANIE ALLEN
We're fine with all of that. I just wanted to clarify, they usually have a landscape maintenance agreement just to maintain the landscaping, but it's not a full-blown HOA.

MARILYN K. KIRKPATRICK
Yep. And if you're going to put a monument sign out, you got to be consistent with everything else out there. Low lighting, all that good stuff, to keep it rural.

STEPHANIE ALLEN
Got it.

MARILYN K. KIRKPATRICK
Okay, thank you.

WILLIAM MCCURDY II
All right, there's a motion. Votes have been cast.

VOTE

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

WILLIAM MCCURDY II
Motion is adopted.

STEPHANIE ALLEN
Thank you very much. Appreciate it. And congratulations, you three on your election.

25. TM-24-500109-KOREN STRATEGIC INVESTMENTS:

TENTATIVE MAP consisting of 9 single-family residential lots on 4.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Racel Street and the west side of Sisk Road within Lone Mountain. MK/jor/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS, (COMPANION ITEM 24).

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

- Minimum paving required along Racel Street, Sisk Road, and Meisenheimer Avenue;
- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

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

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

Clark County Water Reclamation District (CCWRD)

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

SEC. 6. AGENDA ITEM

26. AG-24-900729: Discuss a potential amendment to Title 30 to address how setbacks are measured; and direct staff accordingly. (For possible action)

ACTION: HELD TO NOVEMBER 20, 2024, PER COMMISSIONER SEGERBLOM.

SEC. 7. INTRODUCTION OF ORDINANCES

27. ORD-24-900529: Introduce an ordinance to consider adoption of a Development Agreement with SCT Silverado Ranch & Arville LLC for a commercial development on 0.8 acres, generally located east of Arville Street and north of Silverado Ranch Boulevard within Enterprise. JJ/jm (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY NOVEMBER 20, 2024, AT 10 A.M. (BILL 11-6-24-1).

SAMI REAL
Next are ordinances for introduction. Items 27 through 29 are ordinances to consider an adoption of a development agreement.

- Item 27 is ORD-24-900529 for a Development Agreement with SCT Silverado Ranch and Arville, LLC for commercial development on 0.88 acres.

- Item 28, ORD-24-900546 is for a Development Agreement with Fort Apache, LTD for a multifamily residential development on 9.1 acres.

- And Item 29, ORD-24-900599 is for a development agreement with GY Properties, LLC for an office warehouse building on 21 acres.

And then Items 30 through 33 are ordinances for introduction to amend the official zoning map.

- Item 30 is ORD-24-900699, and that's for actions taken by the Board of County Commissioners on August 21, 2024.

- Item 31, ORD-24-900708 is for actions taken by the Board of County Commissioners on August 7, 2024.

- Item 32 is ORD-24-900710 is for actions taken by the Board of County Commissioners on September 18, 2024.

- And then lastly, Item 33, ORD-24-900725 are for actions taken by the Board of County Commissioners on September 4, 2024. And then also in Assessor's Books 059, 104, 140, 161, 162, 163, 164, 175, 176 and 177.

So, with that, Staff requests that you set the public hearing for Items 27 through 33 for November 20, 2024.

WILLIAM MCCURDY II
All right, we'll set the public hearing for November 20, 2024.

28. ORD-24-900546: Introduce an ordinance to consider adoption of a Development Agreement with Fort Apache, LTD for a multi-family residential development on 9.1 acres, generally located west of Fort Apache Road and south of Pebble Road within Enterprise. JJ/dw (For possible action)

    ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY NOVEMBER 20, 2024, AT 10 A.M. (BILL 11-6-24-2).

29. ORD-24-900599: Introduce an ordinance to consider adoption of a Development Agreement with G Y Properties LLC for an office/warehouse building on 2.1 acres, generally located west of Westwind Road and south of Sunset Road within Enterprise. MN/dw (For possible action)

    ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY NOVEMBER 20, 2024, AT 10 A.M. (BILL 11-6-24-3).

30. ORD-24-900699: Introduce an ordinance to amend the official zoning map, reclassifying certain properties as approved by the Board of County Commissioners on August 21, 2024. (For possible action)

    ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY NOVEMBER 20, 2024, AT 10 A.M. (BILL 11-6-24-4).

31. ORD-24-900708: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on August 7, 2024. (For possible action)

    ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY NOVEMBER 20, 2024, AT 10 A.M. (BILL 11-6-24-5).

32. ORD-24-900710: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on September 18, 2024. (For possible action)

    ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY NOVEMBER 20, 2024, AT 10 A.M. (BILL 11-6-24-6).

33. ORD-24-900725: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on September 4, 2024 and in Assessor's Books 059, 104, 140, 161, 162, 163, 164, 175, 176, and 177 the attached zone changes were approved to reclassify certain properties and amend the zoning map. (For possible action)

    ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY NOVEMBER 20, 2024, AT 10 A.M. (BILL 11-6-24-7).

PUBLIC COMMENTS

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

WILLIAM MCCURDY II
All right, this is the last time set aside for public comment. You'll be allotted three minutes, ask you to come up, please state your name for the record.

MARGARET ANN COLEMAN
Thank you. My name is Margaret Ann Coleman. I'm back here because I was trying to explain to you that $3 million and that $8 million you had given to the homeless or the Community Living Southwest of Nevada.

My home is important to me. The reason why I moved to Las Vegas is because I was trying to establish living arrangements for my family and myself. You all have given the opportunity to give my property that I have shown you the deed and I have tried to give to the Assessor's Office. I have tried giving to Schofield, and I find out that new evidence concerning Schofield is the overthrower concerning with Marilyn Kirkpatrick and the rest of their conspirators.

They have given my property to a Filipino that you guys have given Filipino Town the options to take over portion of the State and using me as a Guinea pig of taking my State Farm money of $385,000 that I'm crediting due of money stolen, items stolen due to the rip off by Mike Schofield, that is Darren Holmes. There is a partnership that's overthrowing me for 43 years of me trying to collect my worker's compensation, that is that $3 million and that $8 million.

You have, I don't know how to pronounce the first name, Y-U-E-N Bosco as 1316 Wizard owner. I'm the owner. I have given my, as I told you before, my grant deed to you.

Now, I want to also discuss the homeless matter. You guys want to improve the homeless shelter. People are suffering up in there. You haven't lived up in there. We are complaining about the toilets. We are getting bladder and kidney problems. I lived there for going on 11 days now and it's just disgusting. Not that I'm trying to overthrow my chance of not having a place to have my head off the ground, because you threw me outside, putting this gentleman, Bosco that is a Filipino, as accountant in my home to run Filipino Town using my efforts of my $3 billion, $3 million. I need my money to get out of town. I'm tired of Las Vegas. I'm tired of you people being the thieves of my life. Have overthrown me. I can't take care of my kids. Where's my children? I don't know where any of my kids, you threw one out with no shoes on and her bootie shorts. Kevin Shisler's running everything. There's Judge Leavitt.

I'm pissed off at you people. I need my money. And the key.

WILLIAM MCCURDY II
Is there anyone else that would like to come forward at this time for public comment?

DENISE ROBERTSON
So, since I made the trip from Logandale to here, I wanted to just-

WILLIAM MCCURDY II
Pleas state your name for the record.

DENISE ROBERTSON
Oh, Denise Robertson. I live at 1990 Liston Avenue in Logandale. Nevada. Since I made the trip down here, I wanted to make one more comment. Like I said, I live on Liston Avenue. The access to Logandale Trails, which is a State Park, has always been, the Liston Avenue access was always the temporary access to Logandale State Park or to Logandale Trails. The Whipple Street access was supposed to be the main access. The next time I come and make public comment, I'll bring something so that you can see. It's just on the aerial view.

However, just recently, when they held meetings about the Corn Maze, because of the distance, it's 100 acres up on the hill towards Logandale Trails. But because of the distance, none of the people on Liston Avenue, which is the access to that particular property, were notified. So, the traffic is being filtered down our road, although we were not notified or were able to give public comment about that.

So, if there is going to be public comment about that particular use permit again in the future, I would absolutely love it if we could notify everybody who's affected by it. Because that access, again, is down Liston Avenue to this particular property. But because it's more than 1,500 feet from the property, the notification of a use permit was not, we are outside of that 1,500 feet, because Liston Avenue circles around, goes through a whole parcel of BLM land, and then to this particular property. And so, because of the distance, it's a rural area, because of the distance, we were not notified about it.

I think that if we had a chance to be notified about it and knew what was coming, none of us on that road would've been surprised about the increase in traffic on that road. Thank you.

WILLIAM MCCURDY II
Thank you. All right. Oh, one more public comment. Anyone else that want public comment, we just ask that you come down at this time. Please state your name for the record.

DANIELLE HOLLIDAY
My name is Danielle Holliday. I just wanted to come up once again as I am a resident of 2110 Liston, and I was notified as a business owner and as a resident of the Corn Maze traffic. Not all the residents have the same opinion. We actually really appreciate the economy boost that we get from the Corn Maze. And so, I just wanted you to know that that is not the popular opinion of everyone on Liston Road, regarding the Corn Maze or the Logandale Trails traffic. It is a mixed opinion and I'm here to represent the other side of that. And I'm very grateful for that special use permit, for the notice that was given, and for the opportunity to host the Corn Maze and Logandale Trails in Moapa Valley. Thank you.

WILLIAM MCCURDY II
Thank you.

MARILYN K. KIRKPATRICK
Mr. Chairman. You should have at least asked Danielle to tell us the name of her pizza place because she actually does have the best pizza out there.

DANIELLE HOLLIDAY
Pirates Landing.

WILLIAM MCCURDY II
Pirates Landing it is. All right, this meeting is adjourned. Thank you.

END PUBLIC COMMENTS

There being no further business to come before the Board at this time, at the hour of 10:02 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: Tick Segerblom (Dec 5, 2024 14:45 PST)

TICK SEGERBLOM, CHAIR

ATTEST: Carl Butler for

LYNN MARIE GOYA, CLARK COUNTY CLERK

Zoning Approved Minutes 11/6/2024 for signature

Final Audit Report 2024-12-05

Created:	2024-12-04 (Pacific Standard Time)
By:	Asano Taylor (TaylorA@ClarkCountyNV.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAkNoAeJ0VKNdo1Kc5ftRf7BNXYqmMiKoh

"Zoning Approved Minutes 11/6/2024 for signature" History

Document created by Asano Taylor (TaylorA@ClarkCountyNV.gov)
2024-12-04 - 1:21:06 PM PST- IP address: 198.200.132.41

Document emailed to tsegerblom@clarkcountynv.gov for signature
2024-12-04 - 2:09:32 PM PST

Email viewed by tsegerblom@clarkcountynv.gov
2024-12-05 - 2:45:18 PM PST- IP address: 185.251.251.220

Agreement viewed by tsegerblom@clarkcountynv.gov
2024-12-05 - 2:45:18 PM PST- IP address: 185.251.251.220

Signer tsegerblom@clarkcountynv.gov entered name at signing as Tick Segerblom
2024-12-05 - 2:45:54 PM PST- IP address: 198.200.132.41

Document e-signed by Tick Segerblom (tsegerblom@clarkcountynv.gov)
Signature Date: 2024-12-05 - 2:45:56 PM PST - Time Source: server- IP address: 198.200.132.41

Document emailed to Carl Bates (cbates@clarkcountynv.gov) for signature
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Agreement viewed by Carl Bates (cbates@clarkcountynv.gov)
2024-12-05 - 3:27:05 PM PST- IP address: 198.200.132.69

Document e-signed by Carl Bates (cbates@clarkcountynv.gov)
Signature Date: 2024-12-05 - 3:27:12 PM PST - Time Source: server- IP address: 198.200.132.69

Agreement completed.
2024-12-05 - 3:27:12 PM PST

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FILED
NOV 19 2024
CLERK

NOTICE OF FINAL ACTION
CLARK COUNTY ZONING COMMISSION
9:00 A.M., WEDNESDAY, NOVEMBER 6, 2024

LEGAL NOTICE: Following the final approval or denial of every action before the Planning Commission and/or the Board of County Commissioners, a letter indicating the action taken and the conditions under which any approval is granted will be sent to the correspondent address on the application submitted. The information herein will be filed with the Clark County Clerk, Commission Division, and serve as notice of final action for the purposes of NRS 278.0235 which marks the commencement of the twenty-five (25) day limitation period specified.

1. Public Comments.

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

3. Approval of minutes. (For possible action)

   Board of County Commissioners' Zoning Meeting minutes for 10/02/24.

ROUTINE ACTION ITEMS (4 – 10): These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda and be heard separately when directed by the Board of County Commissioners.

4. AR-24-400090 (WC-0174-16 (UC-0849-14))-MGM GRAND PROPCO, LLC:
   HOLDOVER WAIVER OF CONDITIONS SIXTH APPLICATION FOR REVIEW of a use permit for live entertainment limited to daytime hours (6:00 a.m. to 10:00 p.m.) for a recreational facility (golf driving range) with accessory retail, eating and drinking facilities, live entertainment, and other accessory uses, and structures in conjunction with a resort hotel (MGM Grand) on a portion of 102.7 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the southwest corner of Harmon Avenue and Koval Lane within Paradise. JG/bb/syp (For possible action)

   HELD - 12/04/24 - per the applicant to return to the Paradise Town Board.

5. AR-24-400106 (UC-22-0498)-RESORTS WORLD LAS VEGAS, LLC:
   USE PERMITS SECOND APPLICATION FOR REVIEW for the following: 1) a recreational facility; fairgrounds; and 3) live entertainment in conjunction with an existing resort hotel (Resorts World) on a portion of 86.9 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Genting Boulevard within Winchester. TS/tpd/kh (For possible action)

   APPROVED.
   CONDITIONS OF APPROVAL -
   Comprehensive Planning
   - **Until June 21, 2025 to review to determine if the use of the property pursuant to this application warrants an amendment to the Resorts World Development Agreement.**
   - **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

6. ET-24-400101 (UC-22-0403)-J & R PROPERTIES LAS VEGAS, LLC:
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) allow trailer, recreational vehicle, and watercraft vehicle wash in an IL Zone; 2) allow trailer, recreational vehicle, and watercraft vehicle wash in the Airport Environs (APZ-2) Overlay; 3) reduce separation from residential use; and 4) waive screening of outside storage area.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gate setback; 2) alternative landscaping; 3) eliminate trash enclosure; 4) security fence location; and 5) commercial driveway standards.
DESIGN REVIEW for modifications to an existing mini-warehouse facility with outside storage of vehicles and vehicle wash on 2.7 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & APZ-2) Overlay. Generally located on the north side of Judson Avenue, 400 feet west of Nellis Boulevard within Sunrise Manor. TS/rp/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Until September 21, 2026 to commence or the application will expire unless extended with approval of an extension of time.**
- **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Compliance with previous conditions.**

7. VS-24-0277-PALM PROPERTIES, LLC:
HOLDOVER VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). TS/jor/syp (For possible action)

HELD - 11/20/24 - per Commissioner Segerblom.

8. WS-24-0276-PALM PROPERTIES, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. TS/jor/syp (For possible action)

HELD - 11/20/24 - per Commissioner Segerblom.

9. WS-24-0419-MEEKRAT HOLDINGS, LLC:
AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards (no longer needed); and 2) reduce throat depth (no longer needed).
DESIGN REVIEW for restaurant buildings on 2.12 acres in a CG (General Commercial) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Quail Avenue and the east side of Jones Boulevard within Spring Valley. MN/sd/syp (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Expunge the design review portion of ZC-22-0628;**
- **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; that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Applicant to work with Public Works - Development Review for the design of the median along Quail Avenue;**
- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 25 feet to the back-of-curb for Quail Avenue and associated spandrel;**
- **30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements and 90 days to record said separate document for the Jones Boulevard improvement project.**
- **Applicant is advised that the installation of detached sidewalks will require dedication to back-of-curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

Department of Aviation

- **Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;**
- **If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B 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.**

- **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

- **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 permits and operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.**

10. WS-24-0473-J & J INVESTPROP, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) allow modified driveway geometrics in conjunction with a developing single-family residential subdivision on 1.6 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Haven Street, 283 feet south of Ford Avenue within Enterprise. MN/jud/kh (For possible 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.**

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0145-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

NON-ROUTINE ACTION ITEMS (11 – 33): These items will be considered separately.

11. SC-24-0261-WESTERN IRA FUNDING LTD RTMT PL:
AMENDED HOLDOVER STREET NAME CHANGE to change the name of Gagnier Boulevard to Signature Boulevard (previously notified as Dynamite Drive). Generally located on the south side of Roy Horn Way and the west side of Gagnier Boulevard within Spring Valley. MN/sd/syp (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Building Department - Addressing

- **Subject to Signature Boulevard.**
- **Applicant shall be responsible for the installation of street signs, per Public Works requirements, within 60 calendar days of the approval of the application.**

12. UC-24-0436-MANNA INVESTMENT GROUP, LLC:
USE PERMIT for a vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) alternative buffering and screening; and 3) allow attached sidewalks.
DESIGN REVIEW for a vehicle wash in conjunction with an existing shopping center on a portion of 4.09 acres in a CG (Commercial General) Zone. Generally located on the west side of Sandhill Road and the south side of Desert Inn Road within Paradise. TS/sd/kh (For possible action)

HELD - 11/20/24 - per Commissioner Segerblom.

13. UC-24-0491-BUDDHAYA NANDHARAM, INC.:
USE PERMIT for a place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce parking lot landscaping; 3) alternative buffering and screening; 4) modify residential adjacency standards; 5) driveway geometrics; and 6) allow attached sidewalks.
DESIGN REVIEW for a place of worship on 2.17 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the north side of Kell Lane and the east side of Betty Lane within Sunrise Manor. MK/bb/kh (For possible 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

- **Install commercial curb return driveways per Uniform Standard Drawing 222.1;**
- **Remove on-site parking spaces along Kell Lane and Betty Lane opposite the driveways to the satisfaction of Public Works - Development Review to avoid vehicle conflicts;**
- **30 days to submit revised plans to address denial of waivers of development standards #5b through #5f and revised plans shall be to the to the satisfaction of Public Works - Development Review;**
- **Compliance with approved drainage study PW19-19387;**

- **Full off-site improvements.**

WAIVERS OF DEVELOPMENT STANDARDS #4 AND #5B THROUGH #5F WERE DENIED.

14. VS-24-0494-AAA LAND INVESTMENT, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Fort Apache Road and Plushstone Street within Spring Valley (description on file). JJ/rr/kh (For possible 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

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

15. WS-24-0495-AAA LAND INVESTMENT, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) driveway geometrics.
DESIGN REVIEW for expansion of a commercial development on a 2.35 acre portion of a 4.11 acre site in a CG (Commercial General) Zone. Generally located on the east side of Fort Apache Road and the north side of Warm Springs Road within Spring Valley. JJ/rr/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;**
- **Certificate of Occupancy and/or business license shall not be issued without 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.**
- **Applicant is advised that off-site improvement permits may be required.**

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 #0415-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

16. VS-24-0504-MAK ZAK, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Agate Avenue (alignment), and between Buffalo Drive (alignment) and Monte Cristo Way within Enterprise (description on file). JJ/rr/kh (For possible action)

APPROVED.
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

- **Right-of-way dedication to include 45 feet to the back-of-curb for Pebble Road and associated spandrels;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**

Fire Prevention Bureau

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

17. WS-24-0505-MAK ZAK, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce lot sizes; 3) alternative Neighborhood Protection (RNP) Overlay standards; 4) increase retaining wall height; 5) increase fill height; 6) increase driveway width; and 7) curb type.
DESIGN REVIEW for a single-family residential development on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Pebble Road, 300 feet west of Monte Cristo Way within Enterprise. JJ/rr/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Waiver of development standards #1 does not apply to Lots 4 through 6 which front Pebble Road;**

- **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 Pebble Road and associated spandrels;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **Circular driveways, or on-site turnarounds, must be provided for all lots along Pebble Road;**
- **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

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0215-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

18. TM-24-500106-MAK ZAK, LLC:
TENTATIVE MAP consisting of 9 single-family residential lots on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Pebble Road, 300 feet west of Monte Cristo Way within Enterprise. JJ/rr/kh (For possible action)

APPROVED.
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 Pebble Road and associated spandrels;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **Circular driveways, or on-site turnarounds, must be provided for all lots along Pebble Road;**
- **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

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0215-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

19. WC-24-400060 (NZC-22-0028)-AMH NV10 DEVELOPMENT, LLC:
HOLDOVER WAIVER OF CONDITIONS of a nonconforming zone change requiring no certificate of occupancy can be issued for any structure within this project unless and until a certificate of occupancy has been issued for the clubhouse (adjacent project to the north) for a previously approved single-family residential development on 4.90 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northwest corner of Oleta Avenue and Conquistador Street within Enterprise. JJ/rg/ng (For possible action)

HELD - 02/05/25 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

20. WS-24-0475-PANCIROV GREGORY T. & CYNTHIA M. FAMILY TRUST & PANCIROV GREGORY T. & CYNTHIA M. TRS:
WAIVER OF DEVELOPMENT STANDARDS to allow an attached sidewalk.
DESIGN REVIEW for an office/warehouse building on 0.98 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Martin Avenue, 730 feet east of Valley View Boulevard within Enterprise. MN/lm/kh (For possible 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;**
- **Full off-site improvements.**

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.**
- **Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0299-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

21. WS-24-0484-MARQUEZ FAMILY TRUST ETAL & MARQUEZ, CHRISTIAN & GABRIELA TRS: WAIVER OF DEVELOPMENT STANDARDS for off-site improvements (streetlights, curb, gutter, and sidewalk) in conjunction with a single family subdivision on 2.07 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Eldorado Lane and the east side of Placid Street within Enterprise. MN/nai/kh (For possible 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

- **Install a 5 foot wide detached asphalt pathway along Eldorado Lane and Placid Street to the satisfaction of Public Works - Development Review;**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0401-2023 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.**

22. WS-24-0488-SOUTH PAW RESORT CENTER, LLC:
WAIVER OF DEVELOPMENT STANDARDS for an alternative landscape buffer.
DESIGN REVIEW for site modifications for a previously approved kennel (dog daycare and boarding) with retail on 0.89 acres in an IP (Industrial Park) Zone. Generally located on the north side of Pyle Avenue and the east side of Ullom Drive within Enterprise. JJ/lm/kh (For possible 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.**

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 #0128-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

WAIVER OF DEVELOPMENT STANDARDS #1B WAS DENIED.

23. WS-24-0489-HARDY MAURICE W. & ANN REV LIV TR & HARDY MAURICE W. & ANN TRS: WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) full off-site improvements; and 2) paved legal access for a proposed minor subdivision map on 2.07 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Tank Road, 380 feet west of Pioneer Road within Moapa Valley. MK/lm/kh (For possible 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; that compliance with Hillside standards per 30.04.05K is required with future development; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Coordinate with the Division of Air Quality for dust control;**
- **Execute a Restrictive Covenant Agreement (deed restrictions);**
- **Applicant is advised private easement is to remain as Public Works amends the Transportation Element.**

Clark County Water Reclamation District (CCWRD)

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

24. WS-24-0511-KOREN STRATEGIC INVESTMENTS:
AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping (no longer needed); 2) increase fill height; 3) increase retaining wall height; and 4) waive off-site improvements (curb, gutter, streetlights, and sidewalks).
DESIGN REVIEW for a proposed single-family residential subdivision on 4.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Racel Street and the west side of Sisk Road within Lone Mountain. MK/jor/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **No HOA;**
- **Residences limited to single story homes;**
- **Any retaining wall over 3.5 feet in height shall be tiered or incorporate another acceptable technique to soften the appearance of the increased wall height;**

- **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

- **Minimum paving required along Racel Street, Sisk Road, and Meisenheimer Avenue;**
- **Drainage study and compliance;**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

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

25. TM-24-500109-KOREN STRATEGIC INVESTMENTS:
TENTATIVE MAP consisting of 9 single-family residential lots on 4.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Racel Street and the west side of Sisk Road within Lone Mountain. MK/jor/kh (For possible action)

APPROVED.
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

- **Minimum paving required along Racel Street, Sisk Road, and Meisenheimer Avenue;**
- **Drainage study and compliance;**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**

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

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

Clark County Water Reclamation District (CCWRD)

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

AGENDA ITEM

26. AG-24-900729: Discuss a potential amendment to Title 30 to address how setbacks are measured; and direct staff accordingly. (For possible action)

HELD - 11/20/24 - per Commissioner Segerblom.

ORDINANCES – INTRODUCTION

27. ORD-24-900529: Introduce an ordinance to consider adoption of a Development Agreement with SCT Silverado Ranch & Arville LLC for a commercial development on 0.8 acres, generally located east of Arville Street and north of Silverado Ranch Boulevard within Enterprise. JJ/jm (For possible action)

INTRODUCED - public hearing 11/20/24.

28. ORD-24-900546: Introduce an ordinance to consider adoption of a Development Agreement with Fort Apache, LTD for a multi-family residential development on 9.1 acres, generally located west of Fort Apache Road and south of Pebble Road within Enterprise. JJ/dw (For possible action)

INTRODUCED - public hearing 11/20/24.

29. ORD-24-900599: Introduce an ordinance to consider adoption of a Development Agreement with G Y Properties LLC for an office/warehouse building on 2.1 acres, generally located west of Westwind Road and south of Sunset Road within Enterprise. MN/dw (For possible action)

INTRODUCED - public hearing 11/20/24.

30. ORD-24-900699: Introduce an ordinance to amend the official zoning map, reclassifying certain properties as approved by the Board of County Commissioners on August 21, 2024. (For possible action)

INTRODUCED - public hearing 11/20/24.

31. ORD-24-900708: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on August 7, 2024. (For possible action)

INTRODUCED - public hearing 11/20/24.

32. ORD-24-900710: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on September 18, 2024. (For possible action)

INTRODUCED - public hearing 11/20/24.

33. ORD-24-900725: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on September 4, 2024 and in Assessor's Books 059, 104, 140, 161, 162, 163, 164, 175, 176, and 177 the attached zone changes were approved to reclassify certain properties and amend the zoning map. (For possible action)

INTRODUCED - public hearing 11/20/24.

PUBLIC COMMENTS

Comments by the General Public regarding any items not listed on the agenda as posted. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda.

togetherforbetter

Board of County Commissioners

Clark County, Nevada

Tick Segerblom, Chair
William McCurdy II, Vice Chair
Jim Gibson
Justin Jones
Marilyn K. Kirkpatrick
Ross Miller
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 20, 2024:

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 Click or tap here to enter text. a.m. by Chair Segerblom with the following members present:

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

Absent:
None

Commissioner Miller exited the meeting following Item 40 presentation.

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

SEC. 2. PUBLIC FORUM

1. Public Comment

ACTION: NO ACTION WAS TAKEN BY THE BOARD.

TICK SEGERBLOM
Good morning. This is the County Commission Zoning Meeting on Wednesday. Ms. Real.

SAMI REAL
So good morning, Commissioners. Before we start today's meeting, Commissioner Naft wishes to say a few words about George Garcia, longtime land use consultant, who sadly passed away on October 26 of this year. So, Commissioner Naft?

MICHAEL NAFT
Yeah. Thank you, Sami.

George had become a fixture of this Chamber: of J.C. Garcia, Inc. He passed away, as Sami said, on October 26 very suddenly after a short battle against an aggressive lymphoma.

George founded J.C. Garcia in 1995. The firm is an internationally recognized leader in commercial real estate in Southern Nevada. George had 26 years of local government planning experience, serving for five years as the Planning Director for the City of Henderson. In addition to his personal successes, George was an animal lover who actively supported local rescues and shelter groups.

In his honor, his family, including his children, Melissa, Jordan and Chris, and Melissa and Chris I believe are here with us today, they've created the George C. Garcia Lymphoma Foundation to provide diagnosed lymphoma patients in southern Nevada with access to care and education.

I know, like all of us here, worked closely with George, as did many in the audience today and we're thinking, Melissa, of you and your whole family at this hard time. But always look forward – we know how proud George was, Melissa, to work with you and of your brothers and we're glad that you're here to continue in his legacy in the work that he spent his career on, planning and preparing for the future growth of Southern Nevada. Thank you, Ms. Real.

SAMI REAL
So, with that, we will begin today's meeting. So, the first item on the agenda is public comment.

TICK SEGERBLOM
This is the first period for public comment and anyone wishing to speak on an item on the agenda, please come forward and you have up to three minutes. Identify the item you're speaking on.

MARGARET ANN COLEMAN
Yes, this is – my name is Margaret Ann Coleman, C-O-L-E-M-A-N. This is concerning the agenda approval and it held and did items deleted.

This is concerning the program for the housing over at – on Las Vegas across from the funeral department. This place here has $3 million that is credited due for my living arrangements. It's needing a lot of repairs and fixtures of that nature that I have views because I've been over there. Now I asked to be moved out due to the fact I am credit to be indoors and not on the ground or sleeping in that facility. They put me on navigation. You give me no credibility to maintain my own living arrangements. You want to take medication when you go in. You want to wheel and deal over that navigation in order to get your assistance. That is another default.

You made a statement concerning the people at the shelter. If they don't do right, they be arrested and put in jail. People being homeless due to the fact you all locked us outside with the constables. The Lopez and the Delregados have placed me in a situation of being locked out at 1316 Wizard and putting in Filipinos to, as you know, you open up a town section for them to live. Black people don't have that. You haven't given us that. I had Mormon Manor. You put each one of them and they are in that shelter. And they're talking about me, scorning and desecrating me every day.

I had an attorney called Attorney Welch that went to Florida that was – he was eight-balled it just for representing me to get my money. And from then on, I had been getting scorned and desecrated and never been able to collect. I'm needing you to cut me a check. Let me go. I help you, now help me. I need a car. I need to handle my own affairs. I'm 73 and I'm an adult and I would like to act that way. Thank you.

TICK SEGERBLOM
Thank you. Anyone else here wishes to speak – you want to come up on 55?

CARLOS IBARRA
Good morning, Commissioners. My name is Juan Carlos Ibarra, I-B-A-R-R-A. Me and my brother, we are a small developer here in Las Vegas and we support Item 55 proposed by Mr. Tick Segerblom. And it currently impacts our business. And again, we support Item 55. Thank you very much.

TICK SEGERBLOM
Thank you. Anyone else here wishing to speak? Seeing no one, well oh wait, here we go.

LEE DUSBABEK
Are you going to have public input after each one of these?

TICK SEGERBLOM
Yes. But also, but – I'm sorry, Sami. What were the three? There's three that have been –

SAMI REAL
So, Commissioner, we received a request to speak on Items 32, 33 and 34. Those items have requested to be held until December 4, 2024. I'll read those in next. So, if there's somebody here who wants to speak on Items 32, 33, 34, they can do so now during the public comment period or they can come back on December 4.

TICK SEGERBLOM
Yeah. So, you're welcome to speak now since you came all the way down there. So, thank you.

ROSS MILLER
It's in my district. So, I just wanted to let you know that it's undergoing a design change. So, some of you make comments may be relevant, some may not. But if you want to contact my office after the meeting, we'd be happy to discuss it with you as well. But look forward to listening to your comments this morning.

TICK SEGERBLOM
Well, you have to state your name and spell your last name for the record.

LEE DUSBABEK
Lee Dusbabek, 9355 Helena Avenue.

TICK SEGERBLOM
Thank you.

LEE DUSBABEK
Twenty-five years ago, I happened to be a member of the Lone Mountain Citizens Advisory Council when at that time you, the County and the City, came together in the same room and agreed to and signed a contract for the Rural Preservation Zone. And you promised us, the residents and everybody on TV watching here that's in the County, that you would uphold this. As you can tell, those three items are asking for waivers of all the things that you promised us. I'd just like to input that so you can consider it when you do vote. And was it December 9?

SAMI REAL
December 4.

LEE DUSBABEK
December 4. All right.

TICK SEGERBLOM
But also do you want to speak to Mr. Miller's staff? Are they – okay.

LEE DUSBABEK
Okay. So, I'll just contact him directly?

TICK SEGERBLOM
Yes.

LEE DUSBABEK
All right, thank you.

TICK SEGERBLOM
Thank you. Anyone else here wishing to speak?

CALVIN KOEHLER
My name's Calvin Koehler. I live at 9375 West Craig Road, and I'd like to speak on 32, 33 and 34 also.

The agreement he's talking about was between the City and the County on December 21, 2016, where they agreed to this. And then again on the 2021, Title 30 was passed by this Committee, which made it a Rural Estates area.

I'm only going to present two quick things. These are pictures of the development by Mr. Templeton that's up above my house in the same area. I'm not quite sure how he got in so many houses in such a small area, but this is a picture of what they look like and what the development he plans on making is going to look like. And this is a picture of the homes that exist there now and what they look like.

My neighbors have chickens, gardens, horses. There's actually a park on Lone Mountain for horses. That's what this area was developed for. It's what this Committee approved that development for. They're slowly chipping away on this and trying to make it Las Vegas City. And that's fine. If I wanted to live in Las Vegas City, I can afford to live in Las Vegas City. But I chose to live in Clark County. Reason behind that was so that I could have chickens, horses, gardens. If we allow this to happen now, it'll continue, and we might as well not even have Title 30. I thank you for your time.

TICK SEGERBLOM
Thank you. And I'm sorry, could you spell your last name?

CALVIN KOEHLER
Koehler. Koehler. It's K-O-E-H-L-E-R.

TICK SEGERBLOM
Great. Thank you.

CALVIN KOEHLER
Would you like to look at these pictures?

TICK SEGERBLOM
You could hand them to – here, right here.

CALVIN KOEHLER
Okay. Picture Number 1 is the development that's in existing above my place in the same area. And Picture Number 2 is normal homes in that area. They're not even close. Thank you.

TICK SEGERBLOM
Thank you.

CALVIN KOEHLER
Thank you for your time.

LUIS GUTIERREZ
Hello. Luis Gutierrez, 7500 West Lake Mead Boulevard here in Las Vegas. I also live in that general area. Regarding 33 and 34, why were we not notified about the extension or change of plans? Are we not communicating or is this – I would like some answers.

TICK SEGERBLOM
I'm sorry we can't – during public comment, we don't respond. But if you want to stick around –

LUIS GUTIERREZ
Well, for the public that's sitting here, we should have been notified of the extension. And also, just for the record, I'm not happy with the development.

TICK SEGERBLOM
Anyway, if you'll leave your name and number, we'll have Commissioner Miller's Office reach out to you.

LUIS GUTIERREZ
Are we going to be notified by mail?

TICK SEGERBLOM
I'm not sure. Sami?

ROSS MILLER
We just moved it this morning so there was no opportunity to let you know because they just put in the new design plan. So, we're moving it to December 5 – December 4, so you can come at that time.

LUIS GUTIERREZ
So hopefully we're not going to start playing these games with extensions and so people get all confused here. Because it may trigger worse than better. That's all.

TICK SEGERBLOM
All right, thank you. Anyone else here?

RUTH RIOS
Good morning. My name is Ruth Rios and I'm here with Dimas Gonzalez. My name is R-U-T-H R-I-O-S. His name is Dimas, D-I-M-A-S Gonzalez, G-O-N-Z-A-L-E-Z, on Item Number 22 that is being held.

Because we took the opportunity to come, we would like to speak just a little bit about it. We understand that it's being held. However, we want to address it. For the most part, we have taken care of all these items.

The only one that is remaining is the shipping containers in which we're going to be using license to make the structure of the house. We just want to make sure that we let you guys know that we are willing to comply with everything, but we are asking that at least the shipping containers, you guys allow us to keep it there since we're going to be using them for the construction of the house.

We are at this point just waiting for the grading plan to hopefully be approved within this month. And that's pretty much what we're asking. We have no more animals there because we do understand that we need to be living there to keep our animals there. There's no more selling any hay. Even though we had the permit, we didn't have the permit for the property, so we removed everything. So completely right now the lot is practically empty with the exception of the shipping containers that we are asking that you guys help us out with that.

WILLIAM MCCURDY II
We thank you for coming out today. While we can't go back and forth, we ask that you hang tight, or you wait for my office to reach out to you, and we'll be following up on some of the items that were in violation of the Code prior to this meeting. After this meeting. Excuse me. Is that okay?

RUTH RIOS
Say that again? I'm sorry.

WILLIAM MCCURDY II
My office will reach out to you afterwards.

RUTH RIOS
Okay.

WILLIAM MCCURDY II
Thank you.

RUTH RIOS
Thank you.

TICK SEGERBLOM
Thank you both. Anyone else here wishing to speak? Seeing no one, we'll close the – oops, here we go.

JEANALIN REHM
My name's Jeanalin Rehm. Good morning, guys. And this is Scott Rehm, and we are for Item 23 and we are asking for a home occupation, stable, livestock and to up our house count for household pets. And we are offering cow cuddles, and we wanted to –

TICK SEGERBLOM
Is this one, excuse me –

SAMI REAL
So, Commissioners, this item is actually off of the routine. So, we will hear this one.

TICK SEGERBLOM
This one is going to be heard if you want to stick around and-

JEANALIN REHM
Oh, okay.

TICK SEGERBLOM
– hear when the item is coming in.

JEANALIN REHM
Okay. All right.

TICK SEGERBLOM
Great. Thank you.

JEANALIN REHM
Sorry.

TICK SEGERBLOM
Sorry, we get a little confused. All right. Seeing no one else, we'll close the public hearing and ask Ms. –

SEC. 3. AGENDA

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

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 4, 2024, Zoning Meeting: Item 32, VS-24-0509; Item 33, WS-24-0510; and Item 34, TM-24-500108.
- Hold to the December 18, 2024, Zoning Meeting: Item 21, UC-24-0436; Item 22, UC-24-0460; Item 26, VS-24-0457; Item 27 WS-24-0456; and Item 28, TM-24-500096.
- Hold to the January 22, 2025, Zoning Meeting: Item 43, WS-24-0526.
- And hold till the February 19, 2025, Zoning Meeting: Item 4, which is SDR-24-0334: and Item 5, DR-24-0335.

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 4, 5, 21, 22, 26, 27, 28, 32, 33, 34, and 43, the agenda stands ready for your approval.

Additionally, just to put it on and request the Commissioners, Commissioner Miller needs to leave early today and requests that his items be taken out of order and those items are Item 23 and Item 40.

MOTION

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

TICK SEGERBLOM
There's a motion to approve the agenda. Cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes.

3. Approval of minutes. (For possible action)

SAMI REAL
The third item on the agenda is the approval of minutes. The minutes of the October 16, 2024, Zoning Meeting are ready for approval.

MOTION

WILLIAM MCCURDY II
Move approval of the minutes.

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

VOTE

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

TICK SEGERBLOM
That motion passes.

SEC. 4. ROUTINE ACTION ITEMS 4 THROUGH 17

SAMI REAL
Next are the Routine Action Items which consist of Items 4 through 17, except items previously deleted. These items may be considered together in one motion and are subject to the conditions listed with each agenda item.

In addition, staff has the following request: Item 9 for UC-24-0521, add a Public Works condition to read: a license and maintenance agreement for any non-standard improvements within the right-of-way along Las Vegas Boulevard South if required by Public Works Development Review.

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

WILLIAM MCCURDY II
Chair, I move to approve the Routine Action Items with the recommended changes read into the record.

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

VOTE

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

TICK SEGERBLOM
That motion passes.

4. SDR-24-0334-MGM RESORTS LAND HOLDINGS II, LLC
HOLDOVER SIGN DESIGN REVIEW for modifications to an approved comprehensive sign plan for a resort hotel (Bellagio) on 76.63 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO FEBRUARY 19, 2025, PER THE APPLICANT. APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA).

5. DR-24-0335-BCORE PARADISE, LLC:
HOLDOVER DESIGN REVIEW for an expansion and modification to an existing resort hotel (Bellagio) on 85.77 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO FEBRUARY 19, 2025, PER THE APPLICANT. APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA).

6. ET-24-400107 (UC-20-0288)-WTML WARM SPRINGS, LLC:
USE PERMIT SECOND EXTENSION OF TIME for a cannabis establishment (retail cannabis store).
DESIGN REVIEW for a retail building for a cannabis establishment on 0.9 acres in a CG (Commercial General) Zone. Generally located on the south side of Warm Springs Road, 480 feet east of Haven Street within Enterprise. MN/mh/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until August 19, 2026 to obtain valid business license for retail cannabis store or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

7. WC-24-400111 (ZC-1965-04)-WIGWAM-PARVIN LIMITED PARTNERSHIP:

WAIVERS OF CONDITIONS of a zone change requiring the following: 1) a 45 foot setback on Las Vegas Boulevard South; 2) 20 foot minimum setback along all other street frontages; and 3) 20 foot wide landscape buffer with medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area and a detached sidewalk along Las Vegas Boulevard South unless prohibited by NDOT in conjunction with a proposed multi-family residential development on 9.23 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Jo Rae Avenue within Enterprise. MN/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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 #0290-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

8. VS-24-0520-WIGWAM-PARVIN LIMITED PARTNERSHIP:

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

ACTION: APPROVED WITH CONDITIONS.

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, 100 feet for Las Vegas Boulevard South, 25 feet to the back-of-curb for Giles Street and associated spandrels;
- 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 Pyle Avenue improvement project, 90 days to record said separate document for the Pyle Avenue improvement project;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, dedication to back-of-curb, 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.

9. UC-24-0521-WIGWAM-PARVIN LIMITED PARTNERSHIP:

USE PERMIT to allow a multi-family residential development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) alternative driveway geometrics.

DESIGN REVIEW for a proposed multi-family residential development on 9.23 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Jo Rae Avenue within Enterprise. MN/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without 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

- A License and Maintenance Agreement for any non-standard improvements within the right-of-way along Las Vegas Boulevard South, if required by Public Works -Development Review;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include, 100 feet for Las Vegas Boulevard South, 25 feet to the back-of-curb for Giles Street and associated spandrels;
- 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 Pyle Avenue

improvement project, 90 days to record said separate document for the Pyle Avenue improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way, dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Clark County Water Reclamation District (CCWRD)
- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0290-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

10. ZC-24-0518-USA:
ZONE CHANGE to reclassify a 5.55 acre portion of 58.7 acres from an IH (Industrial Heavy) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-70) Overlay. Generally located on the northwest side of Las Vegas Boulevard North and the north side of Nadine Petersen Boulevard within the Northeast County Planning Area (description on file). MK/rg (For possible action)

ACTION: APPROVED.

11. ORD-24-900529: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with SCT Silverado Ranch & Arville LLC for a commercial development on 0.8 acres, generally located east of Arville Street and north of Silverado Ranch Boulevard within Enterprise. JJ/jm (For possible action)

ACTION: ADOPTED (ORDINANCE 5189).

12. ORD-24-900546: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Fort Apache, LTD for a multi-family residential development on 9.1 acres, generally located west of Fort Apache Road and south of Pebble Road within Enterprise. JJ/dw (For possible action)

ACTION: ADOPTED (ORDINANCE 5190).

13. ORD-24-900599: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with G Y Properties LLC for an office/warehouse building on 2.1 acres, generally located west of Westwind Road and south of Sunset Road within Enterprise. MN/dw (For possible action)

ACTION: ADOPTED (ORDINANCE 5191).

14. ORD-24-900699: 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 August 21, 2024. (For possible action)

ACTION: ADOPTED (ORDINANCE 5192).

15. ORD-24-900708: 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 August 7, 2024. (For possible action)

ACTION: ADOPTED (ORDINANCE 5193).

16. ORD-24-900710: 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 September 18, 2024. (For possible action)

ACTION: ADOPTED (ORDINANCE 5194).

17. ORD-24-900725: 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 September 4, 2024 and in Assessor's Books 059, 104, 140, 161, 162, 163, 164, 175, 176, and 177 the attached zone changes were approved to reclassify certain properties and amend the zoning map. (For possible action)

ACTION: ADOPTED (ORDINANCE 5195).

SEC. 5. NON-ROUTINE ACTION ITEMS 18 THROUGH 61

18. CP-24-900629: Conduct a public hearing, adopt the Flood Control Master Plan Update, and authorize the Chair to sign a Resolution amending the Plan. (For possible action)

ACTION: ADOPTED (RESOLUTION NO. 11-20-24-1).

SAMI REAL
All right. So, returning back to Item 18.

Item 18 is CP-24-900629. Conduct a public hearing, adopt the Flood Control Master Plan Update and authorize the Chair to sign a Resolution amending the plan. Commissioners, this is an update to the Flood Control Master Plan. Steve Parrish is here to give a brief presentation.

TICK SEGERBLOM
Good morning, Mr. Parrish. Two times in one week.

STEVEN PARRISH
I know, this is a record for me. Good morning, Mr. Chair, members of the Board. For the record, Steven Parrish, General Manager and Chief Engineer of the Clark County Regional Flood Control District.

I'm here today to present a master plan update for the Clark County outlying areas. We do five different master plans throughout Clark County. This master plan is dealing with those areas outside of the Las Vegas Valley and the outlying areas. The outlying areas are shown here. There are nine different areas. These are unincorporated areas. Just townships that are listed on the left-hand side of the slide there. So, we do one master plan update for all nine of these different areas.

We are required by NRS (Nevada Revised Statutes) to update our master plans every five years. So that prompted this update. And the purpose of these updates is to add any new information that we may

develop throughout the five-year period, identify areas perhaps that maybe need additional facilities shown on the master plan. We assess progress so if facilities have been completed, they're now shown as existing and then we identify any obstacles and recommend changes. The original master plan for Clark County included this area in 1986. The last update for the outlying areas was done in 2019.

This is the steps that we follow when we update a master plan. It starts with data collection. We check with Clark County, identify any different land uses that may be present or that have changed over the last five years. We normally will look at soils data to see if any changes occurred there. With that additional information, we'll update our facility planning and we'll update our hydrology model, so we'll determine how much water is draining out of here and then we'll identify facilities to deal with that water.

We will use a cost estimating tool that we developed in 2023 and during the Las Vegas Valley Master Plan update to develop cost estimates for those facilities. Once that work's all done, we'll go to the Town Advisory Boards or the Citizens Advisory Councils to talk about their areas. We did visit all six of those Advisory Boards and Councils and all recommended approval of their areas.

We develop a report at that point in time and then we submit for adoption. So, our Board adopted this plan in September and we're now here in front of the Board of County Commissioners to get adoption from Clark County.

I'm going to quickly go through each of the nine different areas. I'm going to go through this pretty fast, but if you have any questions or concerns, please stop me and we'll talk a little bit more in depth.

- The first area is the Blue Diamond area. There is no recommended changes on the plan for this area. Right now, we're showing a levee between the wash you see there on the north side of the town and the town itself to protect it. And then an all-weather crossing for Castelia Street is also proposed.

- In Coyote Springs there's no changes recommended for the plan here as well. All of these facilities were put on the plan per the developer's request that is doing the work out here. The developer is responsible for building these facilities and so there's no anticipated funds coming from the Regional Flood Control District for this work. As it's needed, the developer will build these facilities. There's no recommended changes to the plan here.

- In Good Springs there are two changes to the plan. The first is to the Pacific Avenue Channel. This is a channel proposed along Pacific Avenue. When we went to the Town Advisory Board, they expressed some concern about this channel was actually under design at the time. They were worried about aesthetics and other things and so the County has backed off on that design a little bit to address the Town Advisory Board's concerns. They may come back at a later time and continue the design after working with the Town Advisory Board.

  Also, there was a change to the alignment for the outfall of a proposed detention basins along the south side of the Town to better match existing conditions.

- In Indian Springs, no changes proposed to the plan here. There's an existing detention basin and levee on the west side of Indian Springs. It's already built. There's a proposed facility that takes flows from the south around the west side of Indian Springs and up to US-95. No changes to the plan proposed with this update.

- Similarly in Gene, no changes proposed. It's kind of small to see, but there is one proposed crossing under Las Vegas Boulevard there. No changes to the plan proposed in this area.

- In Laughlin, there were a couple of changes proposed. The first is the addition of a sediment basin. This basin was needed to capture material that was washing into the storm drain that goes under Casino Drive right near State Route 163. It was difficult to keep that pipe maintained, so we're adding a sediment basin to capture that material before it enters the pipe. We adjusted the outfall for the Bridge Canyon Detention Basin to better match existing topography through there, through that area.

  And then the last change was we moved the Bridge Canyon Detention Basin to the east. You can see in the yellow hatched area there is the Avi Kwa Ame National Monument was dedicated. This detention basin was originally proposed within that area and it's very difficult to get that permitted with the new monument dedication. So, we moved it downstream, made it a little longer and added some levees to act as a catcher's mitt for that water coming out of the canyon to the west.

  And then in the south area, the southland area of Laughlin, this is down where the new bridge has been built over the Colorado River for Laughlin Boulevard. We're showing some facilities here, but no changes recommended to the plan in this location.

- In the Mount Charleston area, we are proposing some changes and some of you may recall last summer we had some pretty significant flooding on Mount Charleston as a result of Tropical Storm Hillary. Some additional facilities have been added including a channel that's upstream of Rainbow Canyon Boulevard. There's an all-weather crossing that will be built up there for that road. That's their sole access into the Rainbow Canyon area so we'll have a bridge there, but we added a channel to collect the flow and get it underneath that bridge.

  And then along Echo Road, there was an existing berm that was along Echo Road that washed out during that storm event last summer. It wasn't built to 100-year standard, so we're proposing to rebuild that structure to a 100-year standard and protect the houses along Echo Road.

- In Nelson, we do have a channel proposed in Nelson. There were no changes recommended with the update to the master plan.

- And then the last area is Searchlight area and no recommended changes to the plan here. We do have a facility under design that will – this is the facility to the west that drains down to the southwest there. We're working on acquiring right away to build that facility, so be coming out to construction here shortly.

So, this is a table of the existing values of the existing facilities on the plan. In 2019, the value was $77 million. In 2024, that value went up to $133.8 million, which is an increase of about $57 million. Most of that is due to inflation as a result of the five-year period. We've seen our cost go up significantly over the last five years. And then, if there are any facilities that were built in the last five-year period, those get added to the existing facility table.

And then in terms of proposed facilities, in 2019, the proposed facility's estimated cost was $164 million. In 2024, that went up to $294 million, which is $130 million increase. Again, mainly due to inflation over the last five years and the addition of some new proposed facilities on the master plan.

So, we're asking today that the Board recommend or find that this MPU (Master Plan Update) is the most effective structural and regulatory means for correcting existing problems of flooding within the area and dealing with the probable effects of future development and adopt a master plan for Clark County outlying areas as amendment to the Master Plan.

I'd like to thank County staff as well and Public Works for all their hard work on this update as well as my own staff, Abby, Marina, and Lily Collins for all the hard work on this update. With that, happy to answer any questions.

TICK SEGERBLOM
Commissioner Naft.

MICHAEL NAFT
Thank you, Chairman. I just wanted to thank the District, and you personally for the work you put into Laughlin. Meeting both with me and without me, meeting with residents there and businesses there and allocating such significant resources to the area, which as we learned even recently, badly needs it, is greatly appreciated. Thank you for that. Chairman, if there – there is question to my left.

MARILYN K. KIRKPATRICK
Yeah, I just have one question and only because I know everybody in Moapa, Logandale and Overton are listening. They don't fall under this, they fall under the bigger Clark County budget, correct?

STEVEN PARRISH
We actually have a separate master plan just for the Moapa Valley. I think it's due to be updated next year, so it'll be the next one we do.

MARILYN K. KIRKPATRICK
Okay, perfect. Thank you.

TICK SEGERBLOM
All right, Commissioner Naft

MOTION

MICHAEL NAFT
I move for adoption of the Flood Control Master Plan Update.

TICK SEGERBLOM
Motion by Commissioner Naft. Cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes. Thank you so much.

STEVEN PARRISH
Thank you.

19. ET-24-400110 (UC-20-0493)-5051 SLV, LLC:

USE PERMITS SECOND EXTENSION OF TIME for the following: 1) expand the Gaming Enterprise District; 2) a resort hotel; 3) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, conventions, back of house and parking structures; 4) associated accessory and incidental commercial uses, buildings, and structures; and 5) deviations from development standards.

DEVIATIONS for the following: 1) increase the height of high-rise towers; 2) encroachment into airspace; 3) reduce setbacks; 4) alternative landscaping; and 5) all other deviations as shown per plans on file.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) for non-standard improvements (landscaping) within the right-of-way; and 2) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) a resort hotel with all associated and accessory uses, structures and incidental buildings and structures; and 2) finished grade on 4.68 acres in a CR (Commercial Resort) Zone and within the Airport Environs (AE-65) Overlay. Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Russell Road (alignment) within Paradise. JG/jm/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until August 20, 2025 to commence or the application will expire unless extended with approval of an extension of time;
- As required by NRS 278.0205 and the Development Agreement Ordinance, applicant to submit their first report, due once every twenty-four (24) months, by November 30, 2024;
- Complete construction of perimeter wall on east side of the property within 90 days;
- Enclose the site with a solid 8 foot high wood construction fence made of dimensional lumber and faced with plywood, as required in Exhibit A of the Decommissioning Plan, within 90 days; only after contractor notifies the Clark County Building Department that the project has remobilized, and construction has restarted, can the wooden construction fence be removed;
- 24 hour on-site manned security must be provided immediately and throughout the duration of the construction project.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Department of Aviation

- The applicant shall be 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 DOA;

- If the applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then it 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; the 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 will be issued until the applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA and is still valid, or a "Property Owner's Shielding Determination Statement" has been issued by the DOA;
- The applicant shall be 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 the FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; 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.

SAMI REAL

Next is Item 19, ET-24-400110 for (UC-20-0493); use permits second extension of time for the following: expand the Gaming Enterprise District, a resort hotel, public areas including the casino showrooms, live entertainment, retail center, indoor and outdoor dining, entertaining offices, conventions, back of house and parking structures. Associated accessory and incidental commercial uses, buildings and structures and deviations from development standards; deviations for the following: increase the height of the high-rise towers, encroachment into airspace, reduce setbacks, alternative landscaping and all other deviations as shown per plans on file. Waivers of development standards for the following: for non-standard improvements, landscaping within the right-of-way and alternative driveway geometrics. And then design reviews for the following, a resort hotel with all associated and accessory uses, structures and incidental buildings and structures and finished grade on 4.68 acres in a CR (Commercial Resort) Zone and within the Airport Environs (AE-65) Overlay, generally located on the east side of Las Vegas Boulevard South, 500 feet south of Russell Road alignment within Paradise.

Commissioners, I just want to add a couple things. So based on observations of site construction activities, construction has not been underway in over a year. Pursuant to the performance agreement for this project, project is deemed to be abandoned if construction is stopped for 180 days or longer and if abandoned, the applicant is to immediately commence decommissioning activities.

To address safety and security issues with an existing crane that remains on-site and a gap in a block wall on the eastern property boundary, the Department of Aviation is requesting an added condition to read: Owner is to complete construction of the security wall on the airport side of the project site, eastern property boundary, within 60 days in accordance with the previously approved design and specifications. And then additionally, they're requesting to replace their fifth condition to read that "On-site crane shall be dismantled and removed and the crane pads decommissioned within 90 days in compliance with the decommissioning plan per the performance agreement since the project has now been abandoned for more than 180 days."

Furthermore, staff recommends a review the decommissioning activities for the second meeting in February. That would be February 19, 2025, and then the required wooden fences outlined in the performance agreement also be constructed.

TICK SEGERBLOM
Good morning.

TONY CELESTE
Good morning, Mr. Chair, Town Board Members. My name is Tony Celeste, address 1980 Festival Plaza Drive here on behalf of the applicant. In the audience with me are Bill Shopoff and David Danasharouf who are the principals of the project, as well as Bill Smith who is the head of design and construction.

As you can see from the aerial, the site is about five acres located on the east side of Las Vegas Boulevard directly across the street from Bali Hai. To the northwest is the Mandalay Bay and we do share an eastern property line with the Airport.

I was here about three years ago where this Board graciously granted us entitlements to construct a brand new resort hotel. Part of those entitlements also expanded the Gaming Enterprise to this site. I'm here asking for an extension of time on this site so that we can resume construction. When you look at the extension of times, generally kinda two factors you take into consideration. One, is it still compatible with the area? And number two, what has gone on in the last few years with respect to the site or the development?

With respect to compatibility, we believe the site is more compatible than ever, especially in the last three years of what is coming in or planned to come in.

I'm blowing this out a little bit. Our site is here to the south. You can see you have the A's Ballpark and Integrated Resort hotel that is working its way through the system that is planned along Tropicana and Las Vegas Boulevard. As you go south, you do have the three tribes that have been accumulating property. While to my knowledge, nothing has been submitted with respect to any type of resort hotel, there have been publications in the news media outlets about some type of potential large-scale project.

You can see all of this is taking place not only south of Tropicana Boulevard, but importantly on the east side of Las Vegas Boulevard here. This is really the new corridor for potential development in this area. So, we think that not only have we always been compatible, but what you see, activities and developments over the recent years and moving forward that this is compatible more than ever. So, with that respect, we think we believe we still satisfy those requirements.

On the second part, as I mentioned, we've done actually substantial amount of work on the site. We have invested about $125 million into the site. There has been substantial work on the site. The work includes site grading, basement excavation, concrete pile and foundation, underground plumbing and electrical, foundational walls to grade and perimeter walls. All this activity shows that we have about 19% of the project complete and that investment dollars, as I said, is about $125 million into it.

We have a series of permits, active building permits. I outlined them all in our justification letter here, but I'll just show you the list of them here. They're ranging from foundational permits to garage structures, to the foundation to the walls, to concrete piles, everything that I just mentioned, EV chargers, grease interceptors, podium. So, all those are building permits we have and have remained active on the site.

So, as you can see, we've demonstrated that we have not just sat there and done nothing over the last several years. We have done a lot of construction, a lot of improvements to the site. Unfortunately, we did run into some financing issues. We are working to resolve that and that's why we are seeking the extension of time so that we can get back out there as soon as possible and recommence construction.

Speaking of some of the permits we have, over the last 24 hours to 48 hours, there's been a lot of different information I think that has been shared with you and that information I do think needs to provide some clarification, some context or additional background information. It had seemed to suggest that information that my client, the developer, has not been keeping the site clean, has not been keeping it orderly, has been derelict and we believe that is the furthest thing from the case here. So, by way of example, one of the things that was brought to our attention was the allegation that there was no dust control permit or that it had expired. We have provided Commissioner Gibson's office with our current dust control. As you can see right here, it does not expire until March of 2025. So, these are just some of the things I want to put on the record to make sure you understand that we are out there, we are taking care of the site and we're doing things that are necessary to advance this project.

Another thing is with respect to on-site security, this is our security agreement that we have with a third party to provide on-site security. That security is there 24/7. Right here is the contract. You can see it was executed a few years ago, but we did provide backup of the latest invoice November of this year showing the ongoing activities and on-site security that we have out there and that is part of our commitment that we made when we first came through with this entitlement process.

One of the other things that was mentioned and actually just read into the record, was about the back property line here and our security wall. As you may remember from three years ago, we had a lot of discussions and work with the Airport on how do we secure that back property line. And we came – there were conditions of approval, and we offered a very intricate design of a security wall back there that was crashproof and provided intense security along that wall. Now, there is a 35-foot wide opening as you can see there but let me give you some context on that. This was negotiated with the Airport to leave that area open for a period of time.

As you know, about a year ago, Clark County was doing public works improvement along Las Vegas Boulevard there, in front of our site and in order to limit additional truck traffic on the site, we came to an agreement with the Airport to utilize the private access road back there in order to help us not only alleviate construction traffic away from what the County was doing along Las Vegas Boulevard, but also it did help us with the backfill excavation there. That agreement, it was a written agreement right here, a temporary access permit. As you can see that was executed by our contractor, McCarthy, as well as the Airport. See right here at the end of the document is the execution of it by all the parties. Granted, this has now since expired and we have no problem with placing or filling in the rest of the wall and building it, but I think it's very important to give you context as to why that hole is on-site today. It was negotiated so that we could alleviate construction traffic on Las Vegas Boulevard as well as help us on the back portion of the site for the excavation. I understand now that that access road is closed off for most of the properties that share that property line, and we understand that, and we would ask for 90 days to be able to infill that piece of the wall.

What's interesting about that as well, this back portion of the wall, about – earlier this summer in May, June of this year, the Airport approached us because they were doing some fencing improvements on their side of the property, approached us in May or June of this year that they needed to tie into our wall with their fencing project as demonstrated by this exhibit here. We authorized them or granted them the ability to tie into our wall. The reason I bring that up is because at no point during this time period did the Airport reach out to us, or at least my understanding, reach out to us about wanting us to enclose that wall. So, we're happy to do so, but they've been out there, they've been monitoring, and we haven't had any of those course communication until just recently about the issue of that back wall. But like I said, we're going to fill that in hopefully, with this Board, if we could have it 90 days to do so. But I just again, some context on what has happened out there.

Other thing, when reading the staff report on the aviation section, you get into the FAA (Federal Aviation Administration) analysis. We have a, and the crane in particular, our crane tower is out there. It is permitted by the FAA until July 22, 2025. We have gone through those processes with the FAA and secured those approvals. There have been times where the flags, the red flags on there have deteriorated. The Airport has asked us to replace those, and we have, we have done it immediately. In fact, you can see right here correspondence again with the Airport and our general contractor on May 28, response May 28 saying the flags will be replaced the following day. So less than a 24-hour turnaround on replacing these flags so that everything is secure.

There's another reference in there about the light. The lighting on the boom seems to be dim. That is the first we have been made aware of it. We're working with our crane operator and the contractor right now and doing that analysis and that light will be changed as soon as possible, if in fact, it is dim. We are out there; we're monitoring the site, and we're working with the Airport on all these issues.

Another final point is that there was questioning whether we did have FAA approvals on the building height and the pylon. We have that until December 31, 2026. As you may recall, we initially came in with our FAA approval. We kinda had a – I'll just describe as a box that was approved and that was deemed to not be sufficient by the Airport. So, we held this item for several months so that our FAA consultant can go back and get 11 precise points on the building on the varying heights. We have gone back and renewed all 11 of those points on the building for our FAA determination of height. Those are still valid and valid until December 31, 2026. We have provided a copy of those.

So, with all that, we believe we have done a lot of work out there. It is still compatible. One of the things we are asking for obviously is an extension of time. When we submitted our first extension of time last year in October of 2023, it was our first extension and at that time you have a decision to make. You can either ask for a one-year administrative extension of time or you can ask for a two-year extension of time, which would then go through the public hearing process. We elected to do the administrative one. Had we come in with the public hearing, hopefully we would've been granted two years.

I guess where I'm going with this is we are asking technically for our second extension of time, but if we could get close to another year on the second extension of time, that'll really feel more like the first extension of time, which are generally given for two years. Gone back, looked at a lot of extension of times on the first one. The percentage of those approvals is extremely high, probably in the 99% range. So, while this is technically a second extension of time with an additional approximate one year, it really puts us still within the timeframe of that first extension of time, which is roughly two years. Like I said, we can agree with the Conditions of Approval with respect to the wall. Finishing the security wall, we'd ask for 90 days. We can also agree to the wood fencing around the property within 90 days if construction does not commence.

We agree with all of the conditions from the Airport with the exception of the last one that was read in. We would like to have the ability to have the crane remain up there. Obviously, there's going to be some reviews required of us prior to hopefully some type of extension of time that may be granted. So, at that time we'd like to provide an update as well. But considering we do have FAA approval for that crane until this summer, we would like to leave that crane up. With that, I appreciate your consideration and more than happy to answer any questions.

TICK SEGERBLOM
All right, this is a public hearing. Anyone here wishing to speak on this item? Seeing no one, I'll turn it over to Commissioner Gibson.

MOTION

JIM GIBSON
Thank you. There's been a lot of work over the past months. We've met you on behalf of your client, including phone calls and written submissions to us to keep us current on a regular basis as to the pursuit of the financing. Many of the things that you have approval for are, you've correctly stated what you have. The reality is when you abandon a project of course, and you know this, all of that goes away and that the determination today is really to establish whether or not it's abandoned in a technical way.

My concern has been that all of the questions that you've addressed have been brought to our attention and I wanted to make sure that the record was clear about them. I ask you to make sure that the dust control permit that has the year of expiration on it be repaired. Maybe you can go in and get a new one issued to you so there isn't a question about that.

I think it's important that your 24-hour manned security, you've provided our office with the evidence of security and the contract and the invoice, but it ought to be not on the Airport to notify the developer that the flag is gone. It ought to be on your client to ensure that the flag is always there. And so instead of responding immediately when you get a call about the light or the flag, please instruct your client that it's their responsibility to ensure that the light is burning brightly and that the flag is in repair.

The construction of the wooden fence is detailed in Item D of the Decommissioning Plan. I want to bring that forward so that just as it reads there, will be the current responsibility.

And so, what I'm inclined to do at this point, given that we are where we are and that we can't go on forever here. One of the things that cuts back the other way, yes, the area is ripe for development and that development has to be appropriate and has to fit within the Airport Environs and the other compatibility issues that are important to us along Las Vegas Boulevard.

But we're going to have projects that we believe are really happening. Where it appears as though the financing is all either in place or forthcoming reliably. And when you start taking a look at all of that, that puts a lot of pressure on us to not have a project that is started but can't complete itself. So, it's essential that the financing be found, in place, and that the work commence within the time I'm going to offer up as a suggestion to my colleagues. And if it's approved by a vote of the Commission, in all likelihood it is the very last extension that we'll be able to give, simply because we're trying to do everything we can do to accommodate a dressing up of the Boulevard on the east side, south of Tropicana. And I say that because it's important for you and your client to understand how tough this is, how serious this is for us as a County.

We know there are outstanding balances to be paid to contractors and subcontractors and potentially suppliers. That matters to us. We care that all of those dollars be paid in a timely way. They haven't been paid for a long time. So, it's essential that the financing efforts, we know that your folks have been working a lot, but we've got to find real success here.

And so, what I'm prepared to do is extend the special use permit, and this is my motion, for an additional nine months from today. So that will be August 20, 2025. That extension is to commence the work – recommence the work, I suppose is what I ought to say. And the application will expire unless it were extended and the likelihood of getting additional extension is remote.

The Development Agreement Ordinance requires a report that is due every 24 months. That report must be submitted by November 30, 2024, this year.

The construction of the perimeter wall on the east side needs to be completed within 90 days from today's date. The solid eight-foot wide fence that is described in more detail in the Decommissioning Plan under Item D needs to be in place within 90 days. So, it's not start building it in 90 days. It needs to be in place within 90 days.

Now there is an issue that is of concern in the area more because we don't want to have to deal with folks who don't have any business there, and it has to do with the height of the fence on the south side of the property. That problem is taken care of with an eight-foot fence. When construction recommences, you'll need to take a look at that, and our Building Department and you will have an opportunity to review how you deal with that when construction recommences. That wooden fence would need to remain in place until the construction is ready to recommence and then removed to the extent it is necessary in order to gain access to all of the property that is being developed.

Keep the security in place, and I think this is a part of what I read in your agreement, but ensure that they're every day, every shift, inspecting the whole property, not just in a trailer up on the Boulevard, but they need to be inspecting it all. For our interests, we care about anything that shouldn't be happening on the property, but we also care more than anything else about the integrity of the security on the east side of your property with the property line that is shared with the Airport. This would all be subject to the Comprehensive Planning and Public Works conditions that are in the staff report and the first four bullets enumerated in the DOA's recommended conditions. So, I'm not requiring that the crane come down.

TONY CELESTE
Thank you.

JIM GIBSON
The crane will have to come down if this doesn't work, and you'll have to have a plan to make sure that you can execute on that in the unfortunate circumstance that would require it. But for now, the crane can remain. But the maintenance of the crane, as I suggested earlier, is a must and we don't want to hear any different about that.

We have every reason to believe that there is a high level of commitment on the part of your clients, given the investment they've made up to this point, to get this refinanced and get the construction recommenced. For our part, we have all of the other pressures on us, including the integrity of the Boulevard, which is our most important street.

So that's my motion. And if it passes, I wish you the best. We remain open to conversation. We'll need regular reports to continue on the pursuit of the financing. And appreciate the good work that you've done on behalf of your clients, and the goodwill that has been exhibited by your clients as they've made decisions and agreed that this is not a two-year extension, this a nine-month extension. Do you understand what I've just indicated?

TONY CELESTE
We understand all of the conditions you've just read, and we agree with them. And I gratefully thank you for making that recommendation and working with us, not only today but previously and in the near future.

JIM GIBSON
Thank you. That's my motion, Mr. Chair.

TICK SEGERBLOM
I think that takes the record for the largest motion we've had, but very comprehensive and staff got all that. So, there's a motion, cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes.

TONY CELESTE
Thank you, I appreciate it.

TICK SEGERBLOM
Good luck.

20. UC-24-0319-VAN DIEPEN, RICHARD & KATHRYN:
USE PERMIT for an accessory living quarters.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation.
DESIGN REVIEW for existing accessory structures in conjunction with an existing single-family residence on 0.23 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Designation Overlay.
Generally located on the east side of Cochise Lane, 110 feet north of Geronimo Way within Paradise.
TS/jm/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –
Comprehensive Planning
- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time;
- Paint roof of accessory living quarter to match the roof color of the residence.
- Applicant is advised that 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.

SAMI REAL
Next is Item 20, UC-24-0319, use permit for an accessory living quarters. Waivers of development standards for the following: reduce setback and reduce building separation. And then design review for existing accessory structures in conjunction with an existing single-family residence on .23 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Designation Overlay. Generally located on the east side of Cochise Lane and 110 feet north of Geronimo Way within Paradise.

TICK SEGERBLOM
Good morning.

RICHARD VAN DIEPEN
Good morning. Good morning, Commissioners and staff. We appreciate your time today. I'm Rick Van Diepen. My last name is spelled V-A-N D-I-E-P-E-N. And I'm here with my wife, Kathryn Van Diepen. We're the homeowners at 3586 Cochise Lane.

I'm showing the site plan of our property here. During COVID, we built a casita for our mother-in-law who lives with us. And in 2021, we started designing a carport, a solar carport. We hired a design-build contractor, two different contractors to do both of those. And we designed everything to be code compliant.

We're here today because we're somewhat a victim of timing, I think. Our carport project was approved. And I have the permit here. Where'd it go? There's the approved permit for the solar carport in December 2022. So, the carport was approved, was built, and was inspected. And on final inspection at the end of September, the County told us that, "You have the wrong permit." Or told our contractor, "You have the wrong permit. You need a residential new construction permit, not just a solar structure permit." So, we resubmitted everything, paid the fees, and went through that whole process. And then during the review time in January, the Title 30 was updated, our property was rezoned, and our neighborhood was changed to a Historic Designation Overlay District. So, we're here today dealing with the planning comments, which are the final comments that we need to get resolved in order to actually get our permit after the fact, to get that approved and get the final inspection signed off.

So, the real issue here is that our existing casita, Contractor Number One, who we're still fighting with about getting a single anchor bolt special inspection approved. So that permit has expired and we're in the process of getting that done. However, the carport kicked in a problem there as well. So, the new Title 30 is evidently measured from – the problem is that the separations between the structures are less than what's approved. However, when it was designed under Title 30, the carport structure was 6 feet, 9 inches away from the house. And however, staff, and I know they're doing their job absolutely, their contention is that the setback should be measured from overhang to overhang. Which hasn't been my experience in the past. However, that's what the comment is related to.

So today we're asking for the use permit to get reissued for the casita. And also asking for waivers for the reduced setbacks between the structures, which are measured from the overhangs instead of from the buildings. So, if you see here, the existing casita is 6 feet, 10. In the previous Title 30, it was 6 feet. So, we literally went an extra foot to just play it safe. And then also in the back there is a Costco gazebo that we built ourselves, and that's 5 feet from the wall. However, from the overhangs, it's 3 feet away. So that's what we're requesting.

And also, I just wanted to say that our neighborhood, while we love it, it's a mid-century modern neighborhood, Paradise Palms. We've lived there for about 13 years now. We love it. It's very cool looking. And we know all our neighbors. There's 53 houses in our large cul-de-sac. We know almost everybody there. During construction of the carport and subsequently, we've heard nothing but rave reviews from everybody. They really like it and think it's a benefit. It makes our neighborhood look better. And they also like that it's solar and that it's going to make our whole property net-zero. And one of our neighbors even copied our paint color because they liked it so much.

So, we really did design it to be modern and simple to fit in with the neighborhood. And one of the staff recommendations for denial is that it doesn't fit in the neighborhood. So, I think that's debatable. But I do

want to just show you the carport. So, there it is. It's nice, heavy-duty steel. The gray is painted to match the gray on our trim and on the casita, so it all matches there. And you can see it's a bifacial solar. So, you can see the bottom of the panels, which collect solar from the top and the bottom. The eave at the top is eight inches, and it matches the eave and dimensions of our house.

I also wanted to point out that while our neighborhood is now considered, since January, a historic neighborhood and we're glad about that, it's definitely not uniform and it's definitely eclectic. And the other thing I wanted to point out is that of the 53 homes, there's exactly one in the middle there that I would argue did a pretty good job of integrating with the design of the house. All the rest have built in the original carports into some version of a garage, which are mostly ugly. Or they did some kind of janky aluminum wood or some other weird carport. Our next-door neighbor – where's that one? I don't have a picture of that one. Our next-door neighbor actually built theirs out of three-inch pipes. So, we're just asking for –

MOTION

TICK SEGERBLOM
Anyway, we're going to have to go out and inspect every house now. But anyway, thank you so much for your presentation. This is a public hearing. Anyone here wishing to speak on this item? Seeing no one, I'll close the public hearing. And let me say, I love the neighborhood. I don't want you to tear down a solar facility, which we all need.

But going forward, please try to match your things with the neighborhood. Your great blue that your neighbor is copying, I'm not sure how mid-century modern that is. But anyway, thank you so much for enhancing the neighborhood and continuing to make that neighborhood something we're proud of. So, with that motion, I would approve whatever it is we're trying to approve.

KATHRYN VAN DIEPEN
Carport. Setback.

TICK SEGERBLOM
Can I just move to approve the items?

SAMI REAL
Yes.

TICK SEGERBLOM
Okay, I move to approve the items. Thank you so much.

VOTE

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

TICK SEGERBLOM
That motion passed. Thank you for coming down.

21. UC-24-0436-MANNA INVESTMENT GROUP, LLC:

HOLDOVER USE PERMIT for a vehicle wash.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) alternative buffering and screening; and 3) allow attached sidewalks.

DESIGN REVIEW for a vehicle wash in conjunction with an existing shopping center on a portion of 4.09 acres in a CG (Commercial General) Zone. Generally located on the west side of Sandhill Road and the south side of Desert Inn Road within Paradise. TS/sd/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 18, 2024, PER THE APPLICANT).

22. UC-24-0460-GONZALEZ, DIMAS:

HOLDOVER USE PERMITS for the following: 1) stable (residential); 2) livestock (small); 3) livestock (medium); and 4) livestock (large).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow accessory structures prior to the principal structure; 2) reduce building separation; 3) allow a non-decorative fence in the front yard; 4) eliminate street landscaping; 5) full off-site improvements; and 6) allow 3 driveways in conjunction with proposed agricultural uses and future single-family residences on 1.47 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-65) Overlay. Generally located on the south side of Cartier Avenue and the east side of Walnut Road within Sunrise Manor. WM/dd/syp (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 18, 2024, PER COMMISSIONER MCCURDY).

23. UC-24-0536-REHM, SCOTT & JEANALIN, JULIA:

USE PERMITS for the following: 1) home occupation; 2) stable; 3) livestock (small and large); and 4) household pets.

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks on 0.48 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Westwind Road, 610 feet south of Charleston Boulevard within the Spring Valley Planning Area. RM/tpd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- 60 days to bring the on-site activities into compliance with Title 30;
- Obtain any required permits for the increase in household pets from Clark County Animal Control.
- 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.

Southern Nevada Health District (SNHD) - Engineering

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

USE PERMITS # 1 THROUGH #3 AND WAIVER OF DEVELOPMENT STANDARDS WERE DENIED.

SAMI REAL
Next, if that's okay, we'll move to Item 23.

Item 23 is UC-24-0536. Use permits for the following: a home occupation, stable, livestock small and large, and household pets. Waiver of development standards for reduced setbacks on .48 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Westwind Road, 610 feet south of Charleston Boulevard within the Spring Valley Planning Area.

TICK SEGERBLOM
Good morning.

SCOTT REHM
Good morning.

JEANALIN REHM
Good morning. Yeah, I just want to say thank you for this opportunity.

TICK SEGERBLOM
I'm sorry, you need you to just state your name and spell your last name, please.

JEANALIN REHM
My name's Jeanalin Rehm and my last name is R-E-H-M.

SCOTT REHM
Scott Rehm, R-E-H-M.

JEANALIN REHM
And I blame him because he bought me four chickens. And so, it ended up – it's a gateway drug to more farm animals. And since I found out that our house was zoned to have 20 chickens and two large livestock, here I am. We bought a steer for cow cuddles to offer it to the Las Vegas community. And so, we found a lot of joy because we have four therapy-trained dogs and one service dog. He, Scott, is a USMC (United States Marie Corps.) veteran. And so, we have one of our dogs trained as a service dog. We do a lot of community work with our therapy dogs, and we've found a lot of joy in that. So, it's a trending thing where cuddling a cow is a thing. So here we are. We bought a steer, and we are approved. We have full liability insurance. We have our business license is Clark County and also with the City.

And I'm just asking for approval for a special use permit to legally sell eggs, which we have our producer certificate, everything. We're in compliance with everything. This is our eggs here that we sell. And I would love to be able to have an egg stand where people could pick up eggs legally. So, I'm asking for a waiver, a setback waiver, so people could pick up their eggs because the egg stand has to be 40 feet back. But I'm asking for it to be in the front of the house so customers could pick up easily.

And also, we're asking to up our dog count because I know, I believe you're only allowed to have three. But four of them are certified as therapy dogs. One is our –

SCOTT REHM
Guard dog.

JEANALIN REHM
– guard dog and one's a service dog for Scott. So, we are asking the special use permit to have customers on-site because we do travel off-site to offer cow cuddles to the community. Just this past weekend we're at a care home offering free cow cuddles to the residents. But we did have whoever came, they paid $10 for a Johnny Cash experience and that's to hang out with our cow. And yeah. So, I don't know, do you guys have questions?

TICK SEGERBLOM
All right. If that completes your presentation, this is a public hearing. Anyone here wishing to deny these people making eggs? All right. Turn it over to Commissioner Miller.

MOTION

ROSS MILLER
All right. Thank you. Well, I'm frankly surprised there aren't a lot of people here to deny you making eggs. I can tell that you're well-intentioned here and obviously have, I think, maybe a noble purpose in trying to provide this service. Unfortunately, these are just not uses that are allowable in this area. We have an organization called Horses for Heroes that does similar things, and you wouldn't believe, there are hardly enough seats for the people that show up anytime that they come in and ask for approval. So, these restrictions are here for a reason on the prohibitions that cap the number of chickens. They make noise, operating a business from your home, and it's just not compatible with the area to be able to do it out of your home. So, I'd encourage you to look towards another location that's more suitable to try to run a business if you really intend on providing this service to the community.

That said, I'm going to follow staff's recommendation on these items and move for denial of the request for the permits for Number 1, 2, and 3. As to the permit for Number 4, the number of dogs, I'll make a motion to approve that, provided that you obtain the necessary permits from Animal Control, which would allow you to have up to eight dogs. That's my motion.

TICK SEGERBLOM
All right. There's a motion to deny 1, 2, and 3 and grant 4 with permission. All right, there's a motion. Cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes.

So, is there a time period in which they have to, I don't know if you already have the animals or how's that?

ROBERT WARHOLA
The Board can direct give them a grace period to remove the animals. Usually, it's 30 to 60 days.

TICK SEGERBLOM
Do you want to give them 60 days?

ROBERT WARHOLA
So, we have direction on that one.

TICK SEGERBLOM
Okay.

ROBERT WARHOLA
Notify.

TICK SEGERBLOM
All right. Thank you so much.

SCOTT REHM
Wait. What's –

TICK SEGERBLOM
So, we denied the – maybe the staff can go through with the –

SAMI REAL
So, the request was to allow for a home occupation to be able to sell those eggs. To have customers come to the site for the therapy piece of their request was to have a stable and then to have livestock small and large, so that includes the increased number of chickens and then it would include the cow. I believe that they are allowed to have a cow. It's the increase in the number of chickens that they're asking for.

And then they're requesting an increase in household pets, which was Waiver of Development Standards Number- sorry, Use Permit Number 4.

And then waiver of development standards was for reduced setbacks and that was to have their egg stand out on the edge of their property. And so, the motion was to approve the request for the increase in household pets and then deny the rest.

ROSS MILLER
Can't up (inaudible) a business, correct? And then you can't have more than 20 chickens. Is that accurate?

SAMI REAL
That is correct.

ROSS MILLER
Yeah.

SAMI REAL
And we'll work on them with bringing them into Code compliance.

TICK SEGERBLOM
All right. So, there were four items you asked for and the first three were denied, but we'll work with you. And then the fourth one with respect of the dogs, that was granted but you have to deal with Animal Control, I think.

SCOTT REHM
Okay. What would be the next step as far as –

SAMI REAL
What I'll do is I'll have the planner who was working on this reach out to them and guide them on what they would need to do to bring their site into compliance. And then we will need to direct them to Animal Control to apply for the necessary permits to increase the number of household pets too.

TICK SEGERBLOM
All right. So, our staff will reach out to you and go through everything.

SCOTT REHM
Okay.

TICK SEGERBLOM
All right. Thank you so much.

JEANALIN REHM
Thank you.

SCOTT REHM
Thank you.

(Companion Items 24 and 25)

24. VS-24-0277-PALM PROPERTIES, LLC:
HOLDOVER VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). TS/jor/syp (For possible action)

ACTION: DENIED WITHOUT PREJUDICE (COMPANION ITEM 25).

SAMI REAL
Next are Items 24 and 25.

- Item 24, VS-24-0277; holdover, vacate, and abandon a portion of right-of-way, being Happy Valley Avenue, located between Nellis Boulevard and Aloha Avenue within Sunrise Manor.
- And then Item 25, WS-24-0276; holdover waiver of development standards to modify residential adjacency standards. Design review for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor.

TICK SEGERBLOM
Good morning.

MELISSA EURE
Morning, Chairman, Commissioners. Melissa Eure, E-U-R-E, 1055 Whitney Ranch Drive, Suite 210, here on behalf of the applicant.

So, what we have in front of you is an aerial to show you where the site location is. It is on Nellis and Happy Valley. What it used to be is a commercial shopping center at that site. The building came down several years ago, and what is there was a vacant lot for quite some time. Our client has developed the site to be for commercial truck parking. So, no actual structure beyond a guard shack would go there. And it's striped to allow trucks. So it is in the General Commercial Zone, which does allow a parking lot. And the underlying zoning is the Commercial Mixed Use.

This actually would be an administrative item, except for there is a waiver for the driveway on Happy Valley because this would be commercial traffic going onto a residential drive. Back around 2018 when it was still a commercial shopping center, there were three driveways accessing Nellis. NDOT (Nevada Department of Transportation), as part of their update to the Nellis Boulevard corridor, closed those driveways off, leaving the only legal access to the site off of Happy Valley.

The client here is proposing to put in landscaping to help buffer the site more fully. The guard shack would be located here. There isn't a gate, however, there is security cameras that could actually be accessed by Metro, along with LED solar lights placed throughout to improve the security and the visibility of this site.

So, as we know, given the increase of online ordering and e-commerce, there's become a need for a lot more to deliver those items that are being ordered. It used to be that there were fleets, and the companies would use their own trucks, their own drivers, and that's how deliveries would happen. Now, many of them are independent operators, and so they're purchasing their trucks and their vans. And many of them are branded. You can't tell them apart from the actual company's trucks that they do own. And they're using those to become entrepreneurs and have their own businesses. However, they aren't able to park those on the residential streets. So, I think we're well aware that there's quite a bit of issue with trucks being parked on roadways, making it difficult to see around and having other impacts on traffic circulation. So, this would help to pull those trucks off of the streets, give them a place that they could legally park their trucks. And many of the owner/operators are within the vicinity here, so this is close to home. If they drive, they're able to drive, park their vehicle where their truck is, then take their truck out while they're doing deliveries. Others could be dropped off to then use their truck during the day.

As mentioned, there is a guard shack there. There's a local veteran who works as the security guard on the site.

There would be a new trash enclosure added as well. So that way if they did have any trash that accumulated in their trucks, they'd have a place to take care of that.

We have received letters of support from the Nevada Trucking Association, also from the abutting residential neighbors here to the west and from the tavern across the street on Happy Valley, as well as from several of the truck drivers who are currently parking their trucks on the site. So, with that, would be happy to answer any questions that you have.

MOTION

TICK SEGERBLOM
This is a public hearing. Anyone here wishing to speak on this item? Seeing no one, we'll close the public hearing.

I appreciate the goal here, as far as having a place for truckers to park their trucks while they go home and get off the road. But truthfully, this is just not appropriate area in my mind. By having that many trucks enter on Happy Valley, which is a residential street, is not going to be good for the children that play there and everyone else.

And honestly, I think that we need to work with staff to create some type of a new zone or some type of something where we can have these truck lots. But just to put them on a major street like Nellis in an area like this, I just personally don't feel it's appropriate.

So, with that, I'm going to make a motion to deny the request. And they also wanted to request to change the sidewalk, I think we should deny that also. So, the future developers would have to come in for some type of waiver. But right now, I'd like to have the separated sidewalk. So, with that, I'd make a motion to deny.

JIM GIBSON
If you're denying the thing, you're requiring them to move the sidewalk not even on the property.

TICK SEGERBLOM
No, there's no sidewalk.

JIM GIBSON
Okay.

TICK SEGERBLOM
So, we're denying 24 and 25 without prejudice, so you can come back with something else. But the truth is, it's just not an appropriate area for these trucks. And I would like to work with staff to find an area. I know Marilyn, you have the same issue. But we need to figure out a way that we can accommodate the truckers who do have a need, but also work with neighborhoods and make sure.

MARILYN K. KIRKPATRICK
Mr. Chair, may I ask for a clarification? So currently it's an existing building, and their only issue with coming into code is that NDOT no longer allows as many drive wells on Nellis, which I've had to deal with that one myself. Because NDOT came through, and what they found out is back in the early 2000s, every 200 feet there was a driveway. So, we've closed a lot of them on our side. But if they close it, then you're denying them access that way. So, they'd have to just shut down the business? I'm asking, because –

TICK SEGERBLOM
Well truthfully, the business has been operating illegally for several years. And so, there's a lot of code violations involved in this too. That's what we're trying to –

MARILYN K. KIRKPATRICK
– no, I just wanted to be clear what we were doing, because I didn't want it to be just because of the NDOT stuff. But if you're saying they've got other issues and have had other issues – you're denying the vacation, I'm assuming, as well as the zoning, right? Because it's zone something?

TICK SEGERBLOM
– right, the vacation was just for the get rid of the requirement to have a detached sidewalk.

MARILYN K. KIRKPATRICK
Okay.

TICK SEGERBLOM
All right, that's my motion. Cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes. I want to point out it is without prejudice, and so I'd be happy to work with you on that side.

JIM GIBSON
Mr. Chair, might I just – Melissa and I spoke on the telephone a couple of weeks ago. And I wanted to echo the comments that Commissioner Naft made about your father. I knew him really well and worked with him a lot. And he left a legacy you can be very proud of. And you do honor to him every time we hear you and see you, so thank you very much for your good work. And I didn't mean to make you cry, but I felt like it because I knew him so well. Anyway, I just wanted to make that comment.

MELISSA EURE
Thank you. At least I have a little bit of time to recover before the next item.

TICK SEGERBLOM
Thank you.

SAMI REAL
Sorry, with that, I lost track. So, the votes were registered, correct?

TICK SEGERBLOM
Correct.

25. WS-24-0276-PALM PROPERTIES, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. TS/jor/syp (For possible action)

ACTION: DENIED WITHOUT PREJUDICE (COMPANION ITEM 24).

26. VS-24-0457-DBAC, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Pamalyn Avenue and Maule Avenue, and between Arville Street and Cameron Street, a portion of right-of-way being Arville Street located between Pamalyn Avenue and Maule Avenue, and portion of right-of-way being Maule Avenue located between Arville Street and Cameron Street within Enterprise (description on file). MN/lm/syp (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 18, 2024, PER THE APPLICANT).

27. WS-24-0456-DBAC, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fill height; 2) increase retaining wall height; and 3) reduce driveway setback.

DESIGN REVIEW for a single-family residential subdivision on 3.11 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 18, 2024, PER THE APPLICANT).

28. TM-24-500096-DBAC, LLC:

HOLDOVER TENTATIVE MAP consisting of 6 single-family residential lots and 1 common lot on 3.11 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 18, 2024, PER THE APPLICANT).

(Companion Items 29, 30, and 31)

29. VS-24-0462-OMNI FAMILY LIMITED PARTNERSHIP:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Capovilla Avenue and between Valley View Boulevard and Procyon Street within Enterprise (description on file). MN/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 30 AND 31).

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

- Right-of-way dedication to include 45 feet to the back-of-curb for Valley View Boulevard, 25 feet to the back-of-curb for Arby Avenue, 25 feet to the back-of-curb for Procyon Street, 25 feet to the back-of-curb for Capovilla Avenue and associated spandrels;
- 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, 90 days to record said separate document for the Warm Springs storm drain improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

SAMI REAL
Okay. Next are Items 29, 30, and 31.

- Item 29, VS-24- 0462; holdover vacate, abandon easements of interest to Clark County, located between Arby Avenue and Capovilla Avenue and between Valley View Boulevard and Procyon Street within Enterprise.
- Item 30, WS-24-0461; holdover waivers of development standards for the following: reduce net lot area, reduce street landscaping, increase retaining wall height, increase fill height, alternative lot orientation, off-site improvement streetlights, and reduce driveway setbacks. Design review for a single-family residential subdivision on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the neighborhood protection RNP overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise.
- And then Item 31, TM-24-500099; holdover tentative map consisting of 13 single-family residential lots on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection RNP Overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue 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 property is located in the center at the southeast corner of Arby and Valley View. I have three properties on this aerial, because we did do a neighborhood meeting on August 7 with all three of these properties. Most importantly because Richmond American Homes is coming in on all three of those sites and they're honoring the RS20 zoning category. Which at that neighborhood meeting, there were about 40 people in attendance. They were very happy to hear that we were not asking for a zone change, and that Richmond American Homes would be coming in with RS20 products. Also, all single-story. So, this is all of Richmond's single-story, million dollar plus homes. So, generally speaking, the neighborhood was ecstatic about all three of these.

Arville and Maule will be on your December 18 agenda, and El Dorado Valley View is already approved. So, the one that's before you is Arby and Valley View. We are proposing a 13 lot, as I mentioned, RS20 development. The density is about 1.73 units to the acre. That's the net density for the 13 lots. Four of them will front onto the streets, which oftentimes rural preservation areas like that because you don't

have the walls. However, there will be a wall here on Arby, as well as Valley View and on Capovilla a little bit on that southern side, with accesses both on Arby and on Capovilla.

At the neighborhood meeting there were a couple of things that the residents asked. Most importantly, they did not want streetlights on the neighborhood streets. I believe they understood Valley View is a pretty major thoroughfare and streetlights are probably necessary on Valley View. But after the meeting, we did add a waiver to waive the off-site improvements specific to streetlights on Arby, on Procyon, and on Capovilla. And so, there is an if approved condition, and we submitted that at the neighbor's request. So, there will be lights on all of the homes. They have coach lighting so it won't be completely dark. But in line with their neighborhood, they very much wanted those streetlights to be eliminated on Arby, Procyon, and Capovilla.

Also, there was a mix of opinion on the sidewalks. We are showing detached sidewalks, which we know is very important for the safety of the community and the safety of the area. And the neighbors pretty much agreed with that. But a few of them did ask for asphalt paveways instead of concrete. Richmond's fine either way. So, whatever the Commission decides, we're fine with that.

Lastly, we do have – there's some fill and some retaining on this site. And there was a pretty significant retaining wall proposed on this corner here adjacent to an existing homeowner. Which we've worked with that homeowner on reducing the impact of that wall by providing a tiered wall. Mark Bangin provided a beautiful exhibit that I will submit into the record. But what we've worked out with them is doing a tiered wall on that eastern boundary. Actually, the eastern boundary as well as southern boundary of their property, so that you'll have their existing wall, some landscaping. And we were very specific with their request. They want laurel bays. So, we are going to provide 24-inch box bay laurel trees in that landscape easement area. And then we'll have a reduced retaining, still some retaining and this screened wall. So, it'll have a much nicer, softer feel and really provide them some privacy. This landscape easement would run along this property line and right here as well.

So, I did work with Sami, and she revised my conditions to be much better than they were. So, I would want to propose two conditions. One, that we provide for and include in the CC&Rs that a minimum of 15 24-inch box laurel trees be planted and maintained 30 feet on center within that landscape strip between the tiered wall. And with any changing in the landscaping to be approved by the HOA and the adjacent property owner. And the reason for that is this easement area will be maintained by the HOA. If for some reason at some point that tree selection changes, we want to make sure that the property owners know what's happening.

The second condition, that we provide and include in the CC&Rs is a gate to the landscape easement on Arby Avenue to be accessed and maintained by the HOA. Again, this property owner was very concerned with having a dead area between the home and the home to the west of them. So, we will provide a gate there, and that gate will be only accessed by the HOA.

So, with that said, I'm happy to answer any questions. I very much appreciate the neighborhood support. And I think we've tried to revise the application to reflect their requests. First of all, with the requested waiver for the streetlights on Arby, Procyon, and Capovilla, the offering of doing the asphalt pathways instead of the concrete if that's the Commission's desire, and then the two conditions I just read into the record to reduce that retaining impact on the neighbor that's immediately to the east of us. I'm happy to answer any questions.

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

MOTION

MICHAEL NAFT
Thank you, Chairman. Thank you, Ms. Allen, for the presentation, for your work on this.

My motion will include the two conditions that you read in and worked with Planning on.

Also, I just want to highlight it, it's already in the agenda item, but yes, full off-sites will be required on Valley View. On the other three streets we'll do the detached asphalt path, which has been my standard in these areas. Antonio, you're giving me a look.

ANTONIO PAPAZIAN
Thank you, Commissioner. Just concrete on Valley View? Are we doing concrete path on Valley View and just asphalt on the side streets?

MICHAEL NAFT
Correct.

ANTONIO PAPAZIAN
Thank you.

MICHAEL NAFT
Then if I've not missed anything else, I'll move for approval of Items 29, 30, and 31 with the conditions read into the record.

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

VOTE

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

TICK SEGERBLOM
And that motion passes. Thank you.

STEPHANIE GRONAUER
Thank you very much. And I'll provide your staff this exhibit as well for the record.

30. WS-24-0461-OMNI FAMILY LIMITED PARTNERSHIP:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce net lot area; 2) reduce street landscaping; 3) increase retaining wall height; 4) increase fill height; 5) alternative lot orientation; 6) off-site improvements (streetlights); and 7) reduce driveway setbacks.

DESIGN REVIEW for a single-family residential subdivision on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise. MN/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 29 AND 31).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- At a minimum, 5 gallon shrubs shall be provided within the landscaping strip between the tiered retaining wall;
- Provide for and include in the CC&Rs that a minimum of 15, 24 inch box Bay Laurel trees be planted and maintained 30 feet on center within the landscape strip between the tiered wall with any changes in landscaping to be approved by the HOA and adjacent property owners;
- Provide and include in the CC&Rs a gate to the landscape easement on Arby Avenue to be accessed and maintained by an HOA;
- 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

- Full off-site improvement on Valley View Boulevard;
- Full off-site improvements except streetlights on Arby Avenue, Capovilla Avenue, and Procyon Street with sidewalks consisting of asphalt instead of concrete;
- Install conduit and pull boxes for streetlights;
- Drainage study and compliance;
- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard, 25 feet to the back of curb for Arby Avenue, 25 feet to the back of curb for Procyon Street, 25 feet to the back of curb for Capovilla Avenue and associated spandrels;
- 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, 90 days to record said separate document for the Warm Springs storm drain improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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.
- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed; 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 to show fire hydrant locations on-site and within 750 feet.
- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0135-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

31. TM-24-500099-OMNI FAMILY LIMITED PARTNERSHIP:

HOLDOVER TENTATIVE MAP consisting of 13 single-family residential lots on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise. MN/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 29 AND 30).

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

- Full off-site improvement on Valley View Boulevard;
- Full off-site improvements except streetlights on Arby Avenue, Capovilla Avenue, and Procyon Street with sidewalks consisting of asphalt instead of concrete;
- Install conduit and pull boxes for streetlights;
- Drainage study and compliance;
- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard, 25 feet to the back of curb for Arby Avenue, 25 feet to the back of curb for Procyon Street, 25 feet to the back of curb for Capovilla Avenue and associated spandrels;
- 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, 90 days to record said separate document for the Warm Springs storm drain improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Department of Aviation

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0135-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

32. VS-24-0509-USA:

VACATE AND ABANDON easements of interest to Clark County located between Craig Road and Alexander Road and between Chieftain Street and Fort Apache Road; a portion of right-of-way being Helena Avenue located between Chieftain Street and Fort Apache Road; and a portion of right-of-way being Hickam Avenue located between Chieftain Street and Fort Apache Road within Lone Mountain (description on file). RM/hw/kh (For possible action

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 4, 2024, PER THE APPLICANT).

33. WS-24-0510-USA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gross lot area; 2) reduce net lot area; 3) reduce front setbacks; 4) allow a gated community within the NPO-RNP; 5) reduce street landscaping; 6) reduce call box setback; 7) eliminate off-site improvements (curb, gutter, sidewalks, and streetlights); 8) increase the length of a non-through street without a county approved turnaround; and 9) eliminate street knuckles.

DESIGN REVIEW for a single-family residential subdivision on a 22.14 acre portion of 32.12 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Craig Road, north of Florine Avenue (alignment), east of Chieftain Street, and west of Fort Apache Road within Lone Mountain. RM/hw/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 4, 2024, PER THE APPLICANT).

34. TM-24-500108-USA:

TENTATIVE MAP consisting of 39 single-family residential lots and 2 common lots on a 22.14 acre portion of 32.12 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Craig Road, north of Florine Avenue (alignment), east of Chieftain Street, and west of Fort Apache Road within Lone Mountain. RM/hw/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 4, 2024, PER THE APPLICANT).

(Companion Items 35 and 36)

35. VS-24-0539-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

VACATE AND ABANDON easements of interest to Clark County located between Torino Avenue and Ford Avenue (alignment) and between Belcastro Street and Rosanna Street within Enterprise (description on file). JJ/jud/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 36).

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 25 feet to the back of curb for Torino Avenue, 25 feet to the back of curb for Belcastro Street, 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;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

SAMI REAL
Next are Items 35 and 36.

- Item 35, VS-24-0539, vacate and abandon easements of interest to Clark County located between Torino Avenue and Ford Avenue (alignment) between Belcastro Street and Rosanna Street within Enterprise.
- Item 36, WS-24-0538, waivers of development standards for the following: Reduce net lot size, increase fill height, increase retaining wall height, and increase driveway width. Design review for a single-family residential subdivision on 2.34 acres in an RS20 (Residential Single-Family) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northeast corner of Belcastro Street and Torino Avenue within Enterprise.

TICK SEGERBLOM
Good morning again.

STEPHANIE GRONAUER
Good morning again, Mr. Chairman, Commissioners. Stephanie Gronauer, 1980 Festival Plaza Drive, here on behalf of the applicant, Richmond American Homes.

This is a little over a two-acre site located at Belcastro and Torino. Again, this is similar to the last item, where Richmond is proposing to stick with the RS20 zoning category. They are not seeking a zone change. And we are proposing a four-lot development with a density that's under the two units to the acre. We do have a couple of waivers that I just want to walk through briefly. These are the four lots. Three of them would face onto Torino. Which again, most RNP areas prefer that than having blocked in neighborhoods. So, we have three homes that are fronting onto Torino, and then the fourth home will front on to Belcastro. There is some fill and some retaining on this site. And it's a little small parcel, as you can see. Much of it is, you can see on this aerial, along the north. There's some pretty significant drainage and contours going on there. So that fourth lot requires some retaining along the northern property line. Along the eastern property line, the grading plan did just get approved. And my understanding is we will not need quite as much retaining. And there is a five-foot drainage easement along the side of this lot, so there will be a bit of a tiered appearance. There'll be their existing block wall, the five-foot drainage easement, and then our retaining and block wall on the other side of that easement area. But on this northern property line, that's where most of the retaining will exist. It's an undeveloped parcel to the north. And it is just necessary due to topography and the drainage in the overall area.

Again, these are Richmond's big one-story, over $1 million homes that are very much in compliance and conformance with any RNP neighborhood fronting out onto the street. And I'm happy to answer any questions, but we'd very much appreciate your approval today.

TICK SEGERBLOM
This is a public hearing. Anyone here wishing to speak on this item? Seeing no one, I'll turn it over to Commissioner Jones.

MOTION

JUSTIN JONES
Thank you, Mr. Chair. Appreciate your efforts to keep this in line with the RNP, so I'll go ahead and move for approval of Agenda Items 35 and 36.

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

VOTE

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

TICK SEGERBLOM
And that motion passes. Thank you.

STEPHANIE GRONAUER
Thank you very much.

36. WS-24-0538-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce net lot size; 2) increase fill height; 3) increase retaining wall height; and 4) increase driveway width.
DESIGN REVIEW for a single-family residential subdivision on 2.34 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northeast corner of Belcastro Street and Torino Avenue within Enterprise. JJ/jud/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 35).

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;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Torino Avenue, 25 feet to the back of curb for Belcastro Street, and associated spandrel;
- 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0214-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

(Companion Items 37, 38, and 39)

37. VS-24-0542-GOLDENSITES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Mistral Avenue and between Cimarron Road and Durango Drive and portion of a right-of-way being Gagnier Boulevard located between Mistral Avenue and Camero Avenue within Enterprise (description on file). JJ/sd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 38 AND 39).

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

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

SAMI REAL

Next are companion Items 37 through 39.

- Item 37, VS- 24-0542; vacate and abandon easements of interest to Clark County located between Camaro Avenue and Mistral Avenue and between Cimarron Road and Durango Drive and a portion of right-of-way being Gagnier Boulevard located between Mistral Avenue and Camaro Avenue within Enterprise.
- Item 38, WS-24-0543; waivers of development standards for the following: reduce setbacks, increase retaining wall height, increase fill height, waive full off-site improvements, and reduce street intersection offset. Design review for a single-family residential subdivision on 10.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Camaro Avenue and the east and west sides of Gagnier Boulevard (alignment) with an enterprise.

- And then Item 39, TM-24-500117; tentative map consisting of 20 single-family residential lots on 10.63 acres and an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Camaro Avenue and the east and west sides of Gagnier Boulevard (alignment) within Enterprise.

TICK SEGERBLOM
Good morning.

BOB GRONAUER
Good morning, Mr. Chairman and Commissioners. My name's Bob Gronauer. 1980 Festival Plaza Drive. I'm here representing Pinnacle Homes on these matters.

As you can take a look at the overhead here, highlighted in yellow, this is approximately 10.6 acres of property. It's located in the RNP area. We are proposing 20 homes. However, we do have some waiver development standards, and the reason is as I go through the story here, you'll appreciate this piece of property is fairly difficult to develop.

First of all, Pinnacle Homes purchased this property here and this property here in the auction not too long ago. And then this piece of property my client purchased from this property owner here. However, the reason why you don't see it, it is perfectly shaped in this area. You can see these are solar panels here. So, the family that sold the property here wanted this type of configuration.

So, which has made it a little bit tricky here for development purposes, but also on top of that, you can see here as you focus in here, this is a big drainage area on this property that's being impacted. And matter of fact, when I did the developments for William Lyon Homes many years ago, this was a big drainage concern for the neighbors in the area. So, the good news is with Frank White and Pinnacle Homes, by purchasing the airport properties, purchasing this additional property here, we're going to be able to help fix that drainage issue that still also lingers in this area. But because of that, we do have some fill and wall height waivers that we're asking for, and that's based because of the existing conditions on the property.

So, on the site plan that I have here, we have 20 homes. We have six homes that are located up here off Gagnier, which will have access coming in and out of the cul-de-sac located right here. The other 14 homes are going to have access on Camaro, as you can see here, will come out through in this area. We do have a waiver development standard of street separation between Gagnier and our private street here. Staff is recommending – well, they were recommending approval that the Public Works with the separation distance series because this is in an RNP area, these are rural standards out in this area, and so very little traffic would be coming out in this area.

One of the waivers that we're asking for is for a 20-foot front yard setback. That is typical what you see in all the developments. I believe you're looking at your current code now to put that back. These are not the Pinnacle Homes that you see, but these are homes in the area that have that 20-foot setback that was approved at the Town Board. We'd ask you to approve that waiver of development standard.

When you look at the wall height, our highest point of the wall height that we'll have is along our east property line. Because we're lower on the west property line here, we're about nine feet, six feet, about five feet and five feet lower than the west side here. But because of the drainage and the topography of the property here over along the east property line, we're going to have some wall heights. What we are

about higher, the wall height in this area would be about 8 feet, 7 inches. This would be about 7 feet and 1 inch. The highest point is about 11 feet, 1 inch in this area. This would be the highest point of the wall. The wall waiver that we're asking for, this is about 9 1/2 feet, and this is about 10 feet, 3 inches.

Also, adjacent in this area, we have a five-foot wide drainage easement, which also goes to a 10-foot wide drainage easement in this area. With respect to the fill, because of the hole that is in here because of topography, we do have a waiver for infill located on Lot 10 and on Lot 14 in this area. And again, it's because of the constraints on the property.

We did go to the Town Board. They did recommend the approval of some of our waivers that we're asking for. These are single-story homes that Pinnacle builds. The price points are going to be anywhere from about $1.4 to $1.5 million per house on an average. The floor plans are anywhere from 3,600 square feet to about approximately 4,700 square feet.

With that being said, we'd ask you to approve the application that is before you. And then on a side note, we are continuing to work with the neighbors in this area with respect to some of the drainage issues and designs.

And as we finalize our drainage study, we will continue to communicate with them. And matter of fact, we've been communicating our client with Robert Cunningham today with some of the neighbors in the area with respect to some of the design. And the last thing I'll point out is in working with the neighbors, this gray area here is a sewer easement area, about 30 feet in width. We already have that open for pedestrian activity. It's not for vehicular access, but for the neighbors who walk in north and south in this area. So, we wanted to keep that open for connectivity purposes and that was something that the neighbors did definitely like. That being said, I can answer any of the questions on these applications that are before you.

TICK SEGERBLOM
This is a public hearing. Anyone here wishing to speak on this item?

ROBERT GLAU
Good afternoon or still morning. My name is Robert Glau, G-L-A-U. I live at 8260 Gagnier right across the street from the little six-person cul-de-sac there. I have no problem with this development whatsoever except for I don't see any need for any streetlights, which Enterprise had mentioned. And I know that they're asking not to have the streetlights and I'm in favor of that. And secondly, the little walkway, we're not exactly sure where that comes out. We're just hoping it's not right in the guy's driveway that sits right next to that.

And then also the Town Board had requested on the west side of Gagnier to put a five-foot asphalt sidewalk, which makes no sense. It's a dead end cul-de-sac. No five-foot asphalt sidewalk from Windmill all the way to there. And to just have that little piece of black top across the front of their place doesn't seem to make any sense to me. So, I would ask you not to request that and not to have the streetlights. Otherwise, I'm totally in favor. Thank you.

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

JUSTIN JONES
Thank you, Mr. Chair. Mr. Gronauer, do you want to address those comments?

BOB GRONAUER
No, I am good unless you have any questions.

JUSTIN JONES
Okay. All right, then I'm go ahead and move for – well, I would say with regards to Waiver of Development Standards 4A, while I appreciate that there are other areas out there on Camaro who have had all of their off-sites waived that I think that it makes sense to have at least some of the off-sites put in there. So, agree on the streetlights that they aren't necessary at this time, but I'll require the developer to install curb and gutter out there. Do you want to comment on that JaWaan?

BOB GRONAUER
Yeah. Oh, okay. I'm sorry. I just wanted for clarification on Camaro?

JUSTIN JONES
Yes, on Camaro.

BOB GRONAUER
And that's curb and gutter and I'm sorry, I'm interrupting Antonio. Go ahead Antonio.

JUSTIN JONES
Go ahead Antonio.

ANTONIO PAPAZIAN
Thank you, Commissioner. With the addition of the curb and gutter, I just want to make sure because their plans don't reflect it, that they'll be required to do full width paving as well.

JUSTIN JONES
Okay. All right. Curb gutter, full width paving and pull conduit in the event that there's a need for future streetlights but won't require a sidewalk at this time.

ANTONIO PAPAZIAN
Thank you, Commissioner. If they're not required to do the sidewalk at this time, we do not need the conduit and the pool boxes. The reason we typically require the conduit and pool boxes when someone is doing the sidewalk is so we don't have to lift those panels to put the conduit underneath. And because there's not going to be any sidewalk, there's no panels to lift, so it won't be a problem in the future to install that should we have a project that installs streetlights.

JUSTIN JONES
Okay. All right, what he said. All right. I'll go ahead and move for approval of Agenda Items 37, 38, 39 – 38, 37 and 39 with the modification to Waiver Request 4A.

LYNN GOYA
Excuse me, Commissioner, could you repeat the motion as it's the final motion for clarification?

MOTION

JUSTIN JONES
Sure. So, I'm going to move for approval on Agenda Items 37, 38 and 39 with regards to Waiver request 4A. The requirement for streetlights and sidewalk will be granted, but the curb and gutter and partial paving will be denied. Is that accurate? Okay.

LYNN GOYA
Thank you.

JUSTIN JONES
That's a motion.

TICK SEGERBLOM
All right, there's a motion. Cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes. Thank you.

BOB GRONAUER
Thank you.

38. WS-24-0543-GOLDENSSITES, LLC, THE PARSONS FAMILY REVOCABLE LIVING TRUST):
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase retaining wall height; 3) increase fill height; 4) waive full off-site improvements; and 5) reduce street intersection off-set.
DESIGN REVIEW for a single-family residential subdivision on 10.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Camero Avenue and the east and west sides of Gagnier Boulevard (alignment) within Enterprise. JJ/sd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 37 AND 39).

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
- Off-site improvements (curb, gutter, and paving) on Camero Avenue;
- Drainage study and compliance;

- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0075-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #4A WAS DENIED FOR OFF-SITE IMPROVEMENTS (CURB, GUTTER, AND PARTIAL PAVING).

39. TM-24-500117-GOLDENSSITES, LLC, THE PARSONS FAMILY REVOCABLE LIVING TRUST):

TENTATIVE MAP consisting of 20 single-family residential lots on 10.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Camero Avenue and the east and west sides of Gagnier Boulevard (alignment) within Enterprise. JJ/sd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 38 AND 39).

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

- Off-site improvements (curb, gutter, and paving) on Camero Avenue;
- Drainage study and compliance;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0075-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

40. WS-24-0522-CROCKER FAMILY REVOCABLE LIVING TRUST:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) eliminate full off-site improvements in conjunction with a proposed single-family residence on 0.5 acres in a RS20 (Residential Single-Family 20) Zone within the Neighborhood Preservation (RNP) Overlay. Generally located on the west side of El Capitan Way, 170 feet south of Washburn Road within Lone Mountain. RM/jm/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 4, 2024, PER THE BOARD OF COUNTY COMMISSIONERS).

SAMI REAL
All right. Next is Item 40, WS-24-0522; waiver of development standards for the following: reduce setbacks and eliminate full off-site improvements in conjunction with a proposed single-family residence on 0.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Preservation (RNP) Overlay. Generally located on the west side of El Capitan Way, 170 feet south of Washburn Road within Lone Mountain.

TICK SEGERBLOM
Is anyone here on this application? Item 40?

MOTION

ROSS MILLER
I'm not sure where they are. Can we move to pass it to the December 4 meeting?

SAMI REAL
Hold to December 4?

ROSS MILLER
Hold. Yes.

SAMI REAL
So then there is a motion to hold till December 4.

TICK SEGERBLOM
There's a motion to hold it until December 4. Cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes.

41. WS-24-0523-WARREN FAMILY REV LIV TR & WARREN, JOSEPH F. & CARRYN B. TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation; 2) reduce setbacks; and 3) modify driveway geometrics for accessory structures in conjunction with an existing single-family residence on 2.28 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Fairfield Avenue, 320 feet south of Wigwam Avenue within Enterprise. MN/tpd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- 1 year to complete the building permit and inspection process for existing accessory structures or this portion of the application will expire unless extended with approval of an extension of time;
- 2 years to commence the proposed RV cover or this portion of the application will expire unless extended with approval of an extension of time;
- Paint the proposed RV cover to match the primary dwelling.
- Applicant is advised that 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.

Southern Nevada Health District (SNHD) - Engineering

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

SAMI REAL

Next is Item 41, WS-24-0523; waivers of development standards for the following: reduced separation, reduce setbacks and modified driveway geometrics for accessory structures in conjunction with an existing single-family residence on 2.28 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Fairfield Avenue, 320 feet south of Wigwam Avenue within Enterprise.

KAREN WARREN

Hello, thank you for your time today. My name is Karen Warren, W-A-R-R-E-N. And I am the homeowner in this case.

I also wanted to thank the staff for walking me through this whole process.

Okay. So, you will notice a lot on this item, but I am going to keep it short as I was advised to do. Essentially, we are looking to erect an RV shade cover on this part of the lot. This is the north facing right? So right here on the lot in working with Land Use, they brought up a lot of issues in terms of waivers, so we're just hoping to bring everything else on the property in compliance. Since we purchased it in 2017, we've made significant improvements. So, I open that up to any questions?

TICK SEGERBLOM
All right. This is a public hearing. Anyone here wishing to speak on this item? I see no one. It sounds like you've resolved all things. Commissioner Naft.

MICHAEL NAFT
Yeah. Thank you, Mr. Chairman. Thank you, Ms. Warren, for your patience today. But through this whole process, you bought a property that was in pretty bad distress that your neighbors were pretty unpleased with, and you have, one, cleaned it up, but two are bringing most of what you're here to waive today were pre-existing issues prior to your purchase of the property, with the exception of what you just laid out. Yeah.

KAREN WARREN
Those were before pictures.

MICHAEL NAFT
Yeah. Thank you.

KAREN WARREN
Of our property. So yes.

MOTION

MICHAEL NAFT
So, thank you and I'm prepared to move for approval of Item 41 and appreciate your patience through this process.

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

VOTE

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

TICK SEGERBLOM
That motion passes. Thank you so much.

KAREN WARREN
Short and sweet. Thank you for your time. I appreciate it.

42. WS-24-0525-SEMMATERIALS ENERGY PTNRS, LLC:

AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height (no longer needed); 2) allow non-decorative fencing (no longer needed); 3) reduce access gate setbacks; 4) waive off-site improvements (streetlights); 5) allow attached sidewalks; 6) eliminate throat depth; and 7) eliminate driveway back-of-curb radius.

DESIGN REVIEW for site modifications for an existing asphalt batch plant on 6.76 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located on the southwest corner of Valley View Boulevard and Ponderosa Way within Paradise. MN/dd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Paint the shipping containers to match the buildings and infrastructure on-site;
- Street landscaping along Ponderosa Way to consist of recommended plants from the Regional Plant List, or an approved alternative.
- 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

- Full off-site improvements except streetlights on Ponderosa Way;
- Install conduit and pull boxes on Ponderosa Way.

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;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or

other temporary equipment; the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0185-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

SAMI REAL

Next is Item 42, WS-24-0525; amended waivers of development standards for the following: increased fence height, which is no longer needed, allow non-decorative fencing. Again, no longer needed. Reduce access gate setbacks, wave off-site improvements being streetlights, allow attached sidewalks, eliminate throat depth and eliminate driveway back of curb radius. Design review for site modifications for an existing asphalt batch plant on 6.76 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay generally located on the southwest corner of Valley View Boulevard and Ponderosa Way within Paradise.

TICK SEGERBLOM

Good morning.

MELISSA EURE

Good morning, Melissa Eure, E-U-R-E. 1055 Whitney Ranch Drive, Suite 210. Here on behalf of the applicant.

So again, here you can see on the aerial exactly where this batch plant sits. It's been there since the 1960s. So, it has been there for quite some time, and everything has developed around it.

Just importantly to note on here, there is a stormwater detention basin that is on this site and then there's already some paved area here. So, what has happened is on here you can see everything in the pink color is existing and what they'll be doing is adding some new tanks in order to decommission other tanks that are on the site as well as adding a new shade structure. They use polymer pellets that unfortunately the UV tends to deteriorate and destroy. So, in order to lose less of their supplies, they're putting this new shade structure. With these new equipment, it did trigger the need for the site to come into greater conformance with the current Title 30. And so quite a bit of what we have here and the waivers which I will focus on are in regards to the off-sites here along Ponderosa. The sidewalk and full off sites are existing on Valley View Boulevard.

What there is currently there's a berm here. This is where the stormwater detention basin is. The way the site operates is that trucks come in off Ponderosa, they enter on the far west gate here. They go through the scales, they come around, they load on here, they come back around, they stay with on the property to loop back around to then get weighed with their full weight before exiting out of this gate. So, gates do remain open during business hours, and we are asking to go ahead and put in an attached sidewalk. Currently, there is no sidewalk for this part of the property as well. There is some curb and gutter, however this would be adding the sidewalk. And then there is the existing oleanders on this side and what they would do is replant any oleanders that need to be replanted as they pulled back.

Because of these existing conditions there is a security fence that's also there in the gates and unfortunately, they're within the setbacks that our Title 30 currently requires. So, one of those is to allow the gates to be 7 feet and 8 feet from the property line versus 18 feet. Again, as mentioned, they are open during business hours, and they are one way only and we try to keep the trucks circulating on site versus on the actual right-of-way. These fencing here it is security fencing for a portion of it. It is non-decorative. You can kind of see the oleanders do a great job of screening what is there.

One of the bigger waivers we have is asking for the zero radius and some reduced throat depths, particularly for the western drive. So, the eastern drive will meet the standards. It's only on the westernmost driveway and you can see from the photo here. As trucks swing in to go to the scales, unfortunately in order to meet the driveway standards, the driveway would have to be moved more to the east. And what that would do is actually put it back up against where you have parking right here on the other side. So, if they move the driveway to put in the standard, it would then have the trucks turning in right behind where there's parking here and there is no curb gutter or entryway. It's literally just parked there. So, it would potentially back items up.

Also, because of the location of the stormwater basin, if that was moved over, the trucks would be entering basically right into the stormwater basin and there's no way to push back the interior drive without again impacting that existing stormwater basin on the site. So, any changes to the gate or to those drives would then be impacting the existing equipment and the stormwater tension Basin. So that's why we're asking that this driveway remain as it is on this side. So that way we don't impact the site operations. If we had to get rid of that drive, it would then force circulation onto the existing public right-of-way instead of keeping it on the site.

Finally, we are proposing the attached sidewalk as well as putting in the curb and gutter. However, we've requested a waiver of the streetlights on Ponderosa, all of the existing streetlights that there are on the north side of the street, that is where the electrical wiring and conduit is. There are none on the south side of the street where the property is located. So, we've asked that those streetlights not be required. One, it would cut off the drive. This is Ponderosa does end in a cul-de-sac. So, it would create quite a bit of impact for the existing businesses but also just because it'd be a little more difficult to bring all that in. There isn't an electrical connection very close by for that. So, we've asked to waive that, but we are fine with accepting staff's conditions on this. And with that, 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 turn it over to Commissioner Naft.

MOTION

MICHAEL NAFT
Thank you, Mr. Chairman. I'm sure your client probably regrets wanting to put up a shade structure, but we're glad they're doing it and making the investment in the property. As you laid out, nearly all of these waivers are necessitated by permanent infrastructure that's on the property. So that's convinced me to move for approval of Item 42.

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

VOTE

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

TICK SEGERBLOM
That motion passes.

MELISSA EURE
Thank you.

43. WS-24-0526-GHANOLI HOLDINGS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; and 2) allow a non-decorative fence.

DESIGN REVIEW for modifications to a previously approved truck staging area on 0.49 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Martin Avenue and the east side of Crystal Street within Enterprise. MN/dd/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO JANUARY 22, 2025, PER THE APPLICANT).

(Companion Items 44 and 45)

44. WS-24-0527-COUNTY OF CLARK (AVIATION):

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase wall height; 3) increase fill height; 4) eliminate off-site improvements (curb, gutter, sidewalks, and streetlights); and 5) reduce the street intersection off-set.

DESIGN REVIEW for single-family detached residences on 4.92 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northwest corner of Valadez Street and Shelbourne Avenue within Enterprise. JJ/jud/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 45).

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

- Comply with approved drainage study PW24-17122;

- Execute a Restrictive Covenant Agreement (deed restrictions).

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0113-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

SAMI REAL
Next are Items 44 and 45.

- Item 44 WS-24-0527. Waivers of development standards for the following: reduced step backs, increase wall height, increase fill height, eliminate off-site improvements being curb gutter sidewalks and streetlights and reduce the street intersection offset. Design review for single-family detached residences on 4.92 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northwest corner of Valdez Street and Shelbourne Avenue within Enterprise.
- Item 45 TM-24-500114. Tentative map consisting of 10 single-family residential lots and common lots on 4.92 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northwest corner of Valdez Street and Shelbourne Avenue 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 Pinnacle Homes on these next few matters.

What I have before you is an aerial map of our site. It's approximately five acres. This is also another one of these purchases through the Airport auction that Pinnacle Homes has purchased. And matter of fact this is in a rural neighborhood area. These are actually homes that Pinnacle came in and has already built. As you can see, we are sandwiched in between existing rural neighborhood preservation homes. These are single-story homes that we're proposing on the five acres. These are the elevations that you would see here that are being proposed.

We do have a waiver. Our first waiver is a waiver of the front yard setback, which is typical that you see in all these rural neighborhoods that are built like this. And it has that 20 foot yard setback in there. It's just a matter of the reason way you actually measure the distance to the setback, but this is no different than other developments in the area.

With respect to the site plan, this is 10 homes that are located on approximately five acres. We have our access coming in here off of Shelbourne Avenue. And this is another piece of property here where we have some drainage issues that we're dealing with because to the north, to the east, west and south of us, the grades have all been set on the property here. So, it's very hard for us to do anything more or less than what's already been set in the area.

So, our wall heights, we're low on the west side here of our property. On the east side we're a little bit higher. Our wall heights are going to be anywhere from 2 or 3 feet higher than the existing walls. You do have a 5 foot – in this area, a 5 foot drainage easement that separates the property walls in this area. Just

for the record, this would be about a 9 foot high, 9 foot 7inch wall. This is about 10 foot and 4 inch wall. This is also 10 foot and 2 inch wall. And this would be about a 9 foot, 9 inch wall in this area here. And again, that's just dealing with the topography and the grade on the property that's been set.

We'd ask you to approve the applications that are before you. And again, these are single story homes, same price points as I mentioned earlier with Pinnacle's proposal.

TICK SEGERBLOM
That completes your presentation, we'll –

BOB GRONAUER
Yes, sir.

TICK SEGERBLOM
– open it up for a public hearing. Anyone here wishing to speak on this item? Or these items? See no one. We'll close the public hearing and Commissioner Jones.

MOTION

JUSTIN JONES
Move for approval of 44 and 45.

TICK SEGERBLOM
There's a motion. Cast your vote

VOTE

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

TICK SEGERBLOM
That motion passes. Thank you.

BOB GRONAUER
Thank you very much and I want to wish all of you a happy Thanksgiving with your families. Have a good one, take care.

45. TM-24-500114-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 10 single-family residential lots and common lots on 4.92 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northwest corner of Valadez Street and Shelbourne Avenue within Enterprise. JJ/jud/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 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

- Comply with approved drainage study PW24-17122;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0113-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

46. WS-24-0535-BLUE DIAMOND PB HOLDINGS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscape planter width; and 2) reduce driveway geometrics.

DESIGN REVIEW for commercial buildings on 0.89 acres in a CG (General Commercial) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Blue Diamond Road and the west side of Pinkbox Drive within Enterprise. JJ/sd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without 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;
- The installation of detached sidewalks will require vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way;
- Coordinate with Real Property Management and the Department of Aviation to dedicate Pinkbox Drive.

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.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace
determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0437-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVERS OF DEVELOPMENT STANDARDS #1 AND #2B WERE WITHDRAWN.

SAMI REAL
Next is Item 46, WS-24-0535; waivers of development standards for the following. Reduced street landscape planner width and reduced driveway geometrics, design review for commercial buildings on 0.89 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay generally located on the south side of Blue Diamond Road and the west side of Pink Box Drive within Enterprise.

TICK SEGERBLOM
Good morning.

GREG BORGEL

Good morning, Mr. Chairman. I'm Greg Borgel, 3747 Heritage Avenue here for the Pink Box Project, which is the first phase of development proposed for this property. With me in the audience is if you have questions appropriate for his consideration, is the Vice President of Development for the Siegel Group. The Pink Box item before you now is of course an element of the Siegel Group. And so, if you have questions that are beyond my capability, he's available to help out.

Secondly, we were advised fairly late in the game that some of the waivers were problematic, and we have put ourselves in the position of what we think is resolving those questions.

So, to work through it casually – and by the way, this is the elevation of the Pink Box that is before you. There are three waivers called out in the agenda or were, if you will, since we have resolved two of the three with certainty. On the reduced width of street landscaping, which is Waiver Number One, that's been eliminated. It was a very small area that was basically overlooked in the first analysis. And so, we would ask in conjunction with what we hope is your approval of the balance of the item, that that could be allowed to be withdrawn here.
And secondly on Item 2B, which was the throat depth question on which Public Works was quite concerned. The engineer for our side has gone through the equations and restructured the throat depth and that has been provided to staff for analysis and we think that that one can now be withdrawn as well. So that takes care of the throat depth and the landscaping waiver.

The remaining item is a reduction of the departure distance for the driveway on Pink Box Drive to 161 feet where 190 is required. First of all, we would point out that the Pink Box Drive, which amounts to being our private drive, although it has of course to be dedicated to the public for the purpose of extending utilities. But it is a very minor street which although it is adjacent to Blue Diamond Road, they are in a position where it can never cross Blue Diamond. So, it's a very minor intersection in question.

And secondly, by virtue of the redesign of the – and hoped for withdrawal that you will allow for the other waiver, we are now in a position where the redesign to accommodate the full throat depth as required by staff, has enabled a tentative and what we would suggest resolution to that remaining waiver. And that is that by virtue of redesigning – I put the landscape plan up so you could see that it is abundantly landscaped, but I'm drawing on the black line because it's easier to explain what we've done. By moving the throat depth question and resolving it, we believe, to here, we create a situation where we now have a location for a sign, which would, we think, resolve the last remaining waiver question, which is the distance along Pinkbox Drive.

This we believe strongly is the correct location for signage in order to create specifically the situation. And there is no sign waiver in front of you because we'll have to submit a sign program in the future. But we would want to put a sign in this area where the expansion of the throat depth has taken place. So that since this driveway serves –

JUSTIN JONES
Mr. Borgel, can you just skip to what you still need?

GREG BORGEL
We think we only need the remaining waiver for the reducing the driveway distance on Pink Box. And I was leading up to saying and concluding, I realize I've been accused of talking too much sometimes.

TICK SEGERBLOM
All the time.

GREG BORGEL
Well only when I'm here.

JUSTIN JONES
Sometimes when you're not.

GREG BORGEL
Well, there, I try to be quieter.

The purpose is because the driveway is now at the correct location in our opinion. And that is because the two sides of the building need to be served. One side for the access to the drive-thru and one side for the access to parking for people who don't choose to use the drive-thru. And that is where we have the handicapped parking, which was the conclusion I was reaching to and hoping that you would therefore approve of the reduction in departure distance for the driveway in light of the fact that it serves those two purposes.

TICK SEGERBLOM
Does that complete your presentation?

GREG BORGEL
I was finished.

TICK SEGERBLOM
Okay. All right. This is a public hearing. Anyone here wishing to speak about doughnuts? Seeing no one will close the public hearing. Did you have a comment Sami?

SAMI REAL
I just wanted to clarify. So, I think what Mr. Borgel was trying to say is that he withdraws Waiver of Development Standards Number 1 and 2B and finds that the Waiver of Development Standards 2A is still needed and then that's when I would defer to Public Works whether or not the Waiver of Development Standards 1, sorry, 2B is still needed.

ANTONIO PAPAZIAN
Thanks Sami. It is not needed anymore. They meet the minimum requirement.

MOTION

JUSTIN JONES
Great. With that withdrawal of Waiver Requests Number 1 and 2B, I'll go ahead and move for approval of Agenda Item Number 46 with the request for Waiver 2A.

TICK SEGERBLOM
All right, there's a motion by Commissioner Jones, cast your vote.

VOTE

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

ABSTAIN: None

TICK SEGERBLOM
Thank you. That motion passes Mr. Borgel.

GREG BORGEL
Thank you very much and we'll see you again another day and I'll try to be quieter or at least list –

TICK SEGERBLOM
It tough to have an old dog learn new tricks.

GREG BORGEL
We're trainable. Thank you.

(Companion Items 47 through 49)

47. PA-24-700015-NEVADA POWER COMPANY:
PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) to Neighborhood Commercial (NC) on 1.89 acres. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley. JJ/gc (For possible action)

ACTION: ADOPTED (RESOLUTION NO. R-11-20-24-2) (COMPANION ITEMS 48 AND 49).

SAMI REAL
Next are companion Items 47 through 49.

- Item 47, PA-24-700015; plan amendment to redesignate the existing land use category from Public Use to Neighborhood Commercial on 1.89 acres. Generally located on the north side of Russell Road 550 feet east of Hualapai Way within Spring Valley.
- Item 48, ZC-24-0310; zone change to reclassify 1.89 acres from an RS20 (Residential Single Family 20) Zone to a CG (Commercial General) Zone. Generally located on the north side of Russell Road 550 feet east of Hualapai Way within Spring Valley.
- Item 49, UC-24-0311; use permit for a mini warehouse facility. Waivers of development standards for the following: reduce and eliminate landscape buffer and screening and residential adjacency standards. Design review for a mini warehouse facility on 1.89 acres in a CG (Commercial General) Zone. Generally located on the north side of Russell Road 550 feet east of Hualapai Way within Spring Valley.

TICK SEGERBLOM
Good morning.

LEBENE OHENE
Good morning, Commissioners. Lebene Ohene, 520 South Fourth Street representing the applicant with three separate applications that have been read into the record by Ms. Real.

To orient you to the site, the parcel is located north of Russell Road and approximately 550 feet east of Hualapai Way. And to explain the PA application, which was the first application read into the record, which is the plan amendment. The parcel as it exists is a portion of a Nevada Energy site that was

subdivided Nevada Energy no longer needs the parcel. The parcel currently is zoned RS20 and master plan which is below master plan PU for Public Use.

Because they did not need the parcel anymore, the request is to change the master plan to NC and the zoning to CG. Now based on the master plan to our east is single-family residential, but that area is zone CM, which was the existing master plan before the residences were built and the residences in the area surrounding the Nevada Energy substation were all constructed after Nevada Energy constructed the location. On the zone change request, the zone change request is to go to CG to allow for the future mini storage warehouse.

The site is approximately 1.89 acres and the zoning surrounding it currently is RS3 and RS3.2 as well as some C2 to the west along Hualapai.

The development is a 29-unit mini storage warehouse for RVs and luxury vehicles. Based on the existing location and the site, we do have with the special use permit application some waivers and the design review to allow for the development. There is an existing driveway that serves both the existing and the energy station and will serve the site as well.

Because of the location of the site, there are some waivers. Some of those waivers primarily deal with some residential adjacency and some issues that are pre-existing. For instance, to the north because this is still residential even though it is more, it's a power station and more kind of an industrial use. There is landscaping that we've asked a waiver for to maintain.

In working through that development process through the neighborhood meeting, Town Board and Planning Commission, we worked with a Planning Commissioner, and we listened to the neighbors and also to the Town Board and have made some adjustments to the site.

For instance, three of the waivers, 1A, 1B and 1E, we withdrew those at Planning Commission without prejudice and that remains.

To the east, we proposed an eight-foot-high wall with a required fifteen-foot landscaping and even though to the northeast with a residential to the northeast NV Energy only provided 10 feet of landscaping. We're sticking to code and providing that.

On the west side we had to maintain the waiver because the roadway, existing roadway splits, there's an existing condition so therefore the landscaping, even though fifteen-foot is required, we had to request a waiver because there's only 7 feet and 14 feet. Because of that and for additional mitigation, we have proposed additional landscaping along the west side, which is split by the existing roadway.

Also, to mitigate some of the issues, sorry, I have this elevation which will properly depict our design. So, there's the two areas of landscaping. There's the required landscaping to the east and also the required landscaping buffer. And on the west, we included 11 additional trees to make sure that we mitigated the residential adjacency waivers, which are all the waivers, Number 2 in this area, the landscaping as well. Also taking into consideration of the residential on both sides, although the main building, Building A, which is to the west is 27 feet high, we made sure that the buildings were dropped in such a way that we didn't impact the residential to the west, although we are more than 120 feet from there with the two rows of landscaping.

The building to the east is 19.5 feet and this plan depicts how the main building, which is two-story sits as adjacent to the Western property line, which shows that even though we may be 28 feet, their residences are higher than us and we comply with all the grading requirements adjacent to the site.

With that said, we would appreciate your recommendation of approval with the waivers that were deleted and I'm here to answer any questions. Thank you.

TICK SEGERBLOM
All right, this is a public hearing. Anyone here wishing to speak on this item, please come forward.

HARSHA SARMA
Good morning.

TICK SEGERBLOM
Can you speak into the – yeah, hold the microphone.

HARSHA SARMA
Good morning. My name is Mr. Sarma, Harsha Sarma. I live at 5664 Teton Glacier Street, and this is my wife, Pilar. We are the neighbors to the west.

We live in the community called San Mateo, which is directly impacted by this site and this project, this is our community here and this is the proposed site underneath the two power lines. The –

WILLIAM MCCURDY II
Can we have you speak right into that mic? He's having a hard time –

HARSHA SARMA
We want to go on the record and state that my wife and I and our neighbors in the community are a hundred percent opposed to the zone change in this project. This lot falls within Commissioner Jones's jurisdiction and we're delighted with the work he's done with the park that he's built on Patrick that's coming up online here shortly. However, we think that the zone change is a mistake. We don't need additional mini storage.

Currently, there are six mini storage units within two miles of this property. I don't know if they should mention that at all. There's one here, that's My Self Storage, which is 0.8 miles away from the property. There's another one here on Cube Smart, which is 1.1 miles from the property. There's another one here, Extra Space, 1.3 miles from the property, another one Public Storage, 1.5 miles, another one that's 2.2 miles, Town Storage, another one that's 2.3 miles, another Extra Space.

So, she's pitching this as a luxury mini storage. I don't think a box with a bow matters, it's still storage and it's a 30,000 square foot structure that's going to be built directly behind our neighborhood with 15-foot trees I think is what she said. 10-foot trees. Am I incorrect on that? Was that the size of the building? She mentioned? I don't know if we're allowed to ask questions or not.

JUSTIN JONES
She can respond when she gets up again but –

HARSHA SARMA
Oh, and the primary reason we're opposed to this property, this project is the traffic impact. We have a new neighborhood development coming up across the street. I'll show you that. KB Homes is building right here on this lot. It's another 20 plus houses going in.

There are three schools close to this corner. There's Batterman, Fertitta, and Bishop Gorman right across the street. So, there's going to be more foot traffic for the students, more people walking around, and I don't think we need the traffic and the cars and that's why we respectfully asked the Commission to vote no on this project and see if there's any alternatives that could be used for this lot. I mean I don't know that NV Energy needs the money. I don't think they're desperate to sell it, so we want to see if the Commission would investigate another highest and best use for this parcel. I think that's it. I thank you for your time.

TICK SEGERBLOM
All right, thank you. Anyone else wishing to speak on this item? See no one will close the public hearing. Turn over to Commissioner Jones.

JUSTIN JONES
Thank you very much Mr. Chair and I appreciate the neighbors coming down and expressing their concerns with the site.

Initially I would say normally given the location I would not even consider a land use plan amendment change, or a zone change for this parcel because it is surrounded on three sides by residential. In this case because it is such an awkward parcel and a remnant from NV Energy's site, I think that there is a challenge for developing the residential for which it is currently zoned and if it were it would be a high-density residential project which would create in my mind far more traffic than what is proposed there. When Miss Ohene pitched this to me, I made it clear that the only commercial that would be permissible if this Board allows it would be mini storage because it is so low intensity. So just to clarify with regards to the waivers are 1, 1B and 1E?

LEBENE OHENE
Yes sir.

MOTION

JUSTIN JONES
Okay. So, I want to make sure it's very clear on the record that my motion will be to allow for the plan amendment and for the zone change to Neighborhood Commercial. However, that is not to say that if the applicant or some future developer decide that they want something else here that will be permissible. I will not recommend any other type of commercial on this parcel because I think it would be very inappropriate and would have detrimental effects to the neighborhood. I think that mini storage in this case is low-impact and has a benefit to the neighborhood in a way that other commercial ventures would not. So –

LEBENE OHENE
Yes sir, I understand.

JUSTIN JONES
I'll go ahead and move for approval of Agenda Items 47, 48 and 49 recognizing the withdrawal of Waivers 1A, 1B and 1E.

TICK SEGERBLOM
All right there's a motion. Cast your vote.

VOTE

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

LEBENE OHENE
Thank you, Commissioner Jones. Thank you, Commissioners. Have a good day and happy Thanksgiving.

48. ZC-24-0310-NEVADA POWER COMPANY:

ZONE CHANGE to reclassify 1.89 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley (description on file). JJ/hw (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 47 AND 49).

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 #0323-2024 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.

49. UC-24-0311-NEVADA POWER COMPANY:

USE PERMIT for a mini-warehouse facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate landscape buffer and screening; and 2) residential adjacency standards.

DESIGN REVIEW for a mini-warehouse facility on 1.89 acres in a CG (Commercial General) Zone. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley. JJ/hw/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 47 AND 48).

CONDITIONS OF APPROVAL –
Comprehensive Planning

- The addition of balconies or other second story external additions are prohibited;
- Business licenses shall not be issued for businesses conducted within individual units;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has

not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0323-2024 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.

WAIVERS OF DEVELOPMENT STANDARDS #1A, #1B, AND #1E WERE WITHDRAWN.

(Companion Items 50 through 54)

50. PA-24-700020-ROOHANI KHUSROW FAMILY TRUST:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located between Wigwam Avenue and Cougar Avenue on the west side of Edmond Street within Enterprise. JJ/rk (For possible action)

ACTION: ADOPTED (RESOLUTION 11-20-24-3) (COMPANION ITEMS 51, 52, 53, AND 54).

SAMI REAL

Next are companion items 50 through 54.

- Item 50, PA-24-700020, plan amendment to redesignate the existing land use category from Ranch Estate Neighborhood to Low Intensity Suburban Neighborhood on five acres. Generally located between Wigwam Avenue and Cougar Avenue on the west side of Edmonds Street within Enterprise.
- Item 51, ZC-24-0485, zone change to reclassify the following five acres from an RS20 (Residential Single Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone, 4.77 acres from an RS20 (Residential Single-Family) Zone and an H-2 (General Highway Frontage) Zone to an RS3.3 (Residential Single-Family 3.3) Zone and eliminate the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Wigwam Avenue in the east side of Edmonds Street within Enterprise.
- Item 52,VS-24-0486 amended vacate and abandon easements of interest to Clark County located between Wigwam Avenue and Ford Avenue and between Mohawk Street, Decatur Boulevard; a portion of right-of-way being Edmonds Street located between Wigwam Avenue (previously notified as Mohawk Street) and Ford Avenue and a portion of right-of-way being Cougar Avenue located between Mohawk Street (previously notified as Decatur Boulevard) and Edmonds Street within Enterprise.
- Item 53, WS-24-0487, waivers of development standards for the following: increased fill height, increased retaining wall height. Design review for a single-family detached residential development on 9.77 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Wigwam Avenue in the east and west sides of Edmonds Street within Enterprise.

- And then finally Item 54, TM-24-500101 map consisting of 54 single-family residential lots and five common lots on 9.77 acres and an RS5.2 (Residential Single-Family 5.2) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmonds Street with an Enterprise.

TICK SEGERBLOM
Good morning.

STEPHANIE GRONAUER
Good morning. Mr. Chairman Commissioner. Stephanie Gronauer, 1980 Festival Plaza Drive here on behalf of the applicant, Richmond American Homes.

This property is a unique piece of property. It's in the southwest just to the north of Blue Diamond Road. Edmond bisects the property with about five acres on the east side and about five acres on the west side of Edmond. This area has a mix of master plan, a mix of zoning just to the north of Blue Diamond. And additionally, the parcel on the west side has some very significant constraints with respect to development because it has a 100 foot power pole easement running up and down Edmond in this area. So, it makes it a difficult parcel to lay out an actual developable project.

This is the master plan. So, you can see everything in yellow is Ranch Estates and within the RNP. The beige is Mid-Intensity Suburban so that allows up to eight units to the acre. And then you can see along Blue Diamond you've got a whole bunch of commercial and industrial, but there is a small RNP in this area. Edmond right now is somewhat the dividing line, but you can see on the zoning map it's a pretty interesting dividing line because you have RS2 immediately across the street, which means 2,000 square foot lots across the street from what is the RNP.

Also, there's an overlay on a portion of that western or eastern parcel, excuse me, for RNP even though it's master planned Mid-intensity allowing up to eight units to the acre. So, this is a mix and an interesting parcel with as I said, a mix of overlays, a mix of master plan and then also a mix of density. So, when Richmond decided to look at this, they thought the best thing to do would be to conform and comply on the east side with the master plan that allows up to eight units to the acre. And on the west side provides somewhat of a transition because there are 2,000 square foot lots immediately across the street.

So that's what we have before you today is a plan that we think does just that provides that transition. Also, you'll see on the site plan it takes into account the fact that there is a power line easement. This exhibit shows it better. Everything in yellow on this western portion is encumbered by a power line easement, which means it's undevelopable for structures. So, about a third of the width of this parcel you can't put homes in. So, it presents a different challenge when they were laying this out on how and what is best for this area.

This is what's before you today as I mentioned on the east side we conform with the master plan. We do not have a plan amendment. It's Mid-Intensity Suburban allows up to eight units to the acre. I believe there's 38 homes on this east side with a density just around up to eight to the acre. The small lot development is to the north of us and to the east of us with those small compact lots. And this is certainly compatible with what's in the area and what the master plan contemplates.

As you go across to Edmonds, we have laid out 10,000 square foot lots on this western boundary because it is clearly RNP to the west of us; also, one-story homes. So, Richmond's proposing their one-story homes to provide that additional buffer. However, as we flip across the street here, we have roughly 7,000 square foot homes or lots, excuse me, with two-story homes. And the reason they have to be two-story is

because we cannot develop within that easement area. And you all know I just had two projects on this agenda where Richmond's the first to do all two-story homes. They're also the first to develop in an RNP and do half acre lots. Unfortunately, because of this power line easement, this lot is not ideal for those large half acre lots and can't be developed on in this yellow area. So, the homes that are on this eastern edge are two-story homes so that they can simply be backyards in that area and not have a structure there.

At the Town Board and at our neighborhood meeting way back in June, we did not have any neighbors in attendance. Mr. Van is counsel for a couple neighbors in the area and he did come to Planning Commission. Since that time, we've met with him to discuss possible amendments to the plan. He represents homeowners that live immediately to the west of the site, and I know he's here to speak on their behalf. Since that meeting, we sat down and basically at the meeting the two things, their first preference would be that this whole area be one-story homes.

So, Richmond did look at possibly doing really small one-story homes on these lots right here. They could fit a small one-story, but it doesn't pencil from an economic standpoint because you'll have large two stories across the street and then trying to put small one-story's even with the premium for one stories, it just doesn't pencil out unfortunately. But they did come up with two other alternatives that I did email to Mr. Van, all of which we're okay with and could live with. This is what we think is the best option because it has all one-stories on this Western Edge Option II or I guess Option Alternative I. We laid it out such that we would have one-story homes, four of them located right here and then put a really large two-story Paxton home on these two lots on the corner. And then proposing still the two stories on the east side but losing a lot as well.

So, the density would go down slightly, but we'd have to have some flexibility to put the big 2 story, 4,300 square foot homes on a couple of the lots. I don't think personally this is the better option because I think when you have one stories buffering an RNP that's better. But this will work for Richmond, and they would still have the four one-story homes which are adjacent to their homes.

Option II was we lose 2 lots, and we put 3 two-story homes on this western edge. Again, they're more profitable because they're large two-story homes. So, this pencils as well, the density certainly goes down with the loss of two lots. We still have one-story homes in this corner adjacent to Mr. Van's clients, but there would be some two-story homes up here and then also across the street.

So, as I mentioned, I've shared these plans – I don't know the preference from Mr. Van. Again, I think his preference would be that it be all one story. Unfortunately, that just doesn't work with the power poles or – I should say first preference would probably be all half-acre lots.

This property is just a unique parcel in the sense that it's difficult to develop and it also is adjacent to 2,000 square foot homes. So, putting million-dollar, half-acre lots on Edmond across from 2,000 square foot lots, not homes, lots is not a great transition. We think this provides a really good transition between the RNP and the higher density across Edmond and it'll certainly set a precedent.

So, Mr. Van mentioned his clients being concerned with the parcel to the northwest. This would certainly set a precedent to make sure that one-story homes and quarter-acre lots would be the appropriate transition there. So, with that said, I'm happy to answer any questions.

We did have five conditions that we submitted at Planning Commission and that are in your staff report. I'll quickly just walk through them. It was that we would do one-story homes on Lots 1 through 6 that we would have no more than 16 homes on this Western portion, no more than 38 homes on the eastern

portion, that we would tier any wall that's on the perimeter along a right-of-way that is above the allowed 3 foot of retaining and 6 foot screen and then that we would do wrought iron fencing on top of any retaining wall on this eastern portion that's over the three feet of retaining. That's mostly in this corner. We have some tall walls and so at Planning Commission we offered on top of those screen walls doing some view fencing just to break that up a little bit. So those conditions are in your staff report.

We're happy to agree to all of those. One final condition that we did talk about with the neighbors, the neighbors immediately west of us have a drainage channel that is adjacent to us. They asked if we would be willing to gate that with their permission. We're happy to do that. Obviously, we have to have their permission to touch their land, but Richmond's happy to add a gate on that easement area. So, with that said, I'm happy to answer any questions and we'd ask that you follow Planning Commission's recommendation of approval.

TICK SEGERBLOM
This is a public hearing. Anyone wishing to speak on this item, please come forward.

MICHAEL VAN
Good morning. Good morning, Chair and members of the Commission. I've been doing this a long time and what I do know is the designation, RNP is a term that should be sacrosanct, and it should continue with it a long-term reverence associated with it. It's longstanding in the area and in the County that what you want it to is if you can get something that's RE with an RNP. Then you know that you've got a nicer home, you've got nicer quality areas and neighbors bought based upon that protection. They moved there for the lifestyle. And you'll hear from neighbors who said that they sold homes, that they have done everything they could to get to that area for that very purpose. And now they feel like they are being encroached upon essentially for just for money. When you get right down to it's going to get down to the dollars.

There are two competing groups. One group is the neighbors who are there to preserve their neighborhood RNP. We want to preserve our neighborhoods. The developer is there to preserve their bottom line and the discussions that we've talked about, what they have said are things like, it just doesn't pencil, we just can't make it to the bottom line. However, I've heard today three different instances where there were RNP properties and lo and behold we can get half acre locks on all of those with all the other issues.

And there's also been, and I heard that Richmond American actually does have a half-acre product that they can put in there. It just doesn't pencil. So, for the developer, it's simply that it's the profitability. For the neighbors, the citizens, the Clark County residents. It's all about their lifestyle, their homes, where they bought, where they want to raise their children.

And with regard to this property, this current project, it's kind of interesting to me that it's not a master planned community. You have on the right-hand side of this on the east side I believe, that is higher density. It absolutely is. And there's nothing my clients have said. I've told them, "You got to give up on that argument, you're not going to win that argument". But on the left-hand side, this is RNP. And Edmonds creates a natural barrier. It's a barrier there. That's where you can say, “Yep, this is where it's going to go over.” Everything on the one hand, you don't need this transitional period because if you go down a little bit further, they're half acre lots.

And speaking with Stephanie, she's been very professional. I appreciate that. I asked this simple question even with this area down here when you got the easement. So, let's just say that you take that property and instead of 16 lots, you have eight lots. Now you're going to have four lots that can be, you can build

the two-story on the front of it and they're going to have really big backyards because they can't build on the back part under that easement. But you can still put eight lots in there as opposed to 16, without a problem. And you are going to honor the integrity of the RNP. Edmonds is that natural barrier. There's no connecting roadways. They act as a, sorry.

TICK SEGERBLOM
You can go ahead and finish up.

MICHAEL VAN
All right. They act as though this is some type of master plan. It's not, there's no roadways, there's nothing that connects the two. And the developer is not the end user, he is not the neighbor, he is not going to be a citizen of Clark County.

The RNP is very important. When we did talk, they did propose a couple of proposals, and I apologize. I told Commissioner Jones this, my wife had surgery, and I was driving back Sunday or Monday and Tuesday and didn't get a chance to get the email, didn't get a chance to get it to the neighbors. And I asked Sephanie, I says, is there any way you can push this out a month so we can sit down and talk about it? And they can't for other reasons, and I understand that. But the Rural Alliance Advisory Committee states that the purpose is to encourage infill developments within Ranch Estate neighborhoods in accordance with compatible considerations contained in the Neighborhood Land Use Category definitions. Again, this is not a master planned community. They're trying to plug 54 homes into a very small area. 38 I get, I understand that, but the 16, you could just as easily have that be eight and continue with the RNP. Again, Edmonds is that natural barrier.

Lastly, you'll hear from some of the neighbors, there's a lot of issues that have been raised that we just don't know yet. Of course, there's the construction, the parking, the traffic, the streetlights, the height of the walls, which they did raise. But again, Richmond American, you heard earlier that they do have products that they can put on half acre lots in a quarter acre – on a half-acre lot in that area. And I appreciate the fact – I appreciate your time. I've been around Greg Borgel, and I don't want to be tagged with that, so I'm going to wrap it up right now. Please understand that the neighbors do not want this at all. The number one choice is to keep it an RNP.

TICK SEGERBLOM
Thank you. Anyone else here wishing to speak?

JOE KRATHWOHL
Good afternoon, gentlemen. My name is Joe Krathwohl. I live at 8435 Lindell Road. I am right in the middle of this RNP. And I was smiling, I see these big banners on the front of the walls here, "Together for Better." Well, together doesn't include existing homeowners.

I've been in Las Vegas now for 36 years, and the first place that I bought was a big half acre lot. And I remember because I supply animals to shows, Renaissance fairs, Springs Preserve, shows up and down Las Vegas Strip, that's my main job. And I remember I rescued a young tiger cub, and I don't know how the County found out, but next thing I know, I had a letter on my front door that said, "You have 30 days to move." I came down and after a big meeting I said, "Where can I live where I can live in peace and still do what I do?" And they said, "Oh, you got to be RNP. Once you're an RNP, you'll be okay."

Found a place, an RNP, this RNP. And when I saw what kind of a lifestyle it is, here's a picture of those poles. This is what people in my neighborhood use the setback for, space for their animals. I said, "This is awesome. This is where I need to be." Got my zoning changed, my tigers, condors, eagles, everything that

lives with me. It's been pretty good until about the last eight or nine years. Now, two or three times a year, I'm at one of these hearings trying to figure out exactly how to stop us from being bulldozed over. Because every time one of these projects, even along the perimeter, gets approved, all those cars shoot through our neighborhood. We have Star Nursery sending their big semi-trucks full of rocks through our neighborhood, crunching up the pavement that was there. It was never meant to be a truck route.

And we still can't get a light at Decatur and Windmill to help break down the traffic. So, you can't even get across Decatur anymore. And now we have people just walking up and down the street. It used to be we knew all of our neighbors, and now people slow down and case the front yard, taking an inventory of things that you have out there.

We have a church that was approved, ridiculous decision, because when they have an event, there'll be 400 cars parked up and down these streets blocking everybody's home, parked all over the BLM lots. And it's like, wow, what is happening here? Not to mention the ones that want to use our neighborhood as a cut-through to get from Blue Diamond Road up to Decatur. I've been almost hit several times in front of my own home just getting the mail, and it makes you just wonder, what do we do? Do we have to have a full-time police officer in the neighborhood? So, every time one of these gets approved it just gets worse.

And I noticed all day long it's abandonments and waivers. Well, why have rules at all then? I haven't heard a single developer today get denied. But I feel like I'm going to walk out of here because these are the homes that are in our neighborhood, and this is one of the last projects you approved of right across the street from my house. And this type of approval is ridiculous to me. I'm sorry, I don't want to die in front of my house so some developer can make a few extra bucks.

TICK SEGERBLOM
All right. Thank you so much. Anyone else here wishing to speak on this item?

CHRISITIAN HAGENBEEK
Hello everybody. I'm Chrisitian Hagenbeek, 8580 Mohawk Street. I'll keep it short. But we purchased in the area because we wanted the benefits of the RNP. We worked with Stephanie, we're the lot that's right next to the build that they're building. We welcome growth in the area, but we would like to keep it at two homes per acre. That's why we purchased into that area. We talked to them, and we tried to compromise. We said that we would like single-story homes in that 16-home section instead of two-story homes. Unfortunately, we didn't get an option for that, so we opposed the build. They say they can't pencil in something because of the easement in that area. Well, I would like to use that easement for our benefit to keep our rules for the RNP. That's it. Thank you.

TICK SEGERBLOM
Thank you. Anyone else here wishing to speak?

GRANT PALM
Mr. Commissioner, Commission, thank you for your time here. My name's Grant Palm, P-A-L-M, and I'm a resident on that dividing line 8665 Edmond Street, and my concern is the density. I do have a young child. There really isn't any parks or anything like that for our children to go and play, ride bikes, anything like that in the area. So, with that extra density I've seen on the way taking my child to school, multiple accidents along Decatur just increase since all the building in that area. Again, my concern is just solely for the safety of the kids and just having a community to be able to enjoy and raise my son. So, thank you for your time.

TICK SEGERBLOM
Thank you. Anyone else? All right. Seeing no one else, we'll turn it over to Commissioner Jones.

JUSTIN JONES
Thank you, Mr. Chair. Is it okay if I ask Mr. Van to come back down?

So, I appreciate that you didn't have a chance to fully go through everything with the neighbors, but as you stand here today, you prefer more single stories or fewer lots?

MICHAEL VAN
Can I get both?

JUSTIN JONES
Nope.

MICHAEL VAN
The first option is probably better than the other two options. If there were a way to have – just because the one-stories are all on the one side. If they could cut down the number of lots on the opposite side from – I think it's eight, six or so, that would probably be better. But as it sits right now, these will all be one-stories. If they could cut this down to two or three lots instead of five or six and have one-stories, I think that would be better, or if they could just spread that out a little bit more. But literally you're doubling the number of homes in what everyone believed was what they were getting. Of course, the first option is keep it in the half acre lots. That's the first option.

JUSTIN JONES
Thank you. Ms. Gronauer, I've never said that before. Ms. Gronauer, or your client, I know there's constraints with regards to some of the other lots. With regards to Lot 16.

STEPHANIE GRONAUER
Yes.

JUSTIN JONES
Can that be single story because it is a larger lot?

STEPHANIE GRONAUER
I asked that question. I think it would be a pretty small single story. It wouldn't be the large, more expensive single story we have proposed because you can see it's oriented kind of funny with the driveway so it's not very deep. So that's why right now it has a two-story on it. The lot fit that I think Mr. Van just said if we lost – oops, sorry. If we lost two lots on that side, like he mentioned, these two-stories are called the Seth product. It would fit with their depth. We could put the bigger two-story here, which is a more expensive home. It's the most expensive home of all of them that we just would incorporate. But you can see it's still pretty constrained with the depth. The one-stories are the Powells, and one-stories take up a bigger footprint unfortunately.

But the Paxton, which we hadn't originally proposed is a 4,300 square foot two-story home. So, from a price point it would be the most expensive home probably in all of them. I know they don't want two-stories, but we could still keep the one-stories in this corner. I believe all of his clients live adjacent to these one-stories. The parcel in this corner is vacant. This is where his clients live is the southern half, and then this is vacant land. I know he's worried about precedent on this land next to us. And so again, back to – I think Richmond does a pretty good job of thinking through it. I think precedentially this is probably

the best because you have all one-stories on this, but if we need to lose lots, unfortunately the compromise was to try to add in some of the larger, nicer two-story products.

MOTION

JUSTIN JONES
All right. My motion will be to require that the developer reduce the number of homes on the home count on the southern side of the proposal. That south?

STEPHANIE GRONAUER
East.

JUSTIN JONES
Eastern side of the proposal by two, and to maintain single-story homes for the first – for lots – can we to go back to your lot thing?

STEPHANIE GRONAUER
One, two, and three, I believe.

JUSTIN JONES
For one, two, three and four.

MICHAEL VAN
Is there any way they can just keep all single-story on that left-hand side? That's one of the things that they were looking for. A fair compromise would be the single-story on the left-hand side, two less lots on the right-hand side, if they could go there.

JUSTIN JONES
All right. I'm going to require single-stories on all of those lots on the western side, and I understand that's the burden and I will talk to the seller about reducing the sales price if necessary.

STEPHANIE GRONAUER
Okay.

JUSTIN JONES
Okay. So, Sami?

SAMI REAL
Can I just ask for clarification? So, it's the western side of the western half –

JUSTIN JONES
Yes.

SAMI REAL
– is the single story? So going back to Lots one through six.

STEPHANIE GRONAUER
Yes.

JUSTIN JONES
So, Planning Commission and also an additional condition of reducing the lot count on the eastern side by two lots.

STEPHANIE GRONAUER
A maximum of 14 homes on the west side?

JUSTIN JONES
Yes. That's my motion.

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

VOTE

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

TICK SEGERBLOM
The motion passes.

STEPHANIE GRONAUER
Thank you very much.

TICK SEGERBLOM
Thank you.

51. ZC-24-0485-ROOHANI KHUSROW FAMILY TRUST:

ZONE CHANGE to reclassify the following: 1) 5.00 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone; 2) 4.77 acres from an RS20 (Residential Single-Family 20) Zone and an H-2 (General Highway Frontage) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 3) eliminate within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise (description on file). JJ/rg (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 50, 52, 53, AND 54).

CONDITIONS OF APPROVAL –
Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code;

applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0181-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

52. VS-24-0486-ROOHANI KHUSROW FAMILY TRUST:

AMENDED VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Ford Avenue, and between Mohawk Street and Decatur Boulevard; a portion of a right-of-way being Edmond Street located between Wigwam Avenue (previously notified as Mohawk Street) and Ford Avenue; and a portion of a right-of-way being Cougar Avenue located between Mohawk Street (previously notified as Decatur Boulevard) and Edmond Street within Enterprise (description on file). JJ/rg/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 50, 51, 53, AND 54).

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

- Right-of-way dedication to include 25 feet to the back of curb for Cougar Avenue, between 25 feet and 50 feet to the back of curb for Edmond Street, 35 feet to the back of curb for Wigwam Avenue and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

53. WS-24-0487-ROOHANI KHUSROW FAMILY TRUST:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fill height; and 2) increase retaining wall height.

DESIGN REVIEW for a single-family detached residential development on 9.77 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise. JJ/rg/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 50, 51, 52, AND 54).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- 1 story homes on Lots 1 through 6;
- No more than 14 homes on the western half of the project consisting of no more than 6 homes on the western half and no more than 8 homes on the eastern half;
- No more than 38 homes on the eastern half of the project;
- Tiered retaining walls on any perimeter walls along a right-of-way that are above the allowed total of 9 feet (3 feet of retaining and 6 feet of screen);
- Wrought iron view fencing on top of any retaining walls on the eastern half of the project above the allowed total of 9 feet (3 feet of retaining and 6 feet of screen);
- 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;
- Right-of-way dedication to include 25 feet to the back of curb for Cougar Avenue, 25 feet to 50 feet to the back of curb for Edmond Street, 35 feet to the back of curb for Wigwam Avenue and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B 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.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0181-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

54. TM-24-500101-ROOHANI KHUSROW FAMILY TRUST:

TENTATIVE MAP consisting of 54 single-family residential lots and 5 common lots on 9.77 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise. JJ/rg/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 50, 51, 52, AND 53).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- No more than 14 homes on the western half of the project consisting of no more than 6 homes on the western half and no more than 8 homes on the eastern half;
- No more than 38 homes on the eastern half of the project.
- 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 25 feet to the back of curb for Cougar Avenue, 25 feet to 50 feet to the back of curb for Edmond Street, 35 feet to the back of curb for Wigwam Avenue and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0181-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

SEC. 6. AGENDA ITEM

55. AG-24-900729 HOLDOVER: Discuss a potential amendment to Title 30 to address how setbacks are measured; and direct staff accordingly. (For possible action)

ACTION: DISCUSSED.

SAMI REAL
Commissioners, next is Item 55, AG-24-900729. This is a holdover of a discussion to discuss a potential amendment to Title 30 to address how setbacks are measured and direct staff accordingly.

This item was requested to be put on the agenda by Commissioner Segerblom. Prior to the rewrite of Title 30, we allowed the setbacks for certain residential lots. Those would be the now RS20, 40 and 80 to be measured from the center line or from property line when there was a private road easement within the front portion of the property. And so, then that would then reduce the amount of setbacks. So, for instance, if the property line was in the center line of a private road easement and that private road easement was 40 feet, then the 40 foot required setback was then essentially reduced down to 20 feet. We removed that provision when we did the rewrite of Title 30 in an effort to standardize how we measured setbacks, and because those same lots when they were on public roads didn't get the benefit of that reduction. So again, this is a discussion item for the Board to possibly direct us to modify how we measure setbacks in those zoning districts.

TICK SEGERBLOM
Thank you. Well, just to start out, I would just like to just continue with the private but go back to the 20 foot as it was before Title 30 was amended. I think we heard a couple of things today about people talking about that, and the developers or the contractors that came in on my behalf also say that that's what they're used to and that makes it easier for them. But I'd open it up for discussion.

MARILYN K. KIRKPATRICK
Mr. Chair, I want to ask a couple questions. So, we worked pretty hard to try and save the rural component of it. So, the one acres, the three quarters acres, two acres, all of those. I wouldn't want that to apply because they can figure out how to make that work. And I struggle a little bit because as I said to you yesterday, I don't understand how – and we've been doing it I guess, how already the arterials, we let them take 10% off the net and all that other stuff so you don't actually end up with a half acre lot. So, the whole point is to have a half-acre lot and the whole reason for that is so that code, Animal Control has requirements on the horse turnouts, when horses can turn out and how much that you can have back there. And then people start asking for waivers on their garage setback because they want to open up the side of their home so they can go in and out.

So, I just hope that whatever we come up with, we protect those areas that we said we were going to protect for one, and two, we just have a streetscape that makes sense, because I don't know – we did detached sidewalks, we did all these things to try and keep it back and now we seem to undo most of our

work. So, I don't know, but I for sure don't want it on the larger lots because they can figure it out, whether private or public. And that's par for the course because I don't have a real direction today because it's just – I don't know why we couldn't just offer them a waiver to come in as opposed to change the Code.

TICK SEGERBLOM
Well, and that's the question. It just seemed like most people on those private cul-de-sacs would just like the 20-foot as an option, and having to go through the waiver process is obviously time-consuming. But is there something we could continue to work on this that you would support?

MARILYN K. KIRKPATRICK
Well, I'm going to be honest, and visually I'd have to see what it looks like visually on the street. But I do think whatever we do, it has to be consistent. But everybody's district is different for a variety of reasons. We're all trying to build something that looks good. Maybe it's the waiver. I don't know. I'm happy to be open-minded, but don't bother my one-acre, two-acre parcels, because they could figure it out regardless.

TICK SEGERBLOM
Well, and I don't think this was intended for the one-acres, obviously.

MARILYN K. KIRKPATRICK
But the way the Code reads it applies uniformly.

TICK SEGERBLOM
Well, but couldn't we limit that to half acres or less?

SAMI REAL
Correct. So, before the provision applied to the zoning districts that had the two-acre, one-acre and then we'll call it the half-acre, even though they're not true half-acres. So, if the direction is to not apply any reductions to the two-acre, one-acres, we can definitely do that.

Commissioner Segerblom, you had said for the cul-de-sac lots. So, if this is about the cul-de-sac lots, that's something else that we can narrow the exception down to if that's the direction of the Board. So those lots that front on a bulb of the cul-de-sac, because the cul-sac lots are a little bit larger in the sense that the private road easement for that cul-de-sac is a little larger. Then we could also just limit the exception to that, should the Board choose to proceed with that now and then continue to allow for the waiver process for all the other lots.

TICK SEGERBLOM
Commissioner Jones.

JUSTIN JONES
So, I'm just trying to think through stuff that we've just done recently. So how would that affect – there were proposals that we had at our last meeting, for example, that we had this discussion. So, if it were just the cul-de-sac – so I'll give you the example of the one that was today. It was a 10-lot development. Is that entire development considered a cul-de-sac?

SAMI REAL
I think that would be part of the direction. So, there's lots that front on cul-de-sac roads, and then there's lots that front on actual the bulb of the cul-de-sac. So, if the request is to have it apply to all the lots that

front on a private road, then we can do that. If the request is the concern with regards to those lots that are on the bulb of cul-de-sac, then we can narrow it down to that.

I'll also add that the City of Las Vegas, North Las Vegas and the City of Henderson don't allow their setbacks to be measured from property line when the property line is encumbered by a private road easement in the front. They instead require it to be measured from the edge of easement. The City of Las Vegas has a reduced width for those lots. So normally they require 50 feet when it's on a public road and then they reduced it down to 30 feet when it's on a private road.

And then City of North Las Vegas and City of Henderson have a 20-foot setback for, we'll just say those same lots, the 20,000 square foot lots. But again, they don't allow those to be measured from the center line or from the property line. For instance, there was a project earlier today where Commissioner Naft in his district, there was a private road easement, and the private road easement wasn't in the center line of the property line. So, on one side, the private road easement, I think probably was 30 feet, and on the other side it was only 10 feet into the property line. So, in that case, if it was measured from property line and there was 30 feet on one side, then the front yard setback theoretically would've been 10 feet. So there might be an argument to say if there is a proposal to do a reduce, that we do from the edge of easement instead of starting to allow people to measure from the front just to address the situation like that, where we do have an RNP lot that is now potentially, if the code was to reflect the regulations that were in effect prior to the rewrite, would then be 10 feet off of a road easement. And I don't think that that's the intent of the RNP or these half acre lots.

JUSTIN JONES
Yeah, I would say I'm definitely with Commissioner Kirkpatrick on not changing anything with regards to the one acre and above, and I feel like I'm a visual person and it would be really helpful to see photos to your point with regards to these cities. Maybe they're doing it better or something like that, but I don't know that I can visualize it unless we have some examples. So maybe if we can get that for the half acres?

TICK SEGERBLOM
That's why I said can we pull it and then I can try to work on it more, and we can get together and see what we're talking about.

SAMI REAL
And I can have staff work on that as well.

TICK SEGERBLOM
I honestly didn't realize this was so complicated, but we don't want to open a can of worms. So anyway, thank you so much and we'll continue to work on it.

SEC. 7. INTRODUCTION OF ORDINANCES

56. ORD-24-900565: Introduce an ordinance to consider adoption of a Development Agreement with Richmond American Homes of Nevada, Inc. for a single-family residential development on 7.11 acres, generally located north of Pebble Road and east of Durango Drive within Enterprise. JJ/dw (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, DECEMBER 4, 2024, AT 10 A.M. (BILL 11-20-24-1).

SAMI REAL
Thank you. All right, the next items are ordinances for introduction. Those are Items 56 through 61. These are, again, ordinances for introduction.

- Item 56 is ORD-24-900565, is an ordinance for our Development Agreement with Richmond American Homes of Nevada Inc for a single family-residential development on 7.11 acres.
- Item 57 is ORD-24-900572 for an ordinance for a Development Agreement with SHLV LLC for a shopping center on four acres.
- Item 58 ORD-24-90-0582 is an ordinance for a Development Agreement with BD Equities LLC for an office warehouse complex on 6.7 acres.
- Item 59 ORD-24-900734 is an ordinance for Development Agreement with SD North Parcels LLC for an office warehouse complex on 19.3 acres.
- Item 60 is ORD-24-900758. This is an ordinance to amend Title 30 to modify the street landscaping requirements and the regulations for manufactured homes.
- And then lastly is Item 61 ORD-24-900766, is an ordinance to amend the official zoning map to reclassify certain properties as approved by the Board of County Commissioners on October 2, 2024.

Commissioners, we request that you set the public hearing for December 4, 2024.

TICK SEGERBLOM
All right. What was the date?

SAMI REAL
December 4, 2024.

TICK SEGERBLOM
Okay, I'll introduce the ordinances and set up for a public hearing for December 4, 2024.

57. ORD-24-900572: Introduce an ordinance to consider adoption of a Development Agreement with SHLV LLC for a shopping center development on 4.0 acres, generally located south of Shelbourne Avenue and west of Rainbow Boulevard within Enterprise. JJ/dw (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, DECEMBER 4, 2024, AT 10 A.M. (BILL 11-20-24-2).

58. ORD-24-900582: Introduce an ordinance to consider adoption of a Development Agreement with BD Equities, LLC for an office/ warehouse complex on 6.7 acres, generally located west of Arville Street and north of Cougar Avenue within Enterprise. JJ/dw (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, DECEMBER 4, 2024, AT 10 A.M. (BILL 11-20-24-3).

59. ORD-24-900734: Introduce an ordinance to consider adoption of a Development Agreement with SD NORTH PARCELS LLC for an office/warehouse complex on 19.3 acres, generally located east of Tenaya Way and south of Patrick Lane within Spring Valley. MN/dd (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, DECEMBER 4, 2024, AT 10 A.M. (BILL 11-20-24-4).

60. ORD-24-900758: Introduce an ordinance to amend Title 30 to modify street landscaping requirements, regulations for manufactured homes, and providing for other matters properly related thereto; and set a public hearing. (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, DECEMBER 4, 2024, AT 10 A.M. (BILL 11-20-24-5).

61. ORD-24-900766: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on October 2, 2024. (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, DECEMBER 4, 2024, AT 10 A.M. (BILL 11-20-24-6).

PUBLIC COMMENTS

SAMI REAL
All right. This is the last time set aside for public comment.

TICK SEGERBLOM
All right. Ms. Coleman.

MARGARET ANN COLEMAN
Yes.

TICK SEGERBLOM
Three minutes.

MARGARET ANN COLEMAN
Good afternoon. My name is Margaret Ann Coleman. I have been fighting for 43 years for my equal rights and for my life. Credit and due from a win on the job upon a writ of execution and garnishment upon collection. I have worked every day on A204984 on my collections. This is one reason why I say cut me a check. I ask you to let me go so I can grow with my money. I am trying to be a part of Nevadan society on growth of development and living arrangements. HUD was introduced to me by Deputy Shannon MulHughes that created the partnership and ownership under my name, placing it under the Mormon manner.

I have the right to take control and be a part of it and move in so I can be part of the society of helping the homeless people and placing them in the locations or getting a job where you have placed homeless people, and making calls to different of the Housing of Authority to see how many empty buildings do they have in order to position these people in the homeless shelter.

We're needing keys, we're needing places to move to. I know I had one and you took that from me, and I need to go back. If not back, pay me the $642,000. That is $300,507 that was from an insurance policy of my father placed in there for my public accommodation. You sold my house for $301,500. All it adds up to $642,000. Thank you.

TICK SEGERBLOM
Thank you. Anyone else wish to make a public comment?

MARGARET ANN COLEMAN
So, could you cut me a check and call me at (702) xxx-xxxx?

WILLIAM MCCURDY II
Don't put your number online.

TICK SEGERBLOM
All right. We'll close the public hearing and adjourn the meeting. Thank you so much.

SAMI REAL
And Happy Thanksgiving, everybody.

TICK SEGERBLOM
Happy Thanksgiving.

END PUBLIC COMMENTS

There being no further business to come before the Board at this time, at the hour of 12:03 p.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

FILED
DEC 0 3 2024
CLERK

NOTICE OF FINAL ACTION
CLARK COUNTY ZONING COMMISSION
9:00 A.M., WEDNESDAY, NOVEMBER 20, 2024

LEGAL NOTICE: Following the final approval or denial of every action before the Planning Commission and/or the Board of County Commissioners, a letter indicating the action taken and the conditions under which any approval is granted will be sent to the correspondent address on the application submitted. The information herein will be filed with the Clark County Clerk, Commission Division, and serve as notice of final action for the purposes of NRS 278.0235 which marks the commencement of the twenty-five (25) day limitation period specified.

1. Public Comments.

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

3. Approval of minutes. (For possible action)

   Board of County Commissioners' Zoning Meeting minutes for 10/16/24.

ROUTINE ACTION ITEMS (4 – 17): These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda and be heard separately when directed by the Board of County Commissioners.

4. SDR-24-0334-MGM RESORTS LAND HOLDINGS II, LLC
   HOLDOVER SIGN DESIGN REVIEW for modifications to an approved comprehensive sign plan for a resort hotel (Bellagio) on 76.63 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action)

   HELD - 02/19/25 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

5. DR-24-0335-BCORE PARADISE, LLC:
   HOLDOVER DESIGN REVIEW for an expansion and modification to an existing resort hotel (Bellagio) on 85.77 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action)

   HELD - 02/19/25 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

6. ET-24-400107 (UC-20-0288)-WTML WARM SPRINGS, LLC:
   USE PERMIT SECOND EXTENSION OF TIME for a cannabis establishment (retail cannabis store). DESIGN REVIEW for a retail building for a cannabis establishment on 0.9 acres in a CG (Commercial General) Zone. Generally located on the south side of Warm Springs Road, 480 feet east of Haven Street within Enterprise. MN/mh/kh (For possible action)

   APPROVED.
   CONDITIONS OF APPROVAL -
   Comprehensive Planning
   - **Until August 19, 2026 to obtain valid business license for retail cannabis store or the application will expire unless extended with approval of an extension of time.**

- **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

7. WC-24-400111 (ZC-1965-04)-WIGWAM-PARVIN LIMITED PARTNERSHIP:
WAIVERS OF CONDITIONS of a zone change requiring the following: 1) a 45 foot setback on Las Vegas Boulevard South; 2) 20 foot minimum setback along all other street frontages; and 3) 20 foot wide landscape buffer with medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area and a detached sidewalk along Las Vegas Boulevard South unless prohibited by NDOT in conjunction with a proposed multi-family residential development on 9.23 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Jo Rae Avenue within Enterprise. MN/hw/kh (For possible 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 #0290-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

8. VS-24-0520-WIGWAM-PARVIN LIMITED PARTNERSHIP:
VACATE AND ABANDON easements of interest to Clark County located between Jo Rae Avenue and Pyle Avenue and between Las Vegas Boulevard South and Giles Street; a portion of right-of-way being Pyle Avenue located between Las Vegas Boulevard South and Giles Street; a portion of right-of-way being Jo Rae Avenue located between Las Vegas Boulevard South and Giles Street; and a portion of right-of-way being Giles Street located between Jo Rae Avenue and Pyle Avenue within Enterprise (description on file). MN/hw/kh (For possible 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, 100 feet for Las Vegas Boulevard South, 25 feet to the back-of-curb for Giles Street and associated spandrels;**
- **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 Pyle Avenue improvement project, 90 days to record said separate document for the Pyle Avenue improvement project;**
- **The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, dedication to back-of-curb, 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.**

9. UC-24-0521-WIGWAM-PARVIN LIMITED PARTNERSHIP:
USE PERMIT to allow a multi-family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) alternative driveway geometrics.
DESIGN REVIEW for a proposed multi-family residential development on 9.23 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Jo Rae Avenue within Enterprise. MN/hw/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;**
- **Certificate of Occupancy and/or business license shall not be issued without 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

- **A License and Maintenance Agreement for any non-standard improvements within the right-of-way along Las Vegas Boulevard South, if required by Public Works - Development Review;**
- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication to include, 100 feet for Las Vegas Boulevard South, 25 feet to the back-of-curb for Giles Street and associated spandrels;**
- **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 Pyle Avenue improvement project, 90 days to record said separate document for the Pyle Avenue improvement project;**
- **The installation of detached sidewalks will require the vacation of excess right-of-way, dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0290-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

10. ZC-24-0518-USA:
ZONE CHANGE to reclassify a 5.55 acre portion of 58.7 acres from an IH (Industrial Heavy) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-70) Overlay. Generally located on the northwest side of Las Vegas Boulevard North and the north side of Nadine Petersen Boulevard within the Northeast County Planning Area (description on file). MK/rg (For possible action)

APPROVED.

11. ORD-24-900529: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with SCT Silverado Ranch & Arville LLC for a commercial development on 0.8 acres, generally located east of Arville Street and north of Silverado Ranch Boulevard within Enterprise. JJ/jm (For possible action)

ADOPTED.

12. ORD-24-900546: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Fort Apache, LTD for a multi-family residential development on 9.1 acres, generally located west of Fort Apache Road and south of Pebble Road within Enterprise. JJ/dw (For possible action)

ADOPTED.

13. ORD-24-900599: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with G Y Properties LLC for an office/warehouse building on 2.1 acres, generally located west of Westwind Road and south of Sunset Road within Enterprise. MN/dw (For possible action)

ADOPTED.

14. ORD-24-900699: 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 August 21, 2024. (For possible action)

ADOPTED.

15. ORD-24-900708: 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 August 7, 2024. (For possible action)

ADOPTED.

16. ORD-24-900710: 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 September 18, 2024. (For possible action)

ADOPTED.

17. ORD-24-900725: 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 September 4, 2024 and in Assessor's Books 059, 104, 140, 161, 162, 163, 164, 175, 176, and 177 the attached zone changes were approved to reclassify certain properties and amend the zoning map. (For possible action)

ADOPTED.

NON-ROUTINE ACTION ITEMS (18 – 61): These items will be considered separately.

18. CP-24-900629: Conduct a public hearing, adopt the Flood Control Master Plan Update, and authorize the Chair to sign a Resolution amending the Plan. (For possible action)

ADOPTED.

19. ET-24-400110 (UC-20-0493)-5051 SLV, LLC:
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) expand the Gaming Enterprise District; 2) a resort hotel; 3) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, conventions, back of house and parking structures; 4) associated accessory and incidental commercial uses, buildings, and structures; and 5) deviations from development standards.
DEVIATIONS for the following: 1) increase the height of high-rise towers; 2) encroachment into airspace; 3) reduce setbacks; 4) alternative landscaping; and 5) all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) for non-standard improvements (landscaping) within the right-of-way; and 2) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) a resort hotel with all associated and accessory uses, structures and incidental buildings and structures; and 2) finished grade on 4.68 acres in a CR (Commercial Resort) Zone and within the Airport Environs (AE-65) Overlay. Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Russell Road (alignment) within Paradise. JG/jm/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Until August 20, 2025 to commence or the application will expire unless extended with approval of an extension of time;**
- **As required by NRS 278.0205 and the Development Agreement Ordinance, applicant to submit their first report, due once every twenty-four (24) months, by November 30, 2024;**
- **Complete construction of perimeter wall on east side of the property within 90 days;**
- **Enclose the site with a solid 8 foot high wood construction fence made of dimensional lumber and faced with plywood, as required in Exhibit A of the Decommissioning Plan, within 90 days; only after contractor notifies the Clark County Building Department that the project has remobilized, and construction has restarted, can the wooden construction fence be removed;**
- **24 hour on-site manned security must be provided immediately and throughout the duration of the construction project.**
- **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Compliance with previous conditions.**

Department of Aviation

- **The applicant shall be 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 DOA;**
- **If the applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then it 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; the 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 will be issued until the applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA and is still valid, or a "Property Owner's Shielding Determination Statement" has been issued by the DOA;**
- **The applicant shall be 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 the FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; 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.**

20. UC-24-0319-VAN DIEPEN, RICHARD & KATHRYN:
USE PERMIT for an accessory living quarters.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation.
DESIGN REVIEW for existing accessory structures in conjunction with an existing single-family residence on 0.23 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Designation Overlay. Generally located on the east side of Cochise Lane, 110 feet north of Geronimo Way within Paradise. TS/jm/syp (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time;**
- **Paint roof of accessory living quarter to match the roof color of the residence.**
- **Applicant is advised that 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.**

21. UC-24-0436-MANNA INVESTMENT GROUP, LLC:
HOLDOVER USE PERMIT for a vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) alternative buffering and screening; and 3) allow attached sidewalks.
DESIGN REVIEW for a vehicle wash in conjunction with an existing shopping center on a portion of 4.09 acres in a CG (Commercial General) Zone. Generally located on the west side of Sandhill Road and the south side of Desert Inn Road within Paradise. TS/sd/kh (For possible action)

HELD - 12/18/24 - per the applicant.

22. UC-24-0460-GONZALEZ, DIMAS:
HOLDOVER USE PERMITS for the following: 1) stable (residential); 2) livestock (small); 3) livestock (medium); and 4) livestock (large).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow accessory structures prior to the principal structure; 2) reduce building separation; 3) allow a non-decorative fence in the front yard; 4) eliminate street landscaping; 5) full off-site improvements; and 6) allow 3 driveways in conjunction with proposed agricultural uses and future single-family residences on 1.47 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-65) Overlay. Generally located on the south side of Cartier Avenue and the east side of Walnut Road within Sunrise Manor. WM/dd/syp (For possible action)

HELD - 12/18/24 - per Commissioner McCurdy.

23. UC-24-0536-REHM, SCOTT & JEANALIN, JULIA:
USE PERMITS for the following: 1) home occupation; 2) stable; 3) livestock (small and large); and 4) household pets.
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks on 0.48 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Westwind Road, 610 feet south of Charleston Boulevard within the Spring Valley Planning Area. RM/tpd/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **60 days to bring the on-site activities into compliance with Title 30;**
- **Obtain any required permits for the increase in household pets from Clark County Animal Control.**
- **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.**

Southern Nevada Health District (SNHD) - Engineering

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

USE PERMITS #1 THROUGH #3 AND WAIVER OF DEVELOPMENT STANDARDS WERE DENIED.

24. VS-24-0277-PALM PROPERTIES, LLC:
HOLDOVER VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). TS/jor/syp (For possible action)

DENIED.

25. WS-24-0276-PALM PROPERTIES, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. TS/jor/syp (For possible action)

DENIED.

26. VS-24-0457-DBAC, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Pamalyn Avenue and Maule Avenue, and between Arville Street and Cameron Street, a portion of right-of-way being Arville Street located between Pamalyn Avenue and Maule Avenue, and portion of right-of-way being Maule Avenue located between Arville Street and Cameron Street within Enterprise (description on file). MN/lm/syp (For possible action)

HELD - 12/18/24 - per the applicant.

27. WS-24-0456-DBAC, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fill height; 2) increase retaining wall height; and 3) reduce driveway setback.
DESIGN REVIEW for a single-family residential subdivision on 3.11 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action)

HELD - 12/18/24 - per the applicant.

28. TM-24-500096-DBAC, LLC:
HOLDOVER TENTATIVE MAP consisting of 6 single-family residential lots and 1 common lot on 3.11 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action)

HELD - 12/18/24 - per the applicant.

29. VS-24-0462-OMNI FAMILY LIMITED PARTNERSHIP:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Capovilla Avenue and between Valley View Boulevard and Procyon Street within Enterprise (description on file). MN/hw/kh (For possible action)

APPROVED.
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

- **Right-of-way dedication to include 45 feet to the back-of-curb for Valley View Boulevard, 25 feet to the back-of-curb for Arby Avenue, 25 feet to the back-of-curb for Procyon Street, 25 feet to the back-of-curb for Capovilla Avenue and associated spandrels;**

- **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, 90 days to record said separate document for the Warm Springs storm drain improvement project;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**
- **Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

30. WS-24-0461-OMNI FAMILY LIMITED PARTNERSHIP:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce net lot area; 2) reduce street landscaping; 3) increase retaining wall height; 4) increase fill height; 5) alternative lot orientation; 6) off-site improvements (streetlights); and 7) reduce driveway setbacks.
DESIGN REVIEW for a single-family residential subdivision on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise. MN/hw/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **At a minimum, 5 gallon shrubs shall be provided within the landscaping strip between the tiered retaining wall;**
- **Provide for and include in the CC&Rs that a minimum of 15, 24 inch box Bay Laurel trees be planted and maintained 30 feet on center within the landscape strip between the tiered wall with any changes in landscaping to be approved by the HOA and adjacent property owners;**
- **Provide and include in the CC&Rs a gate to the landscape easement on Arby Avenue to be accessed and maintained by an HOA;**
- **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

- **Full off-site improvement on Valley View Boulevard;**
- **Full off-site improvements except streetlights on Arby Avenue, Capovilla Avenue, and Procyon Street with sidewalks consisting of asphalt instead of concrete;**
- **Install conduit and pull boxes for streetlights;**
- **Drainage study and compliance;**
- **Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard, 25 feet to the back of curb for Arby Avenue, 25 feet to the back of curb for Procyon Street, 25 feet to the back of curb for Capovilla Avenue and associated spandrels;**
- **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, 90 days to record said separate document for the Warm Springs storm drain improvement project.**

- **Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

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.**
- **Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed; 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 to show fire hydrant locations on-site and within 750 feet.**
- **Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0135-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

31. TM-24-500099-OMNI FAMILY LIMITED PARTNERSHIP:
HOLDOVER TENTATIVE MAP consisting of 13 single-family residential lots on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise. MN/hw/kh (For possible action)

APPROVED.
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

- **Full off-site improvement on Valley View Boulevard;**
- **Full off-site improvements except streetlights on Arby Avenue, Capovilla Avenue, and Procyon Street with sidewalks consisting of asphalt instead of concrete;**
- **Install conduit and pull boxes for streetlights;**
- **Drainage study and compliance;**
- **Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard, 25 feet to the back of curb for Arby Avenue, 25 feet to the back of curb for Procyon Street, 25 feet to the back of curb for Capovilla Avenue and associated spandrels;**
- **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, 90 days to record said separate document for the Warm Springs storm drain improvement project.**
- **Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

Building Department - Addressing

- **Approved street name list from the Combined Fire Communications Center shall be provided.**

Department of Aviation

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0135-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

32. VS-24-0509-USA:
VACATE AND ABANDON easements of interest to Clark County located between Craig Road and Alexander Road and between Chieftain Street and Fort Apache Road; a portion of right-of-way being Helena Avenue located between Chieftain Street and Fort Apache Road; and a portion of right-of-way being Hickam Avenue located between Chieftain Street and Fort Apache Road within Lone Mountain (description on file). RM/hw/kh (For possible action)

HELD - 12/04/24 - per the applicant.

33. WS-24-0510-USA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gross lot area; 2) reduce net lot area; 3) reduce front setbacks; 4) allow a gated community within the NPO-RNP; 5) reduce street landscaping; 6) reduce call box setback; 7) eliminate off-site improvements (curb, gutter, sidewalks, and streetlights); 8) increase the length of a non-through street without a county approved turnaround; and 9) eliminate street knuckles.
DESIGN REVIEW for a single-family residential subdivision on a 22.14 acre portion of 32.12 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Craig Road, north of Florine Avenue (alignment), east of Chieftain Street, and west of Fort Apache Road within Lone Mountain. RM/hw/kh (For possible action)

HELD - 12/04/24 - per the applicant.

34. TM-24-500108-USA:
TENTATIVE MAP consisting of 39 single-family residential lots and 2 common lots on a 22.14 acre portion of 32.12 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Craig Road, north of Florine Avenue (alignment), east of Chieftain Street, and west of Fort Apache Road within Lone Mountain. RM/hw/kh (For possible action)

HELD - 12/04/24 - per the applicant.

35. VS-24-0539-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
VACATE AND ABANDON easements of interest to Clark County located between Torino Avenue and Ford Avenue (alignment) and between Belcastro Street and Rosanna Street within Enterprise (description on file). JJ/jud/kh (For possible 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 25 feet to the back of curb for Torino Avenue, 25 feet to the back of curb for Belcastro Street, 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;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**

36. WS-24-0538-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce net lot size; 2) increase fill height; 3) increase retaining wall height; and 4) increase driveway width.
DESIGN REVIEW for a single-family residential subdivision on 2.34 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northeast corner of Belcastro Street and Torino Avenue within Enterprise. JJ/jud/kh (For possible 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;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 25 feet to the back of curb for Torino Avenue, 25 feet to the back of curb for Belcastro Street, and associated spandrel;**
- **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.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0214-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

37. VS-24-0542-GOLDENSITES, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Mistral Avenue and between Cimarron Road and Durango Drive and portion of a right-of-way being Gagnier Boulevard located between Mistral Avenue and Camero Avenue within Enterprise (description on file). JJ/sd/kh (For possible action)

APPROVED.

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

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

38. WS-24-0543-GOLDENSSITES, LLC, THE PARSONS FAMILY REVOCABLE LIVING TRUST):
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase retaining wall height; 3) increase fill height; 4) waive full off-site improvements; and 5) reduce street intersection off-set.
DESIGN REVIEW for a single-family residential subdivision on 10.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Camero Avenue and the east and west sides of Gagnier Boulevard (alignment) within Enterprise. JJ/sd/kh (For possible 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 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

- **Off-site improvements (curb, gutter, and paving) on Camero Avenue;**
- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0075-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

WAIVER OF DEVELOPMENT STANDARDS #4A WAS DENIED FOR OFF-SITE IMPROVEMENTS (CURB, GUTTER, AND PARTIAL PAVING).

39. TM-24-500117-GOLDENSSITES, LLC, THE PARSONS FAMILY REVOCABLE LIVING TRUST): TENTATIVE MAP consisting of 20 single-family residential lots on 10.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Camero Avenue and the east and west sides of Gagnier Boulevard (alignment) within Enterprise. JJ/sd/kh (For possible action)

APPROVED.
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

- **Off-site improvements (curb, gutter, and paving) on Camero Avenue;**
- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**

Building Department - Addressing

- **Approved street name list from the Combined Fire Communications Center shall be provided.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0075-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

40. WS-24-0522-CROCKER FAMILY REVOCABLE LIVING TRUST:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) eliminate full off-site improvements in conjunction with a proposed single-family residence on 0.5 acres in a RS20 (Residential Single-Family 20) Zone within the Neighborhood Preservation (RNP) Overlay. Generally located on the west side of El Capitan Way, 170 feet south of Washburn Road within Lone Mountain. RM/jm/kh (For possible action)

HELD - 12/04/24 - per the Board of County Commissioners.

41. WS-24-0523-WARREN FAMILY REV LIV TR & WARREN, JOSEPH F. & CARRYN B. TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation; 2) reduce setbacks; and 3) modify driveway geometrics for accessory structures in conjunction with an existing single-family residence on 2.28 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Fairfield Avenue, 320 feet south of Wigwam Avenue within Enterprise. MN/tpd/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -
Comprehensive Planning

- **1 year to complete the building permit and inspection process for existing accessory structures or this portion of the application will expire unless extended with approval of an extension of time;**
- **2 years to commence the proposed RV cover or this portion of the application will expire unless extended with approval of an extension of time;**
- **Paint the proposed RV cover to match the primary dwelling.**
- **Applicant is advised that 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.**

Southern Nevada Health District (SNHD) - Engineering

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

42. WS-24-0525-SEMMATERIALS ENERGY PTNRS, LLC:
AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height (no longer needed); 2) allow non-decorative fencing (no longer needed); 3) reduce access gate setbacks; 4) waive off-site improvements (streetlights); 5) allow attached sidewalks; 6) eliminate throat depth; and 7) eliminate driveway back-of-curb radius.
DESIGN REVIEW for site modifications for an existing asphalt batch plant on 6.76 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located on the southwest corner of Valley View Boulevard and Ponderosa Way within Paradise. MN/dd/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Paint the shipping containers to match the buildings and infrastructure on-site;**
- **Street landscaping along Ponderosa Way to consist of recommended plants from the Regional Plant List, or an approved alternative.**
- **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

- **Full off-site improvements except streetlights on Ponderosa Way;**
- **Install conduit and pull boxes on Ponderosa Way.**

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;**
- **Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.**
- **Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0185-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

43. WS-24-0526-GHANOLI HOLDINGS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; and 2) allow a non-decorative fence.
DESIGN REVIEW for modifications to a previously approved truck staging area on 0.49 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Martin Avenue and the east side of Crystal Street within Enterprise. MN/dd/kh (For possible action)

HELD - 01/22/25 - per the applicant.

44. WS-24-0527-COUNTY OF CLARK (AVIATION):
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase wall height; 3) increase fill height; 4) eliminate off-site improvements (curb, gutter, sidewalks, and streetlights); and 5) reduce the street intersection off-set.
DESIGN REVIEW for single-family detached residences on 4.92 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northwest corner of Valadez Street and Shelbourne Avenue within Enterprise. JJ/jud/kh (For possible 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 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

- **Comply with approved drainage study PW24-17122;**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0113-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

45. TM-24-500114-COUNTY OF CLARK (AVIATION):
TENTATIVE MAP consisting of 10 single-family residential lots and common lots on 4.92 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northwest corner of Valadez Street and Shelbourne Avenue within Enterprise. JJ/jud/kh (For possible action)

APPROVED.
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

- **Comply with approved drainage study PW24-17122;**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**

Building Department - Addressing

- **Approved street name list from the Combined Fire Communications Center shall be provided.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0113-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

46. WS-24-0535-BLUE DIAMOND PB HOLDINGS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscape planter width; and 2) reduce driveway geometrics.
DESIGN REVIEW for commercial buildings on 0.89 acres in a CG (General Commercial) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Blue Diamond Road and the west side of Pinkbox Drive within Enterprise. JJ/sd/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;**
- **Certificate of Occupancy and/or business license shall not be issued without 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;**
- **The installation of detached sidewalks will require vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way;**
- **Coordinate with Real Property Management and the Department of Aviation to dedicate Pinkbox Drive.**

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.**
- **Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0437-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

WAIVERS OF DEVELOPMENT STANDARDS #1 AND #2B WERE WITHDRAWN.

47. PA-24-700015-NEVADA POWER COMPANY:
PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) to Neighborhood Commercial (NC) on 1.89 acres. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley. JJ/gc (For possible action)

ADOPTED.

48. ZC-24-0310-NEVADA POWER COMPANY:
ZONE CHANGE to reclassify 1.89 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley (description on file). JJ/hw (For possible 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 #0323-2024 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.**

49. UC-24-0311-NEVADA POWER COMPANY:
USE PERMIT for a mini-warehouse facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate landscape buffer and screening; and 2) residential adjacency standards.
DESIGN REVIEW for a mini-warehouse facility on 1.89 acres in a CG (Commercial General) Zone. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley. JJ/hw/syp (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **The addition of balconies or other second story external additions are prohibited;**

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

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0323-2024 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.**

WAIVERS OF DEVELOPMENT STANDARDS #1A, #1B, AND #1E WERE WITHDRAWN.

50. PA-24-700020-ROOHANI KHUSROW FAMILY TRUST:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located between Wigwam Avenue and Cougar Avenue on the west side of Edmond Street within Enterprise. JJ/rk (For possible action)

ADOPTED.

51. ZC-24-0485-ROOHANI KHUSROW FAMILY TRUST:
ZONE CHANGE to reclassify the following: 1) 5.00 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone; 2) 4.77 acres from an RS20 (Residential Single-Family 20) Zone and an H-2 (General Highway Frontage) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 3) eliminate the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise (description on file). JJ/rg (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Department of Aviation

- **Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;**
- **If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;**

- **No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.**
- **Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0181-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

52. VS-24-0486-ROOHANI KHUSROW FAMILY TRUST:
AMENDED VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Ford Avenue, and between Mohawk Street and Decatur Boulevard; a portion of a right-of-way being Edmond Street located between Wigwam Avenue (previously notified as Mohawk Street) and Ford Avenue; and a portion of a right-of-way being Cougar Avenue located between Mohawk Street (previously notified as Decatur Boulevard) and Edmond Street within Enterprise (description on file). JJ/rg/kh (For possible action)

APPROVED.
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

- **Right-of-way dedication to include 25 feet to the back of curb for Cougar Avenue, between 25 feet and 50 feet to the back of curb for Edmond Street, 35 feet to the back of curb for Wigwam Avenue and associated spandrels;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**

- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **All other right-of-way and easement dedications to record with the subdivision map;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**
- **Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

53. WS-24-0487-ROOHANI KHUSROW FAMILY TRUST:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fill height; and 2) increase retaining wall height.
DESIGN REVIEW for a single-family detached residential development on 9.77 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise. JJ/rg/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;**
- **1 story homes on Lots 1 through 6;**
- **No more than 14 homes on the western half of the project consisting of no more than 6 homes on the western half and no more than 8 homes on the eastern half;**
- **No more than 38 homes on the eastern half of the project;**
- **Tiered retaining walls on any perimeter walls along a right-of-way that are above the allowed total of 9 feet (3 feet of retaining and 6 feet of screen);**
- **Wrought iron view fencing on top of any retaining walls on the eastern half of the project above the allowed total of 9 feet (3 feet of retaining and 6 feet of screen);**
- **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;**
- **Right-of-way dedication to include 25 feet to the back of curb for Cougar Avenue, 25 feet to 50 feet to the back of curb for Edmond Street, 35 feet to the back of curb for Wigwam Avenue and associated spandrels;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **All other right-of-way and easement dedications to record with the subdivision map.**

- **Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

Department of Aviation

- **Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;**
- **If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B 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.**
- **Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0181-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

54. TM-24-500101-ROOHANI KHUSROW FAMILY TRUST:
TENTATIVE MAP consisting of 54 single-family residential lots and 5 common lots on 9.77 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise. JJ/rg/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **No more than 14 homes on the western half of the project consisting of no more than 6 homes on the western half and no more than 8 homes on the eastern half;**

- **No more than 38 homes on the eastern half of the project.**
- **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 25 feet to the back of curb for Cougar Avenue, 25 feet to 50 feet to the back of curb for Edmond Street, 35 feet to the back of curb for Wigwam Avenue and associated spandrels;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **All other right-of-way and easement dedications to record with the subdivision map.**
- **Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

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.**

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0181-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

AGENDA ITEM

55. AG-24-900729 HOLDOVER: Discuss a potential amendment to Title 30 to address how setbacks are measured; and direct staff accordingly. (For possible action)

DISCUSSED.

ORDINANCES – INTRODUCTION

56. ORD-24-900565: Introduce an ordinance to consider adoption of a Development Agreement with Richmond American Homes of Nevada, Inc. for a single-family residential development on 7.11 acres, generally located north of Pebble Road and east of Durango Drive within Enterprise. JJ/dw (For possible action)

INTRODUCED - public hearing 12/04/24.

57. ORD-24-900572: Introduce an ordinance to consider adoption of a Development Agreement with SHLV LLC for a shopping center development on 4.0 acres, generally located south of Shelbourne Avenue and west of Rainbow Boulevard within Enterprise. JJ/dw (For possible action)

INTRODUCED - public hearing 12/04/24.

58. ORD-24-900582: Introduce an ordinance to consider adoption of a Development Agreement with BD Equities, LLC for an office/ warehouse complex on 6.7 acres, generally located west of Arville Street and north of Cougar Avenue within Enterprise. JJ/dw (For possible action)

INTRODUCED - public hearing 12/04/24.

59. ORD-24-900734: Introduce an ordinance to consider adoption of a Development Agreement with SD NORTH PARCELS LLC for an office/warehouse complex on 19.3 acres, generally located east of Tenaya Way and south of Patrick Lane within Spring Valley. MN/dd (For possible action)

INTRODUCED - public hearing 12/04/24.

60. ORD-24-900758: Introduce an ordinance to amend Title 30 to modify street landscaping requirements, regulations for manufactured homes, and providing for other matters properly related thereto; and set a public hearing. (For possible action)

INTRODUCED - public hearing 12/04/24.

61. ORD-24-900766: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on October 2, 2024. (For possible action)

INTRODUCED - public hearing 12/04/24.

PUBLIC COMMENTS

Comments by the General Public regarding any items not listed on the agenda as posted. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda.

From:	Beatriz Martinez
To:	Ala Gray
Cc:	Gloria Wells; Andrea Cole; Melissa Eure
Subject:	RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277): Continuance Letter from 09/04/24 to 10/02/24
Date:	Tuesday, September 3, 2024 10:52:00 PM
Attachments:	image001.png

Perfect, thank you!

Beatriz Martinez

***Community Liaison* | District E, Commissioner Tick Segerblom**

500 S. Grand Central Parkway, 6th Floor, Las Vegas, NV 89155

Email: Beatriz.Martinez@ClarkCountyNV.gov

Office: 702.455.0560



From: Ala Gray <agray@gcgarciainc.com>
Sent: Tuesday, September 3, 2024 3:48 PM
To: Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Cc: Gloria Wells <Gloria.Wells@clarkcountynv.gov>; Andrea Cole <acole@gcgarciainc.com>; Melissa Eure <meure@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277): Continuance Letter from 09/04/24 to 10/02/24

Yes, I sent this to the planner as well.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Sent: Tuesday, September 3, 2024 3:45 PM
To: Ala Gray <agray@gcgarciainc.com>
Cc: Gloria Wells <Gloria.Wells@clarkcountynv.gov>; Andrea Cole <acole@gcgarciainc.com>; Melissa Eure <meure@gcgarciainc.com>
Subject: Re: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277): Continuance Letter from 09/04/24 to 10/02/24

Thank you Ala, has this letter been sent to the assigned planner as well?

Sent from my iPhone

On Sep 3, 2024, at 3:31 PM, Ala Gray <agray@gcgarciainc.com> wrote:

Good afternoon Beatriz and Gloria,

I hope you are doing well. Please see the attached continuance request letter for the items WS-24-0276 & VS-24-0277 on 09/04/24 Board of County Commissioners meeting. The request is to continue from 09/04/24 to 10/02/24 Board of County Commissioners. Please distribute this letter to Commissioner Segerblom.
Thank you.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From:	CPAdmin
To:	Andrea Cole; Gloria Wells; Beatriz Martinez
Cc:	Melissa Eure; George Garcia; Ala Gray; CPAdmin; Jillee Opiniano-Rowland
Subject:	RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277): Continuance Request from 10/02/24 to 11/06/24
Date:	Tuesday, September 24, 2024 4:34:54 PM
Attachments:	image001.png

Thank you, I will process.

Warm regards,

Tiffany Jackson (TJ) she/her
Clark County Office Specialist
Department of Comprehensive Planning
T:702-455-5004
tiffany.jackson@clarkcountynv.gov
Clark County

From: Andrea Cole <acole@gcgarciainc.com>
Sent: Tuesday, September 24, 2024 3:37 PM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>; Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Cc: Melissa Eure <meure@gcgarciainc.com>; George Garcia <ggarcia@gcgarciainc.com>; Ala Gray <agray@gcgarciainc.com>; CPAdmin <CPAdmin@clarkcountynv.gov>; Jillee Opiniano-Rowland <Jillee.Opiniano@ClarkCountyNV.gov>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277): Continuance Request from 10/02/24 to 11/06/24

Good Afternoon! Attached is a request to continue our clients applications from 10/02/24 to 11/06/24. Would you be so kind as to distribute this to Commissioner Segerblom and the other Commissioners for the 10/02/24 Board of County Commissioners Meeting? Also, potentially forwarding to any others I may have missed. Planning is cc'd on this email. Thank you in advance for your assistance!

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone

(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

From: Ala Gray
To: Gloria Wells
Cc: Andrea Cole; Beatriz Martinez
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Today Mtg w//Tick Segerblom -Rescheduling
Date: Tuesday, September 24, 2024 10:20:31 AM
Attachments: image001.png

Hi Gloria,

Thank you for available dates and times to reschedule today's meeting. We will confirm with George and let you know. I sent you the cancelation calendar for today.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Sent: Tuesday, September 24, 2024 10:13 AM
To: Ala Gray <agray@gcgarciainc.com>
Cc: Andrea Cole <acole@gcgarciainc.com>; Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Subject: RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Today Mtg w//Tick Segerblom -Rescheduling

Good morning,

It's not a problem. Here is the Commissioner's availability:

9/30 – 3:00 p.m.
10/1 – 1:30 p.m.
10/3 – 11 or 11:30 a.m.
10/8 – 1:00 or 1:30 p.m.

Hope George feels well soon.

Gloria

Gloria Wells
Executive Assistant to
Clark County Commission Chair Tick Segerblom
500 S. Grand Central Parkway
Las Vegas, NV
Office: (702) 455-3500

Office Hours: Monday-Thursday: 7:30-5:30 p.m.

COMMISSIONER TICK SEGERBLOM
District E

From: Ala Gray <agray@gcgarciainc.com>
Sent: Tuesday, September 24, 2024 9:41 AM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Today Mtg w//Tick Segerblom -Rescheduling
Importance: High

Good morning Gloria,

Unfortunately, George is not feeling well today, he is out of the office, so we are rescheduling all his meetings. We apologize for any inconvenience, and we want to ask if we can reschedule today's meeting with Commissioner Segerblom. Would you please provide the next couple of available dates and times to reschedule today's meeting?
Thank you.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Ala Gray
Sent: Tuesday, September 17, 2024 2:54 PM
To: 'Gloria Wells' <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom

Thank you very much!

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Gloria Wells <Gloria.Wells@clarkcountynv.gov>

Sent: Tuesday, September 17, 2024 2:52 PM
To: Ala Gray <agray@gcgarciainc.com>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom

The 24th is still open at 2:00 p.m.

Gloria

Gloria Wells
Executive Assistant to
Clark County Commission Chair Tick Segerblom
500 S. Grand Central Parkway
Las Vegas, NV
Office: (702) 455-3500
Office Hours: Monday-Thursday: 7:30-5:30 p.m.
COMMISSIONER TICK SEGERBLOM
District E

From: Ala Gray <agray@gcgarciainc.com>
Sent: Tuesday, September 17, 2024 1:39 PM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom

Hi Gloria,

I'm sorry. Per conversation between George and our client, they would like to change 09/23/24 to 09/24/24 at 2pm if it's still available. Please advise. Thank you.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Ala Gray
Sent: Monday, September 16, 2024 9:43 AM
To: 'Gloria Wells' <Gloria.Wells@clarkcountynv.gov>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom on 09/23/24

Thank you,
Have a wonderful Monday!

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Sent: Monday, September 16, 2024 9:38 AM
To: Ala Gray <agray@gcgarciainc.com>
Subject: RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom on 09/23/24

Thank you.

Gloria

Gloria Wells
Executive Assistant to
Clark County Commission Chair Tick Segerblom
500 S. Grand Central Parkway
Las Vegas, NV
Office: (702) 455-3500
Office Hours: Monday-Thursday: 7:30-5:30 p.m.
COMMISSIONER TICK SEGERBLOM
District E

From: Ala Gray <agray@gcgarciainc.com>
Sent: Monday, September 16, 2024 9:14 AM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom on 09/23/24

Hi Gloria,

Thank you. September 23 at 10:00 am would work. I sent you our calendar invite.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Sent: Monday, September 16, 2024 9:02 AM
To: Ala Gray <agray@gcgarciainc.com>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Setting up briefing w/Tick Segerblom for 10/02/24 BCC

Good morning,

Commissioner Segerblom has the following availability:

9/18 – 1:30
9/23 – 10 a.m. or noon
9/24 – 2:00

Thank you.

Gloria

Gloria Wells
Executive Assistant to
Clark County Commission Chair Tick Segerblom
500 S. Grand Central Parkway
Las Vegas, NV
Office: (702) 455-3500
Office Hours: Monday-Thursday: 7:30-5:30 p.m.
COMMISSIONER TICK SEGERBLOM
District E

From: Ala Gray <agray@gcgarciainc.com>
Sent: Monday, September 16, 2024 8:22 AM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Setting up briefing w/Tick Segerblom for 10/02/24 BCC

Good morning Gloria,

I hope you had a nice weekend. Just following up on a couple of available dates and times for next week for the briefing. Please let me know. Thank you.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014

Office (702) 435-9909
https://gcgarciainc.com

From: Ala Gray
Sent: Thursday, September 12, 2024 3:30 PM
To: 'Gloria Wells' <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Setting up briefing w/Tick Segerblom for 10/02/24 BCC

Hi Gloria,

Since you close tomorrow, wanted to follow up to see if you had a chance to look for the week of September 23 if anything is available. Thank you.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Ala Gray
Sent: Thursday, September 12, 2024 10:14 AM
To: 'Gloria Wells' <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Setting up briefing w/Tick Segerblom for 10/02/24 BCC

Hi Gloria,

Thank you for your response. I look forward to hearing from you today.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Sent: Thursday, September 12, 2024 9:54 AM
To: Ala Gray <agray@gcgarciainc.com>
Cc: Andrea Cole <acole@gcgarciainc.com>

Subject: RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Setting up briefing w/Tick Segerblom for 10/02/24 BCC

Hi Ala,

I received your email yesterday. We've been out of the office. I will get back to you soon.

Thank you.

Gloria

Gloria Wells
Executive Assistant to
Clark County Commission Chair Tick Segerblom
500 S. Grand Central Parkway
Las Vegas, NV
Office: (702) 455-3500
Office Hours: Monday-Thursday: 7:30-5:30 p.m.
COMMISSIONER TICK SEGERBLOM
District E

From: Ala Gray <agray@gcgarciainc.com>
Sent: Wednesday, September 11, 2024 11:39 AM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Setting up briefing w/Tick Segerblom for 10/02/24 BCC

Good morning Gloria,

I hope you are doing well. We would like to set up a briefing with Commissioner Segerblom for the item that is on the 10/02/24 Board of County Commissioners meeting. Would you please see if something is available for the week of September 23? Thank you.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From:	Sami Real
To:	Beatriz Martinez
Cc:	Jennifer Ammerman; Tick Segerblom
Subject:	RE: HOLD Items VS-24-0277 and WS-24-0276
Date:	Thursday, October 31, 2024 11:39:24 AM
Attachments:	image001.png

Perfect.
Thank you!

Sami R. Real
Director, Department of Comprehensive Planning
Ph: (702) 455-3129
Business Hours: Mon. – Thurs., 7:30am to 5:30pm

From: Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Sent: Thursday, October 31, 2024 11:39 AM
To: Sami Real <Sami.Real@ClarkCountyNV.gov>
Cc: Jennifer Ammerman <jad@ClarkCountyNV.gov>; Tick Segerblom <Tsegerblom@ClarkCountyNV.gov>
Subject: RE: HOLD Items VS-24-0277 and WS-24-0276

Sorry about that! I will be to the second meeting in November.

Thank you!

Beatriz Martinez
***Community Liaison* | District E, Commissioner Tick Segerblom**
500 S. Grand Central Parkway, 6th Floor, Las Vegas, NV 89155
Email: Beatriz.Martinez@ClarkCountyNV.gov
Office: 702.455.0560



From: Sami Real <Sami.Real@ClarkCountyNV.gov>
Sent: Thursday, October 31, 2024 11:37 AM
To: Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Cc: Jennifer Ammerman <jad@ClarkCountyNV.gov>; Tick Segerblom <Tsegerblom@ClarkCountyNV.gov>
Subject: RE: HOLD Items VS-24-0277 and WS-24-0276

Bea..
How long will these items be held for???
No date? Second meeting in November? Or???

Sami R. Real
Director, Department of Comprehensive Planning
Ph: (702) 455-3129
Business Hours: Mon. – Thurs., 7:30am to 5:30pm

From: Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Sent: Thursday, October 31, 2024 11:23 AM
To: Sami Real <Sami.Real@ClarkCountyNV.gov>
Cc: Jennifer Ammerman <jad@ClarkCountyNV.gov>; Tick Segerblom <Tsegerblom@ClarkCountyNV.gov>
Subject: HOLD Items VS-24-0277 and WS-24-0276

Hi Sami,

Commissioner Segerblom would like to hold items VS-24-0277 and WS-24-0276, we have made the consultant aware of the hold.

Thank you,

Beatriz Martinez
***Community Liaison* | District E, Commissioner Tick Segerblom**
500 S. Grand Central Parkway, 6th Floor, Las Vegas, NV 89155
Email: Beatriz.Martinez@ClarkCountyNV.gov
Office: 702.455.0560



From:	Gloria Wells
To:	Ala Gray
Cc:	Andrea Cole; Beatriz Martinez
Subject:	RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom -Rescheduling
Date:	Thursday, September 26, 2024 10:37:18 AM
Attachments:	image001.png

perfect

Gloria

Gloria Wells
Executive Assistant to
Clark County Commission Chair Tick Segerblom
500 S. Grand Central Parkway
Las Vegas, NV
Office: (702) 455-3500
Office Hours: Monday-Thursday: 7:30-5:30 p.m.
COMMISSIONER TICK SEGERBLOM
District E

From: Ala Gray <agray@gcgarciainc.com>
Sent: Thursday, September 26, 2024 10:19 AM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>; Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom - Rescheduling

Good morning Gloria,

November 4th at 1:00pm would work. Thank you.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Sent: Thursday, September 26, 2024 10:09 AM
To: Ala Gray <agray@gcgarciainc.com>
Cc: Andrea Cole <acole@gcgarciainc.com>; Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Subject: RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom - Rescheduling

Good morning Ala,

Here is some availability for the Commissioner:

10/29 – 10 a.m. – noon or 2-3:00 p.m.
10/30 – anytime
10/31 – 10:00 a.m., 1-3:99 p.m.
11/4 – 1:00 p.m.

Thank you.

Gloria

Gloria Wells
Executive Assistant to
Clark County Commission Chair Tick Segerblom
500 S. Grand Central Parkway
Las Vegas, NV
Office: (702) 455-3500
Office Hours: Monday-Thursday: 7:30-5:30 p.m.
COMMISSIONER TICK SEGERBLOM
District E

From: Ala Gray <agray@gcgarciainc.com>
Sent: Tuesday, September 24, 2024 4:09 PM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>; Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom - Rescheduling

Gloria,

We have requested the continuance for these applications from the 10/02/24 meeting to the 11/06/24 meeting. So, for this reason, we would like to hold the briefing with Commissioner Segerblom close to 11/06/24. Can you please see if anything is available in the week of 10/28/24 or 11/04/24 or 11/05/24? Thank you for your time and help.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Ala Gray
Sent: Tuesday, September 24, 2024 10:20 AM
To: 'Gloria Wells' <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>; Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Today Mtg w//Tick Segerblom -Rescheduling

Hi Gloria,

Thank you for available dates and times to reschedule today's meeting. We will confirm with George and let you know. I sent you the cancelation calendar for today.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Sent: Tuesday, September 24, 2024 10:13 AM
To: Ala Gray <agray@gcgarciainc.com>
Cc: Andrea Cole <acole@gcgarciainc.com>; Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Subject: RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Today Mtg w//Tick Segerblom -Rescheduling

Good morning,

It's not a problem. Here is the Commissioner's availability:

9/30 – 3:00 p.m.
10/1 – 1:30 p.m.
10/3 – 11 or 11:30 a.m.
10/8 – 1:00 or 1:30 p.m.

Hope George feels well soon.

Gloria

Gloria Wells
Executive Assistant to
Clark County Commission Chair Tick Segerblom

500 S. Grand Central Parkway
Las Vegas, NV
Office: (702) 455-3500
Office Hours: Monday-Thursday: 7:30-5:30 p.m.

COMMISSIONER TICK SEGERBLOM
District E

From: Ala Gray <agray@gcgarciainc.com>
Sent: Tuesday, September 24, 2024 9:41 AM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Today Mtg w//Tick Segerblom -Rescheduling
Importance: High

Good morning Gloria,

Unfortunately, George is not feeling well today, he is out of the office, so we are rescheduling all his meetings. We apologize for any inconvenience, and we want to ask if we can reschedule today's meeting with Commissioner Segerblom. Would you please provide the next couple of available dates and times to reschedule today's meeting?
Thank you.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Ala Gray
Sent: Tuesday, September 17, 2024 2:54 PM
To: 'Gloria Wells' <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom

Thank you very much!

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909

https://gcgarciainc.com

From: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Sent: Tuesday, September 17, 2024 2:52 PM
To: Ala Gray <agray@gcgarciainc.com>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom

The 24th is still open at 2:00 p.m.

Gloria

Gloria Wells
Executive Assistant to
Clark County Commission Chair Tick Segerblom
500 S. Grand Central Parkway
Las Vegas, NV
Office: (702) 455-3500
Office Hours: Monday-Thursday: 7:30-5:30 p.m.
COMMISSIONER TICK SEGERBLOM
District E

From: Ala Gray <agray@gcgarciainc.com>
Sent: Tuesday, September 17, 2024 1:39 PM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom

Hi Gloria,

I'm sorry. Per conversation between George and our client, they would like to change 09/23/24 to 09/24/24 at 2pm if it's still available. Please advise. Thank you.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Ala Gray
Sent: Monday, September 16, 2024 9:43 AM
To: 'Gloria Wells' <Gloria.Wells@clarkcountynv.gov>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom on 09/23/24

Thank you,
Have a wonderful Monday!

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Sent: Monday, September 16, 2024 9:38 AM
To: Ala Gray <agray@gcgarciainc.com>
Subject: RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom on 09/23/24

Thank you.

Gloria

Gloria Wells
Executive Assistant to
Clark County Commission Chair Tick Segerblom
500 S. Grand Central Parkway
Las Vegas, NV
Office: (702) 455-3500
Office Hours: Monday-Thursday: 7:30-5:30 p.m.
COMMISSIONER TICK SEGERBLOM
District E

From: Ala Gray <agray@gcgarciainc.com>
Sent: Monday, September 16, 2024 9:14 AM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom on 09/23/24

Hi Gloria,

Thank you. September 23 at 10:00 am would work. I sent you our calendar invite.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.

1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Sent: Monday, September 16, 2024 9:02 AM
To: Ala Gray <agray@gcgarciainc.com>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Setting up briefing w/Tick Segerblom for 10/02/24 BCC

Good morning,

Commissioner Segerblom has the following availability:

9/18 – 1:30
9/23 – 10 a.m. or noon
9/24 – 2:00

Thank you.

Gloria

Gloria Wells
Executive Assistant to
Clark County Commission Chair Tick Segerblom
500 S. Grand Central Parkway
Las Vegas, NV
Office: (702) 455-3500
Office Hours: Monday-Thursday: 7:30-5:30 p.m.
COMMISSIONER TICK SEGERBLOM
District E

From: Ala Gray <agray@gcgarciainc.com>
Sent: Monday, September 16, 2024 8:22 AM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Setting up briefing w/Tick Segerblom for 10/02/24 BCC

Good morning Gloria,

I hope you had a nice weekend. Just following up on a couple of available dates and times for next week for the briefing. Please let me know. Thank you.

Ala Gray,

Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Ala Gray
Sent: Thursday, September 12, 2024 3:30 PM
To: 'Gloria Wells' <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Setting up briefing w/Tick Segerblom for 10/02/24 BCC

Hi Gloria,

Since you close tomorrow, wanted to follow up to see if you had a chance to look for the week of September 23 if anything is available. Thank you.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Ala Gray
Sent: Thursday, September 12, 2024 10:14 AM
To: 'Gloria Wells' <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Setting up briefing w/Tick Segerblom for 10/02/24 BCC

Hi Gloria,

Thank you for your response. I look forward to hearing from you today.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Sent: Thursday, September 12, 2024 9:54 AM
To: Ala Gray <agray@gcgarciainc.com>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Setting up briefing w/Tick Segerblom for 10/02/24 BCC

Hi Ala,

I received your email yesterday. We've been out of the office. I will get back to you soon.

Thank you.

Gloria

Gloria Wells
Executive Assistant to
Clark County Commission Chair Tick Segerblom
500 S. Grand Central Parkway
Las Vegas, NV
Office: (702) 455-3500
Office Hours: Monday-Thursday: 7:30-5:30 p.m.
COMMISSIONER TICK SEGERBLOM
District E

From: Ala Gray <agray@gcgarciainc.com>
Sent: Wednesday, September 11, 2024 11:39 AM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Setting up briefing w/Tick Segerblom for 10/02/24 BCC

Good morning Gloria,

I hope you are doing well. We would like to set up a briefing with Commissioner Segerblom for the item that is on the 10/02/24 Board of County Commissioners meeting. Would you please see if something is available for the week of September 23? Thank you.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Beatriz Martinez
To: Ala Gray
Cc: Gloria Wells; ggarcia@gcgarciainc.com
Subject: FW: HOLD Items VS-24-0277 and WS-24-0276
Date: Thursday, October 31, 2024 11:29:00 AM
Attachments: image001.png

FYI for your records.

Beatriz Martinez
***Community Liaison* | District E, Commissioner Tick Segerblom**
500 S. Grand Central Parkway, 6th Floor, Las Vegas, NV 89155
Email: Beatriz.Martinez@ClarkCountyNV.gov
Office: 702.455.0560



From: Beatriz Martinez
Sent: Thursday, October 31, 2024 11:22 AM
To: ggarcia@gcgarciainc.com
Cc: Tick Segerblom <Tsegerblom@ClarkCountyNV.gov>
Subject: RE: HOLD Items VS-24-0277 and WS-24-0276

Hi George

The Commissioner will be requesting to hold the item. Let me know if you have any questions

Thank you,

Beatriz Martinez
***Community Liaison* | District E, Commissioner Tick Segerblom**
500 S. Grand Central Parkway, 6th Floor, Las Vegas, NV 89155
Email: Beatriz.Martinez@ClarkCountyNV.gov
Office: 702.455.0560



From: Beatriz Martinez
Sent: Wednesday, October 30, 2024 9:16 AM
To: ggarcia@gcgarciainc.com
Cc: Tick Segerblom <Tsegerblom@ClarkCountyNV.gov>
Subject: HOLD Items VS-24-0277 and WS-24-0276

Good morning George,

The Commissioner would like to hold items VS-24-0277 and WS-24-0276 to the November 20 BCC meeting, is that ok with the applicant?

Thank you,

Beatriz Martinez
***Community Liaison* | District E, Commissioner Tick Segerblom**
500 S. Grand Central Parkway, 6th Floor, Las Vegas, NV 89155
Email: Beatriz.Martinez@ClarkCountyNV.gov
Office: 702.455.0560



From:	Beatriz Martinez
To:	Jesus Ruiz
Subject:	RE: LEDGE BCC Action - Nellis & Happy Valley
Date:	Wednesday, November 13, 2024 10:51:00 AM
Attachments:	image002.png

Yes, that is correct. The applicant's consultant passed away unexpectedly so the Commissioner wanted to hold it for two more weeks.

Thank you,

Beatriz Martinez
***Community Liaison* | District E, Commissioner Tick Segerblom**
500 S. Grand Central Parkway, 6th Floor, Las Vegas, NV 89155
Email: Beatriz.Martinez@ClarkCountyNV.gov
Office: 702.455.0560



From: Jesus Ruiz <Jesus.Ruiz@ClarkCountyNV.gov>
Sent: Wednesday, November 13, 2024 7:31 AM
To: Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Subject: FW: LEDGE BCC Action - Nellis & Happy Valley

Ms., Beatriz,

Can you confirm that the earing for 3125 S. Nellis Blvd. was pushed back to 11-20-24.

Please and thank you in advance.

Jesus Ruiz
Code Enforcement Officer, Clark County
service integrity respect accountability excellence leadership

From: Andrea Cole <acole@gcgarciainc.com>
Sent: Wednesday, November 6, 2024 4:31 PM
To: Jesus Ruiz <Jesus.Ruiz@ClarkCountyNV.gov>
Subject: LEDGE BCC Action - Nellis & Happy Valley

Officer Ruiz,

The applications were continued at the request of the Commissioner from today's BCC hearing to the 11/20/24 hearing date.

If you have any questions please feel free to contact me at the number listed

below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

From: Jesus Ruiz <Jesus.Ruiz@ClarkCountyNV.gov>
Sent: Friday, October 4, 2024 2:18 PM
To: Andrea Cole <acole@gcgarciainc.com>
Cc: George Garcia <ggarcia@gcgarciainc.com>
Subject: RE: LEDGE BCC Action - Nellis & Happy Valley

I am sure we are well aware that this has gone on well past what was agreed upon after the appeal hearing. I am waiting to hear back from the commissioners office as well before I talk to my supervisor about the case.

Jesus Ruiz
Code Enforcement Officer, Clark County
service integrity respect accountability excellence leadership

---

From: Andrea Cole <acole@gcgarciainc.com>
Sent: Friday, October 4, 2024 2:14 PM
To: Jesus Ruiz <Jesus.Ruiz@ClarkCountyNV.gov>
Cc: George Garcia <ggarcia@gcgarciainc.com>
Subject: LEDGE BCC Action - Nellis & Happy Valley

Good Afternoon Officer Ruiz,

I hope you are doing well! We are continuing to work with the Commissioner and his office on the site. The applications were continued from the 10/02/24 BCC meeting to 11/06/24.

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager

G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

From: Jesus Ruiz <Jesus.Ruiz@ClarkCountyNV.gov>
Sent: Friday, October 4, 2024 2:08:44 PM
To: George Garcia <ggarcia@gcgarciainc.com>
Subject: RE: LEDGE BCC Action - Nellis & Happy Valley

Sir,

Can I get an update on your meeting on 10-2-24.

Please and thank you.

Jesus Ruiz
Code Enforcement Officer, Clark County
service integrity respect accountability excellence leadership

---

From: George Garcia <ggarcia@gcgarciainc.com>
Sent: Wednesday, September 4, 2024 4:19 PM
To: Jesus Ruiz <Jesus.Ruiz@ClarkCountyNV.gov>
Subject: Re: LEDGE BCC Action - Nellis & Happy Valley

Oct 2nd

Sent via the Samsung Galaxy S22 Ultra 5G, an AT&T 5G smartphone
Get Outlook for Android

From: Jesus Ruiz <Jesus.Ruiz@ClarkCountyNV.gov>
Sent: Wednesday, September 4, 2024 4:05:53 PM
To: George Garcia <ggarcia@gcgarciainc.com>
Subject: RE: LEDGE BCC Action - Nellis & Happy Valley
Do you have a date for the next BCC meeting?

Jesus Ruiz
Code Enforcement Officer, Clark County
service integrity respect accountability excellence leadership

---

From: George Garcia <ggarcia@gcgarciainc.com>

Sent: Wednesday, September 4, 2024 1:40 PM
To: Jesus Ruiz <Jesus.Ruiz@ClarkCountyNV.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>; Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Subject: LEDGE BCC Action - Nellis & Happy Valley

Officer Ruiz,

Today the BCC continued our item for 30 days. We are still working with the Commissioner's office.

Call/rely with any comments or questions you may have.

George Garcia

Sent via the Samsung Galaxy S22 Ultra 5G, an AT&T 5G smartphone

Get Outlook for Android

From: Beatriz Martinez
To: Melissa Eure
Cc: Andrea Cole
Subject: RE: Nellis & Happy Valley WS-24-0276
Date: Thursday, November 21, 2024 4:04:00 PM
Attachments: image001.png

Hi Melissa,

I spoke to Code Enforcement on the issue and they will give the applicant a couple of months to comply as long as the applicant is making process on remediating the site. Code will probably be making monthly status checks on the property to check on the progress.

Beatriz Martinez
***Community Liaison* | District E, Commissioner Tick Segerblom**
500 S. Grand Central Parkway, 6th Floor, Las Vegas, NV 89155
Email: Beatriz.Martinez@ClarkCountyNV.gov
Office: 702.455.0560



From: Melissa Eure <meure@gcgarciainc.com>
Sent: Thursday, November 21, 2024 1:53 PM
To: Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: Nellis & Happy Valley WS-24-0276

Hi Beatriz,

We had told the code enforcement officer that we would update him after the meeting on the status of the approval. I have a feeling that once we do that, he will quickly move on to looking to enforce fines. Would it be appropriate to have you reach out to him and copy me? Or should we reach out with you copied on it that way you can reach out to him afterwards to make sure that he stands down as discussed for the next few months?

Just trying to figure out how to make this as little of a headache as possible.

Thank You,

Melissa Eure
President/Director of Planning

G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210

Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
E-mail meure@gcgarciainc.com
Website https://gcgarciainc.com

From: Andrea Cole
To: Jesus Ruiz
Cc: Melissa Eure; Beatriz Martinez
Subject: LEDGE BCC Action - Nellis & Happy Valley
Date: Monday, November 25, 2024 4:42:30 PM

The contact is Rob Lauer, email is roblauer@protonmail.com & phone number is (702) 271-4436.

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

From: Jesus Ruiz <Jesus.Ruiz@ClarkCountyNV.gov>
Sent: Friday, November 22, 2024 12:26 PM
To: Andrea Cole <acole@gcgarciainc.com>
Cc: Melissa Eure <meure@gcgarciainc.com>; Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Subject: RE: LEDGE BCC Action - Nellis & Happy Valley

Understood. I will wait to hear back from the commissioners office on some of the details/directives given to correct the violation.

Who will be my point of contact for the property owner after today?

Jesus Ruiz
Code Enforcement Officer, Clark County


From: Andrea Cole <acole@gcgarciainc.com>
Sent: Friday, November 22, 2024 9:01 AM
To: Jesus Ruiz <Jesus.Ruiz@ClarkCountyNV.gov>
Cc: Melissa Eure <meure@gcgarciainc.com>; Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Subject: LEDGE BCC Action - Nellis & Happy Valley

Officer Ruiz,

The applications were denied without prejudice at the 11/20/24 Board of County Commissioners meeting.

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

From: Ala Gray
To: Gloria Wells
Cc: Andrea Cole; Beatriz Martinez
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom 11/04/24
Date: Monday, September 30, 2024 10:06:56 AM
Attachments: image001.png

I'll go ahead and send the calendar invite so we both have it on the schedule.
Please let me know if you will have any changes.
Have a great day!

Ala Gray
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Sent: Monday, September 30, 2024 9:59 AM
To: Ala Gray <agray@gcgarciainc.com>
Cc: Andrea Cole <acole@gcgarciainc.com>; Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Subject: RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom 11/04/24

If you like, but we already have it on the calendar.

Gloria

Gloria Wells
Executive Assistant to
Clark County Commission Chair Tick Segerblom
500 S. Grand Central Parkway
Las Vegas, NV
Office: (702) 455-3500
Office Hours: Monday-Thursday: 7:30-5:30 p.m.
COMMISSIONER TICK SEGERBLOM
District E

From: Ala Gray <agray@gcgarciainc.com>
Sent: Monday, September 30, 2024 9:45 AM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>; Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom 11/04/24

Good morning Gloria,

I hope you had a nice weekend. Would you like me to send you our calendar invite for 11/04/24?

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Sent: Thursday, September 26, 2024 10:37 AM
To: Ala Gray <agray@gcgarciainc.com>
Cc: Andrea Cole <acole@gcgarciainc.com>; Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Subject: RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom - Rescheduling

perfect

Gloria

Gloria Wells
Executive Assistant to
Clark County Commission Chair Tick Segerblom
500 S. Grand Central Parkway
Las Vegas, NV
Office: (702) 455-3500
Office Hours: Monday-Thursday: 7:30-5:30 p.m.
COMMISSIONER TICK SEGERBLOM
District E

From: Ala Gray <agray@gcgarciainc.com>
Sent: Thursday, September 26, 2024 10:19 AM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>; Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom - Rescheduling

Good morning Gloria,

November 4th at 1:00pm would work. Thank you.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Sent: Thursday, September 26, 2024 10:09 AM
To: Ala Gray <agray@gcgarciainc.com>
Cc: Andrea Cole <acole@gcgarciainc.com>; Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Subject: RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom - Rescheduling

Good morning Ala,

Here is some availability for the Commissioner:

10/29 – 10 a.m. – noon or 2-3:00 p.m.
10/30 – anytime
10/31 – 10:00 a.m., 1-3:99 p.m.
11/4 – 1:00 p.m.

Thank you.

Gloria

Gloria Wells
Executive Assistant to
Clark County Commission Chair Tick Segerblom
500 S. Grand Central Parkway
Las Vegas, NV
Office: (702) 455-3500
Office Hours: Monday-Thursday: 7:30-5:30 p.m.
COMMISSIONER TICK SEGERBLOM
District E

From: Ala Gray <agray@gcgarciainc.com>
Sent: Tuesday, September 24, 2024 4:09 PM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>; Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom -

Rescheduling

Gloria,

We have requested the continuance for these applications from the 10/02/24 meeting to the 11/06/24 meeting. So, for this reason, we would like to hold the briefing with Commissioner Segerblom close to 11/06/24. Can you please see if anything is available in the week of 10/28/24 or 11/04/24 or 11/05/24? Thank you for your time and help.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Ala Gray
Sent: Tuesday, September 24, 2024 10:20 AM
To: 'Gloria Wells' <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>; Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Today Mtg w//Tick Segerblom -Rescheduling

Hi Gloria,

Thank you for available dates and times to reschedule today's meeting. We will confirm with George and let you know. I sent you the cancelation calendar for today.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Sent: Tuesday, September 24, 2024 10:13 AM
To: Ala Gray <agray@gcgarciainc.com>
Cc: Andrea Cole <acole@gcgarciainc.com>; Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Subject: RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Today Mtg w//Tick

Segerblom -Rescheduling

Good morning,

It's not a problem. Here is the Commissioner's availability:

9/30 – 3:00 p.m.
10/1 – 1:30 p.m.
10/3 – 11 or 11:30 a.m.
10/8 – 1:00 or 1:30 p.m.

Hope George feels well soon.

Gloria

Gloria Wells
Executive Assistant to
Clark County Commission Chair Tick Segerblom
500 S. Grand Central Parkway
Las Vegas, NV
Office: (702) 455-3500
Office Hours: Monday-Thursday: 7:30-5:30 p.m.
COMMISSIONER TICK SEGERBLOM
District E

From: Ala Gray <agray@gcgarciainc.com>
Sent: Tuesday, September 24, 2024 9:41 AM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Today Mtg w//Tick Segerblom -Rescheduling
Importance: High

Good morning Gloria,

Unfortunately, George is not feeling well today, he is out of the office, so we are rescheduling all his meetings. We apologize for any inconvenience, and we want to ask if we can reschedule today's meeting with Commissioner Segerblom. Would you please provide the next couple of available dates and times to reschedule today's meeting?
Thank you.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014

Office (702) 435-9909
https://gcgarciainc.com

From: Ala Gray
Sent: Tuesday, September 17, 2024 2:54 PM
To: 'Gloria Wells' <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom

Thank you very much!

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Sent: Tuesday, September 17, 2024 2:52 PM
To: Ala Gray <agray@gcgarciainc.com>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom

The 24th is still open at 2:00 p.m.

Gloria

Gloria Wells
Executive Assistant to
Clark County Commission Chair Tick Segerblom
500 S. Grand Central Parkway
Las Vegas, NV
Office: (702) 455-3500
Office Hours: Monday-Thursday: 7:30-5:30 p.m.
COMMISSIONER TICK SEGERBLOM
District E

From: Ala Gray <agray@gcgarciainc.com>
Sent: Tuesday, September 17, 2024 1:39 PM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom

Hi Gloria,

I'm sorry. Per conversation between George and our client, they would like to change 09/23/24 to 09/24/24 at 2pm if it's still available. Please advise. Thank you.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Ala Gray
Sent: Monday, September 16, 2024 9:43 AM
To: 'Gloria Wells' <Gloria.Wells@clarkcountynv.gov>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom on 09/23/24

Thank you,
Have a wonderful Monday!

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Sent: Monday, September 16, 2024 9:38 AM
To: Ala Gray <agray@gcgarciainc.com>
Subject: RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom on 09/23/24

Thank you.

Gloria

Gloria Wells
Executive Assistant to
Clark County Commission Chair Tick Segerblom
500 S. Grand Central Parkway
Las Vegas, NV
Office: (702) 455-3500
Office Hours: Monday-Thursday: 7:30-5:30 p.m.

COMMISSIONER TICK SEGERBLOM
District E

From: Ala Gray <agray@gcgarciainc.com>
Sent: Monday, September 16, 2024 9:14 AM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom on 09/23/24

Hi Gloria,

Thank you. September 23 at 10:00 am would work. I sent you our calendar invite.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Sent: Monday, September 16, 2024 9:02 AM
To: Ala Gray <agray@gcgarciainc.com>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Setting up briefing w/Tick Segerblom for 10/02/24 BCC

Good morning,

Commissioner Segerblom has the following availability:

9/18 – 1:30
9/23 – 10 a.m. or noon
9/24 – 2:00

Thank you.

Gloria

Gloria Wells
Executive Assistant to
Clark County Commission Chair Tick Segerblom
500 S. Grand Central Parkway
Las Vegas, NV
Office: (702) 455-3500

Office Hours: Monday-Thursday: 7:30-5:30 p.m.

COMMISSIONER TICK SEGERBLOM
District E

From: Ala Gray <agray@gcgarciainc.com>
Sent: Monday, September 16, 2024 8:22 AM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Setting up briefing w/Tick Segerblom for 10/02/24 BCC

Good morning Gloria,

I hope you had a nice weekend. Just following up on a couple of available dates and times for next week for the briefing. Please let me know. Thank you.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Ala Gray
Sent: Thursday, September 12, 2024 3:30 PM
To: 'Gloria Wells' <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Setting up briefing w/Tick Segerblom for 10/02/24 BCC

Hi Gloria,

Since you close tomorrow, wanted to follow up to see if you had a chance to look for the week of September 23 if anything is available. Thank you.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Ala Gray
Sent: Thursday, September 12, 2024 10:14 AM

To: 'Gloria Wells' <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Setting up briefing w/Tick Segerblom for 10/02/24 BCC

Hi Gloria,

Thank you for your response. I look forward to hearing from you today.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Sent: Thursday, September 12, 2024 9:54 AM
To: Ala Gray <agray@gcgarciainc.com>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Setting up briefing w/Tick Segerblom for 10/02/24 BCC

Hi Ala,

I received your email yesterday. We've been out of the office. I will get back to you soon.

Thank you.

Gloria

Gloria Wells
Executive Assistant to
Clark County Commission Chair Tick Segerblom
500 S. Grand Central Parkway
Las Vegas, NV
Office: (702) 455-3500
Office Hours: Monday-Thursday: 7:30-5:30 p.m.
COMMISSIONER TICK SEGERBLOM
District E

From: Ala Gray <agray@gcgarciainc.com>
Sent: Wednesday, September 11, 2024 11:39 AM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>

Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Setting up briefing w/Tick Segerblom for 10/02/24 BCC

Good morning Gloria,

I hope you are doing well. We would like to set up a briefing with Commissioner Segerblom for the item that is on the 10/02/24 Board of County Commissioners meeting. Would you please see if something is available for the week of September 23? Thank you.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Beatriz Martinez
To: Andrea Cole
Cc: Melissa Eure
Subject: RE: Nellis & Happy Valley- Air Quality
Date: Wednesday, January 29, 2025 9:40:00 AM
Attachments: image001.png

Hi Andrea,

No update, I would suggest the owner follows the direction the department has provided him.

Beatriz Martinez
***Community Liaison* | District E, Commissioner Tick Segerblom**
500 S. Grand Central Parkway, 6th Floor, Las Vegas, NV 89155
Email: Beatriz.Martinez@ClarkCountyNV.gov
Office: 702.455.0560



From: Andrea Cole <acole@gcgarciainc.com>
Sent: Wednesday, January 29, 2025 9:39 AM
To: Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Cc: Melissa Eure <meure@gcgarciainc.com>
Subject: Nellis & Happy Valley- Air Quality

Good Morning Beatriz,

I hope your week is going well! I just wanted to follow up on the below to see if there is any update. Please advise when you have a moment.

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

From: Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>

Sent: Tuesday, January 14, 2025 2:59 PM
To: Melissa Eure <meure@gcgarciainc.com>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: RE: Nellis & Happy Valley- Air Quality

Hi!

Unfortunately I have not. I will circle back with them.

Beatriz Martinez
***Community Liaison* | District E, Commissioner Tick Segerblom**
500 S. Grand Central Parkway, 6th Floor, Las Vegas, NV 89155
Email: Beatriz.Martinez@ClarkCountyNV.gov
Office: 702.455.0560



From: Melissa Eure <meure@gcgarciainc.com>
Sent: Tuesday, January 14, 2025 1:24 PM
To: Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: RE: Nellis & Happy Valley- Air Quality

Hi Beatriz,

I hope you had a happy holiday and a very happy new year's! I just wanted to check in on the below and see if you had heard anything back from Air Quality? I haven't heard from the client, so I'm assuming he hasn't received any additional letters but still wanted to follow up.

Thank You,

Melissa Eure
President/Director of Planning

From: Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Sent: Thursday, December 12, 2024 2:36 PM
To: Melissa Eure <meure@gcgarciainc.com>
Cc: Andrea Cole <acole@gcgarciainc.com>; Robert Lauer (roblauer@protonmail.com) <roblauer@protonmail.com>
Subject: RE: Nellis & Happy Valley- Air Quality

Hi Melissa,

I am still waiting on a response from Air Quality. I know they did send an email out to Robert yesterday but they are doing some research.

Thank you,

Beatriz Martinez
Community Liaison **| District E, Commissioner Tick Segerblom**
500 S. Grand Central Parkway, 6th Floor, Las Vegas, NV 89155
Email: Beatriz.Martinez@ClarkCountyNV.gov
Office: 702.455.0560



From: Melissa Eure
Sent: Tuesday, December 10, 2024 12:20 PM
To: Beatriz Martinez
Cc: Andrea Cole ; Robert Lauer (roblauer@protonmail.com)
Subject: Nellis & Happy Valley- Air Quality

Hi Beatriz,

I hope you've had a good start to your week. The client for the Nellis & Happy Valley issue hasn't had any issues with code enforcement, but he is getting constant emails/calls from Air Quality. He was willing to submit for a dust permit, but was told her couldn't because the project wasn't approved. I know the Commissioner is granting him the additional time and you were able to let code enforcement know about the situation. Would you be able to reach out to Air Quality as well and let them know what is going so that they understand?

Thank You,

Melissa Eure
President/Director of Planning

G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone

(702) 435-0457 Fax
E-mail meure@gcgarciainc.com
Website https://gcgarciainc.com

RECEIVED CC DAQ
2025 AUG 4 PM1:24

EXHIBIT "3"

EXHIBIT "3"

DES
DEPARTMENT OF ENVIRONMENT
AND SUSTAINABILITY
air quality desert conservation program sustainability

4701 W. Russell Road 2nd Floor
Las Vegas, NV 89118-2231
Phone: (702) 455-5942 • Fax: (702) 383-9994
Marci Henson, Director

April 24, 2025

Cara Monday

Re: Records Request Submitted on April 14, 2025
Requested NOV's from 4/14/2023 to 4/14/2025

Dear Mr. / Ms. Monday

Enclosed are the documents/files you requested above. Notices of Noncompliance issued from 4/14/2023 thru 3/31/2025 have been uploaded. No NOVs issued during this time frame.

If you have any questions or concerns, please call us at (702) 455-5942 for assistance.

Sincerely,

John Hill, Operations Manager
DES Division of Air Quality

BOARD OF COUNTY COMMISSIONERS
TICK SEGERBLOM, Chair • WILLIAM MCCURDY II, Vice Chair • APRIL BECKER
JAMES B. GIBSON • JUSTIN JONES • MARILYN KIRKPATRICK • MICHAEL NAFT
KEVIN SCHILLER, County Manager

RECEIVED CC DAQ
2025 AUG 4 PM1:24

EXHIBIT "4"

EXHIBIT "4"

DES
DEPARTMENT OF ENVIRONMENT
AND SUSTAINABILITY
air quality | desert conservation program | sustainability

4701 W. Russell Road 2nd Floor
Las Vegas, NV 89118-2231
Phone: (702) 455-5942 • Fax: (702) 383-9994
Marci Henson, Director

April 16, 2025

Amy Sugden

Sugden Law

Re: Records Request Submitted on April 10, 2025

Requested NOV's from 1/1/2024 to 4/10/2025

Dear Mr. / Ms. Sugden

Enclosed are the documents/files you requested. Notices of Noncompliance issued from 1/1/2024 thru 3/31/2025 have been uploaded. No NOVs issued during this time frame. If you have any questions or concerns, please call us at (702) 455-5942 for assistance.

Sincerely,

John Hill, Operations Manager
DES Division of Air Quality

BOARD OF COUNTY COMMISSIONERS
KEVIN SCHILLER, County Manager
TICK SEGERBLOM, Chair • WILLIAM MCCURDY II, Vice Chair • APRIL BECKER
JAMES B. GIBSON • JUSTIN JONES • MARILYN KIRKPATRICK • MICHAEL NAFT

DES
DEPARTMENT OF ENVIRONMENT
AND SUSTAINABILITY

4701 W. Russell Road 2nd Floor
Las Vegas, NV 89118-2231
Phone: (702) 455-5942 • Fax: (702) 383-9994
Marci Henson, Director

April 16, 2025

Amy Sugden

Sugden Law

Re: Records Request Submitted on April 10, 2025
Requested NOV's from 1/1/2024 to 4/10/2025

Dear Mr. / Ms. Sugden

Enclosed are the documents/files you requested. Notices of Noncompliance issued from 1/1/2024 thru 3/31/2025 have been uploaded. No NOVs issued during this time frame. If you have any questions or concerns, please call us at (702) 455-5942 for assistance.

Sincerely,

John Hill, Operations Manager
DES Division of Air Quality

BOARD OF COUNTY COMMISSIONERS

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

2737 7130 5106

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	O S I 4825 E. CAREY AVE LLC	Date: Apr 23, 2024
Mailing Address:	800 BRICKELL AVE STE 904, MIAMI, FL 33131	
Assessor's Parcels:	140-20-501-006	
Property Location:	4825 Carey Ave., Las Vegas 89115	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	4.45		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel, Type II
Disturbance Factors:	Parking, Vehicular Travel, Material Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved vehicle storage yard greater than 5,000 square feet on APN 140-20-501-006. There were dozens of work service vehicles, construction materials and trailers throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7760 7586 8467

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	WEATHERS VERONICA L	Date: Apr 23, 2024
Mailing Address:	7448 Redbreast Ct., N Las Vegas, NV 89084	
Assessor's Parcels:	140-21-305-014	
Property Location:	NEC Kell Ln. and Betty Ln.	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Noel Crandall at 702-455-1658 or by email at crandall@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	1.01		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	0.41 acres of unstable soils
Disturbance Factors:	Parking, Vehicular Travel	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection of parcel 140-21-305-014 and observed an unpaved parking lot. There were tractor trailers and tractors parked on the lot disturbing over 18,000 Sq. Ft. This parking lot was created after January 1, 2003, which is not in compliance with AQR 92.3.1. I conducted a Soil Stabilization Test in accordance with AQR Section 90.4.1.1., which failed. I took photos of the vehicles and will begin routine inspections of the site.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

- **Control Measures:**

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

- **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
  - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7759 1814 9280

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	ESCRIBA SASHA	Date: Apr 11, 2024
Mailing Address:	9720 TRAIL RIDER DRIVE, LAS VEGAS, NV 89117	
Assessor's Parcels:	175-14-702-003	
Property Location:	SOUTHEAST OF BLUE DIAMOND ROAD/FORTNEY ROAD, LAS VEGAS, NV 89161	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.66		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Parking, Vehicular Travel, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 175-14-702-003. There were approximately nine Conex boxes, five cars, four trailers and various other materials throughout the parcel. This unpaved storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

9489 0090 0027 6451 8631 91

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	SILVER MULE L L C	Date: Apr 30, 2024
Mailing Address:	PO BOX 91330, HENDERSON, NV 89009-1330	
Assessor's Parcels:	179-33-110-032, 179-33-110-031	
Property Location:	820 SAN EDUARDO AVE., HENDERSON 89002	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	1.83		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Parking, Vehicular Travel, Material Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved equipment/vehicle storage yard greater than 5,000 square feet on APNs 179-33-110-031 & 179-33-110-032. There were hundreds of pieces of construction material, vehicles, trailers and construction equipment throughout the parcels. These storage yards were created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**
- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**
- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

- **Control Measures:**
- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7761 7306 4286

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	BENITEZ-SALDANA JOEL	Date: Apr 30, 2024
Mailing Address:	828 SANTA HELENA AVENUE, HENDERSON, NV 89002	
Assessor's Parcels:	179-33-210-043	
Property Location:	828 SANTA HELENA AVE., HENDERSON 89002	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.92		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Parking, Vehicular Travel, Material Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 179-33-210-043. There were two work vehicles, one front end loader/backhoe, multiple boxes of stone pavers, pallets of construction materials and one trailer throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**
- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**
- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7760 8654 6884

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	FLOWERS BAKING CO HENDERSON LLC	Date: Apr 24, 2024
Mailing Address:	1919 FLOWERS CIRCLE, THOMASVILLE, GA 31757	
Assessor's Parcels:	179-34-204-002	
Property Location:	501 CONESTOGA WAY, HENDERSON, NV 89002	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	22.69		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powery
Disturbance Factors:	Parking, Vehicular Travel, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	Yes	**Generated By:**	winds
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 179-34-204-002. There were over half-a dozen semi-trucks, semi-truck trailers, nine-yard trash containers, construction equipment and materials throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7760 7306 2730

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	TRONSON GORDON LIVING TRUST and TRONSON GORDON TRS	Date: Apr 23, 2024
Mailing Address:	1215 SAN EDUARDO AVE, HENDERSON, NV 89002-9437	
Assessor's Parcels:	179-34-310-003	
Property Location:	1211 SAN EDUARDO AVE, HENDERSON 89002	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.97		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Parking, Vehicular Travel, Storage, Material Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved vehicle storage yard greater than 5,000 square feet on APN 179-34-310-003. There were approximately half-a dozen passenger vehicles, half-a dozen trailers, construction equipment materials and haul truck throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**
- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**
- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7781 9583 3713

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	CHEVEZ JOSE DANIEL ROMERO AND RIVAS AURA ELIZABETH	Date: Aug 5, 2024
Mailing Address:	1712 BRACKEN AVE., LAS VEGAS, NV 89104	
Assessor's Parcels:	161-07-110-029	
Property Location:	SW Startford Ave. & Glen Ave., CC Sunrise Manor - 89121	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.00		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	chat
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 161-07-110-029. There were approximately two dozen 52" truck cabs and trailers throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7784 9209 1871

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	G V R COMMERCIAL LAND L L C	Date: Aug 21, 2024
Mailing Address:	2360 CORPORATE CIR # 330, HENDERSON, NV 89074	
Assessor's Parcels:	178-19-210-009	
Property Location:	2215 VILLAGE VIEW DR., HENDERSON - 89052	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	1.08		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel and patches of dirt
Disturbance Factors:	Parking, Vehicular Travel, Storage, Material Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 178-19-210-009 containing one landscaping pick-up truck and trailer, two nine-yard trash containers, dozens of clay panting pots, multiple material stockpiles and multiple tire tracks. This storage yard was created after 1/1/03, which is a violation of AQR Section 92.3.1. If needed, I photographed the landscaping contractor service truck with company logo working on-site. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

City of Henderson
Department of Building and Fire Safety
240 Water Street, P.O. Box 95050
Henderson, NV 89009-5050
(702)267-3600 Fax (702)267-3601

Requirements to Obtain a Building Permit

Chain Link Fence

The following are required to obtain a Building Permit for a chain link fence:

1. A completed Building Permit Application must be submitted. The form may be obtained from the Building Department
2. A site drawing showing the subject property and location of the fence to be constructed. The plan should indicate the length and height of each section of fence. The chain link fence shall not exceed six feet in height.
3. The fence shall be designed in such a manner that existing drainage will not be altered in any fashion. As an alternate, Hydrology Sudies and a Grading Plan may be submitted.
4. A structural detail of the construction of the fence is not required unless the fence is unusually tall.
5. Building Permit and review fees. The fees may be estimated by completing the permit fee calculation on the Building Permit Application.

Masonry (Concrete) Fence

The following are required to obtain a Building Permit for a masonry fence:

1. A completed Building Permit Application must be submitted. The form may be obtained from the Building Department
2. A site drawing showing the subject property and location of the fence to be constructed. The plan should indicate the length and height of each section of fence. The fence shall be a maximum of six feet except in the required front yard setback where the maximum is 32 inches.
3. The fence shall be designed in such a manner that existing drainage will not be altered in any fashion. As an alternate, Hydrology Sudies and a Grading Plan may be submitted.
4. A structural detail of the construction of the fence including footings, reinforcement, dimensions, etc. As an alternate, the city will provide a standard fence wall detail that may be used.
5. Building Permit and review fees. The fees may be estimated by completing the permit fee calculation on the Building Permit Application.
6. If future development is impending, different wall options may be considered.
7. Masonry fences cannot be constructed on vacant property.

Signs

Signs or notices required for the purpose of preventing soil disturbance of unauthorized access that result in fugitive dust of nuisance conditions will not require a sign permit.

Lot Maintenance

1. Property owners are required to maintain their properties in compliance with the adopted ordinances (trash and rubbish are not allowed to accumulate and/or must be removed).
2. You may wish to design your fence in a manner that trash will not accumulate.

Lot Grading

Lots may not be graded without an approved hydrology study and grading permit. The homeowner may wish to cover the property with gravel to prevent fugitive dust and may do so if the natural terrain in not disturbed. Washes and low flow areas may not be filled in.

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7709 1565 1066

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	MIRANDA FAVIOLA and MARQUEZ HOMERO MERAZ	Date: Dec 13, 2024
Mailing Address:	7019 ALABASTER PEAK ST, Las Vegas, NV 89166	
Assessor's Parcels:	126-08-801-002	
Property Location:	Kyle Canyon Rd & Reymore St Jurisdiction: CC Lower Kyle Canyon	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Damon Lindsay at 702-455-0151 or by email at damon.lindsay@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	3.27		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	
Disturbance Factors:	Parking, Vehicular Travel, Material Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a Vacant Land Inspection on parcel 126-08-801-002, and observed an unpaved storage yard over 5,000 square feet that was created after January 1, 2003. There was stockpiling, staging, construction vehicles, construction equipment and trailers parked throughout the parcel. A Post 2003 Section 92 Vacant Land Notice of Noncompliance is being issued to the property owner.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7709 1162 5188

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	COLLINS 12K LLC	Date: Dec 13, 2024
Mailing Address:	4485 RIVIERA RIDGE AVE, Las Vegas, NV 89115	
Assessor's Parcels:	126-09-501-017	
Property Location:	North of intersection of Kyle Canyon Road and Elvis Alive Drive Jurisdiction: CC Lower Kyle Canyon	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Damon Lindsay at 702-455-0151 or by email at damon.lindsay@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	2.55		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	
Disturbance Factors:	Vehicular Travel, Storage, Material Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a Vacant Land Inspection on parcel 126-09-501-017, and observed an unpaved storage yard over 5,000 square feet that was created after January 1, 2003. There was stockpiling, staging, and trailers parked throughout the parcel. A Post 2003 Section 92 Vacant Land Notice of Noncompliance is being issued to the property owner.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7706 0917 6051

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	TONOPAH & TIDEWATER RAILROAD CO/ TRUMAN	Date: Dec 5, 2024
Mailing Address:	4680 N. Cimarron Road, Las Vegas, NV 89129	
Assessor's Parcels:	161-07-103-015, 161-07-103-014, 161-07-103-016	
Property Location:	2596 STRATFORD AVE Jurisdiction: CC Sunrise Manor - 89121	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Andrew Kirk at 702-306-0257 or by email at andrew.kirk@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	4.11		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	Soils had recently been watered prior to my inspection
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted an unpaved parking/storage yard Inspection on parcel #161-07-103-015 (3.19 acres), 161-07-103-014 (.46 acres), and 161-07-103-016 (.46 acres), due to the expiration of Dust Control Operating Permit (DCOP) #57148 on August 29, 2024. During this inspection, I observed an active unpaved parking/storage yard containing dozens of trucks, some heavy equipment, three mechanical maintenance bays, multiple Connex boxes, and miscellaneous materials being stored inside this 4.11 acre facility surrounded by fencing on the western, southern, and northern ends. Multiple people were observed working within the maintenance bays and portable offices and vehicles were seen entering/exiting the property. Based on all of this, I determined that parcel #161-07-103-014, 161-07-103-015, and 161-07-103-016 were out of compliance with Clark County Air Quality Regulations (CCAQRs) Section 92. I am issuing a Notice of Noncompliance (NON) with possible Notice of Violation (NOV) to the property owner to pave the entire site or remove all vehicles, equipment, and materials stored onsite within 30 days of receipt of this notice.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

- **Control Measures:**

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7709 1100 5455

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	TAJALLI HAMID R	Date: Dec 11, 2024
Mailing Address:	7844 DESERT BELL AVE, LAS VEGAS, NV 89128-7996	
Assessor's Parcels:	161-18-510-054	
Property Location:	3909 E DESERT INN RD., CC Paradise - 89121	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.00		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	gravel, soils
Disturbance Factors:	Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard on APN 161-18-510-054. There were over two dozen trucks and passenger vehicles stored throughout the parcel. This storage yard was created post January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your sites into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7709 0743 7757

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	KANDEL SCOTT M	Date: Dec 11, 2024
Mailing Address:	3905 TIORA ST, Las Vegas, NV 89129	
Assessor's Parcels:	161-27-302-001, 161-27-311-003	
Property Location:	6000 Clark Street - CC Whitney - 89122	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.37		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Parking, Vehicular Travel, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard on APNs 161-27-302-001 & -003. There were over one dozen trucks, trailers, containers, passenger vehicles and dozens of portable toilets throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss you plan to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7709 1414 5895

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	DANIELS LAS VEGAS L L C	Date: Dec 12, 2024
Mailing Address:	12313 PORTSMOUTH TERR, LAKEWOOD RANCH, FL 34211	
Assessor's Parcels:	161-27-306-005, 161-27-311-015	
Property Location:	6080 BOULDER HWY, CC Whitney - 89122	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	4.48		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	Type II, gravel
Disturbance Factors:	Parking, Vehicular Travel, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard on APNs 161-27-306-005 & 161-27-311-015. There are dozens of trucks and trailers throughout the parcels. These storage yards were created post January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your sites into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

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  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT
AND SUSTAINABILITY

7708 7779 6232

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	DHALAI NAGI	Date: Dec 11, 2024
Mailing Address:	6583 AMERICAN BEAUTY AVE, LAS VEGAS, NV 89142	
Assessor's Parcels:	161-27-312-002	
Property Location:	6046 BOULDER HWY., CC Whitney - 89122	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.24		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
		Approved By:	Satyra George

Inspector Notes:

I conducted a routine inspection and observed an unpaved storage yard on APN 161-27-312-002. There were approximately one dozen trucks trailers throughout the parcel. This storage yards was created post January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your sites into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7708 7830 8736

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	BAYVIEW ACQUISITIONS L L C	Date: Dec 11, 2024
Mailing Address:	74 HUNT VALLEY TRL, HENDERSON, NV 89052	
Assessor's Parcels:	161-28-510-033	
Property Location:	5717 BOULDER HWY., CC Whitney - 89122	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.71		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Parking, Vehicular Travel, Storage, Material Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard on APN 161-28-510-033. There were approximately one dozen trucks, trailers, passenger vehicles and mobile homes throughout the parcel. This storage yard was created post January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your sites into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7709 0773 7398

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	AMALIA L L C	Date: Dec 11, 2024
Mailing Address:	5810 MISSOURI, LAS VEGAS, NV 89122	
Assessor's Parcels:	161-28-611-003	
Property Location:	SE of Missouri St./Stephanie St., CC Whitney - 89122	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.23		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard on APN 161-28-611-003. There are over a dozen trucks and passenger vehicles throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7706 1014 2333

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	Dewey & Decatur LLC	Date: Dec 2, 2024
Mailing Address:	5130 Mountain Top Circle, Las Vegas, NV, NV 89148	
Assessor's Parcels:	162-30-401-001	
Property Location:	NEC of Decatur Blvd./Dewey Dr., Las Vegas 89118	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	8.14		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, powdery soils
Disturbance Factors:	Parking, Vehicular Travel, Material Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a re-inspection and observed an unpaved storage yard on APN 162-30-401-001. I observed over two dozen automobiles, dozens of pallets of materials and other construction materials covering an area over 5,000 sq. ft. DCOP 57422, covering a portion of parcel, was issued on November 29, 2023, to apply pavement for a parking/outside material storage lot, due to it being a Post January 1, 2003, unpaved storage lot. There is no construction activity on-site, no paving has been done, the permit has expired, and the permittee's DCOP renewal application has been denied due to failure to meet Section 92 Requirements.
A Section 92 Notice of Non-compliance is being issued to remove all unpaved parking/storage over 5,000 square feet throughout the parcel within 30 days.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

9489 0090 0027 6451 8632 76

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	REPUBLIC SILVER STATE DISPOSAL	Date: Dec 11, 2024
Mailing Address:	REPUBLIC SILVER STATE DISPOSAL C/O PPTY TAX DEPT PO BOX 29246, PHOENIX, AZ 85038-9246	
Assessor's Parcels:	178-02-701-006	
Property Location:	SEC of Sunset Road & Eastgate Road, Henderson - 89011	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	5.83		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Material Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard on APN 178-02-701-006. There were approximately two dozen nine-yard containers on the northern part of the parcel: these containers are in the 50,000 sq. ft. area on the north side of the parcel. This storage yard was created post January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

- **Control Measures:**

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7709 0881 0611

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	CHRISTY LORRETTA S and MEZA CHRISTY JO	Date: Dec 11, 2024
Mailing Address:	5039 TITANIUM AVE, LAS VEGAS, NV 89120-1578	
Assessor's Parcels:	161-28-510-023	
Property Location:	5675 BOULDER HWY., CC Whitney - 89122	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.99		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Parking, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard on APN161-28-510-023. There were dozens of passenger vehicles and trucks throughout the parcel. This storage yards was created post January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your sites into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
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  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7752 7391 9939

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	BENCHMARK CONTRACTING INC	Date: Feb 22, 2024
Mailing Address:	5553 SUMAC RIDGE CT, LAS VEGAS, NV 89149-4020	
Assessor's Parcels:	138-12-111-004	
Property Location:	3820 N JONES BLVD	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.63		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, powdery, loose soils
Disturbance Factors:	Parking, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 138-12-111-004. There was heavy construction equipment, traffic cones/safety equipment, metal beams, three service vehicles and other material throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7752 7434 1323

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	ROQUE PATRICIA GOMEZ	Date: Feb 22, 2024
Mailing Address:	3600 BEESON CT, LAS VEGAS, NV 89130	
Assessor's Parcels:	138-12-612-001	
Property Location:	3600 BEESON CT	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.54		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Parking, Vehicular Travel, Material Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved landscaping equipment/vehicle storage yard greater than 5,000 square feet on APN 138-12-612-001. There were approximately one dozen service truck/trailers, construction equipment and landscaping material throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

- **Control Measures:**

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7751 4821 0104

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	VEGAS VISION GROUP L L C	Date: Feb 12, 2024
Mailing Address:	2000 STOCKTON AVE, LAS VEGAS, NV 89104	
Assessor's Parcels:	138-12-801-012	
Property Location:	NW of RANCHO DR./CHEYENNE AVE.	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.69		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel, dirt, rain
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 138-12-801-012. There were dozens of trucks, trailers, passenger vehicles, tow trucks and motor homes throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

- **Control Measures:**

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7751 4982 3118

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	PIERRO'S LANDSCAPE & MAINTENANCE L L C	Date: Feb 12, 2024
Mailing Address:	5852 THAI COAST ST, LAS VEGAS, NV 89130	
Assessor's Parcels:	138-12-810-012	
Property Location:	5249 RICKY ROAD, LAS VEGAS	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	1.24		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel, rain
Disturbance Factors:	Parking, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved landscaping equipment/vehicle storage yard greater than 5,000 square feet on APN 138-12-810-012. There were dozens of landscaping service trucks, trailers, and equipment pieces throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7751 5025 0108

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	LINDA PROPERTIES	Date: Feb 12, 2024
Mailing Address:	10217 IMPERIAL POINTE AVE, LAS VEGAS, NV 89134	
Assessor's Parcels:	138-12-810-013	
Property Location:	5300 RICKY ROAD, LAS VEGAS	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	1.30		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel, asphalt millings, rain
Disturbance Factors:	Parking, Vehicular Travel, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved landscaping equipment/vehicle storage yard greater than 5,000 square feet on APN 138-12-810-013. There were over one dozen truck/trailers, passenger vehicles, construction and service trucks throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7751 4861 2325

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	CHIRINO LEONARDO M and CORTES MAGDALENA RAMIREZ	Date: Feb 12, 2024
Mailing Address:	5807 SHEILA AVE, LAS VEGAS, NV 89108	
Assessor's Parcels:	138-13-310-037	
Property Location:	5807 SHEILA AVE	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.45		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	rain
Disturbance Factors:	Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
		Approved By:	Satyra George

Inspector Notes:

I conducted a routine inspection and observed an unpaved vehicle and material storage yard greater than 5,000 square feet on APN 138-13-310-037. There were approximately two dozen passenger vehicles, trailers and boats throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
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- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7752 7476 6567

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	MENDOZA CLAUDIA CALIXTO and MARTIN JOSE FRANCISCO	Date: Feb 22, 2024
Mailing Address:	820 ROCK SPRINGS DR, LAS VEGAS, NV 89128	
Assessor's Parcels:	138-24-305-018	
Property Location:	1841 N MICHAEL WAY	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.42		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Parking, Vehicular Travel, Material Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved masonry material storage yard greater than 5,000 square feet on APN 138-24-305-018. There were over one dozen brick pallets, one nine-yard trash container, pallet truck, wood beams, service trucks and other material throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7751 4881 8010

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	M E C INC	Date: Feb 12, 2024
Mailing Address:	4090 W HACIENDA AVE # 100, LAS VEGAS, NV 89118	
Assessor's Parcels:	139-10-603-003	
Property Location:	116 E GOWAN RD, NORTH LAS VEGAS	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	4.44		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel, dirt, rain
Disturbance Factors:	Parking, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
		Approved By:	Satyra George

Inspector Notes:

I conducted a routine inspection and observed an unpaved vehicle storage yard greater than 5,000 square feet on APN 139-10-603-003. There were dozens of passenger vehicles, trucks and truck trailers throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7751 4931 8663

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	IGLESIA EVANGELICA N J D L A D D	Date: Feb 12, 2024
Mailing Address:	2727 CIVIC CENTER DR., NORTH LAS VEGAS, NV 89030	
Assessor's Parcels:	139-14-710-028	
Property Location:	2727 CIVIC CENTER DR., NORTH LAS VEGAS	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.00		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel, dirt, rain
Disturbance Factors:	Parking, Vehicular Travel, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved landscaping equipment/vehicle storage yard greater than 5,000 square feet on APN 139-14-710-028. There were over one dozen haul trucks, trailers, construction vehicles and service trucks throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7751 6769 7499

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	ANDRADE-MORENO FAMILY TRUST ETAL ANDRADE EFRAIN CARREON TRS	Date: Feb 13, 2024
Mailing Address:	4304 WEST LA MADRE WAY, LAS VEGAS, NV 89031	
Assessor's Parcels:	139-17-301-011	
Property Location:	SWC of CITIZEN AVE/SIMMONS ST, NORTH LAS VEGAS	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	1.00		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel, dirt, rain
Disturbance Factors:	Parking, Material Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved heavy equipment/construction material storage yard greater than 5,000 square feet on APN 139-17-301-011. There were dozens of pieces of heavy construction equipment, haul trucks, trailers, storage containers and passenger vehicles throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

- **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
  - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7752 7596 1604

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	INZUNZA JUAN MANUEL	Date: Feb 22, 2024
Mailing Address:	3900 SIX GUN RD, NORTH LAS VEGAS, NV 89032	
Assessor's Parcels:	140-19-601-019	
Property Location:	4000 E LAKE MEAD BLVD	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.48		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	Dry, Loose, Powdery
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 140-19-601-019. There were approximately two dozen vehicles and conex boxes throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

- **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
  - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7753 2931 9284

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Pre) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	KELL LN TRUST	Date: Feb 27, 2024
Mailing Address:	5151 Kell Ln, Las Vegas, NV 89156	
Assessor's Parcels:	140-21-401-003	
Property Location:	5151 Kell Ln	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), property owners/operators shall implement and maintain control measures to prevent fugitive dust on any unpaved parking lot or storage yard established before January 1, 2003, that is equal to or greater than 5,000 square feet.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance. You may resolve this matter by implementing one or more of the control measures described in AQR 92.3.4 or by discontinuing use of this parcel as a parking lot/storage yard and returning all soils to a stable condition in accordance with AQR 92.4.

Within 30 days of receiving this notice, you must have implemented one or more of the control measures described in AQR 92.3.4. You may also discontinue the use of this parcel by removing all equipment and materials from the property and stabilizing the soil in accordance with AQR 92.4.

Failure to comply with the provisions of AQR Section 92 may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Upon receipt of this Noncompliance Notice, immediately contact Noel Crandall at 702-455-1658 or by email at crandall@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action.

Section 92 (Pre) Inspection Form – Summary

Acreage:	1.01		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	Could not determine the soils condition, area fenced in, looked stable from recent rains.
Disturbance Factors:	Vehicular Travel, Storage	**Other:**	storage of vehicles.
Fugitive Dust Observed:	No	**Generated By:**	NA
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage lot on parcel 140-21-401-003. There were approximately 10 tractors, 1 tractor trailer, a boat, and approximately 3 cars parked throughout the parcel. This storage lot was created after January 1, 2003, which is not in compliance with AQR 92.3.1.

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
air quality desert conservation sustainability

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Inspector Number: (702)383-9994

9489 0090 0027 6451 8633 68

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	Seabass Realty LLC	Date: Feb 29, 2024
Mailing Address:	PO Box 786, Carroll, IA 51401	
Assessor's Parcels:	177-02-603-026, 177-02-603-017	
Property Location:	2050 E. Maule Avenue & 2076 E. Maule Avenue, Las Vegas, NV 89119	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Canduella Rowsell at 725-377-4270 or by email at canduella.rowsell@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.92		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	
Disturbance Factors:		**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved parking lot on parcels #177-02-603-026 and 177-02-603-017 located at 2076 E Maule Ave and 2050 E. Maule Ave, Las Vegas, NV 89119. There were 8 tour buses parked on-site on unpaved areas over 5,000 square feet. This parking lot was created after January 1, 2003, which is not in compliance with AQR 92.3.1. There were no workers present onsite. I also took photos of the site. I will be issuing a Notice of Noncompliance to the parcels owner to remove the buses or pave the parking lot.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**
- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**
- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

- **Control Measures:**
- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7751 5096 6036

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	PANCIROV GREGORY T & CYNTHIA M FAMILY TRUST and PANCIROV GREGORY T & CYNTHIA M TRS	Date: Feb 12, 2024
Mailing Address:	444 East Warm Springs Road, STE 120, Las Vegas, NV 89119	
Assessor's Parcels:	177-05-202-002	
Property Location:	Southeast of Valley View Blvd./Martin Ave., Las Vegas 89118	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.98		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	recent rain
Disturbance Factors:	Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 177-05-202-002. There were approximately eight 53-foot long truck trailers throughout the parcel. This storage yard was created after January 1, 2003, which is a violation of AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Previously, a Notice of Non-Compliance was issued to the landowner on December 6, 2023, for an unpaved storage yard greater than 5,000 sq. ft. The sight was brought into compliance on January 8, 2024, because the area used for parking/storage was under 5,000 sq. ft. at that time. However, the site has since once again exceeded the 5,000 sq. ft. limitation.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7723 7752 1775

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	PRICE RYAN INC	Date: Feb 11, 2025
Mailing Address:	1610 Nevada Hwy, Boulder City, NV 89005-1903	
Assessor's Parcels:	178-12-504-004	
Property Location:	118 King St. Henderson	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.40		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Parking, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Katrinka Byers

I conducted a routine inspection and observed an unpaved storage yard on APN 178-12-504-004. There were over one dozen boats, trailers and motor homes stored throughout the parcel. this storage yard was created after January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.3.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments, and Code Enforcement within Clark County, City of Las Vegas, City of Henderson, and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use, and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

  - **Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement, or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

    1) **Paving may not apply to rural public parking facilities such as trail heads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate, or similar bulk materials.**
       - **All access, parking, and loading areas used by on-road vehicles shall be paved.**

    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking, and loading areas used primarily by rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and sign–off by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

January 2025

City of Henderson
Department of Building and Fire Safety
240 Water Street, P.O. Box 95050
Henderson, NV 89009-5050
(702)267-3600 Fax (702)267-3601

Requirements to Obtain a Building Permit

Chain Link Fence

The following are required to obtain a Building Permit for a chain link fence:

1. A completed Building Permit Application must be submitted. The form may be obtained from the Building Department
2. A site drawing showing the subject property and location of the fence to be constructed. The plan should indicate the length and height of each section of fence. The chain link fence shall not exceed six feet in height.
3. The fence shall be designed in such a manner that existing drainage will not be altered in any fashion. As an alternate, Hydrology Sudies and a Grading Plan may be submitted.
4. A structural detail of the construction of the fence is not required unless the fence is unusually tall.
5. Building Permit and review fees. The fees may be estimated by completing the permit fee calculation on the Building Permit Application.

Masonry (Concrete) Fence

The following are required to obtain a Building Permit for a masonry fence:

1. A completed Building Permit Application must be submitted. The form may be obtained from the Building Department
2. A site drawing showing the subject property and location of the fence to be constructed. The plan should indicate the length and height of each section of fence. The fence shall be a maximum of six feet except in the required front yard setback where the maximum is 32 inches.
3. The fence shall be designed in such a manner that existing drainage will not be altered in any fashion. As an alternate, Hydrology Sudies and a Grading Plan may be submitted.
4. A structural detail of the construction of the fence including footings, reinforcement, dimensions, etc. As an alternate, the city will provide a standard fence wall detail that may be used.
5. Building Permit and review fees. The fees may be estimated by completing the permit fee calculation on the Building Permit Application.
6. If future development is impending, different wall options may be considered.
7. Masonry fences cannot be constructed on vacant property.

Signs

Signs or notices required for the purpose of preventing soil disturbance of unauthorized access that result in fugitive dust of nuisance conditions will not require a sign permit.

Lot Maintenance

1. Property owners are required to maintain their properties in compliance with the adopted ordinances (trash and rubbish are not allowed to accumulate and/or must be removed).
2. You may wish to design your fence in a manner that trash will not accumulate.

Lot Grading

Lots may not be graded without an approved hydrology study and grading permit. The homeowner may wish to cover the property with gravel to prevent fugitive dust and may do so if the natural terrain in not disturbed. Washes and low flow areas may not be filled in.

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7723 7783 2325

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	3975 HACIENDA L L C	Date: Feb 11, 2025
Mailing Address:	4025 JACOBS LADDER TR, HAYDEN LAKE, ID 83835	
Assessor's Parcels:	162-30-701-011, 162-30-701-012	
Property Location:	3975 W Hacienda Ave and 4055 W HACIENDA AVE, CC Paradise - 89118	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	4.32		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel, covered in layer of dirt
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed unstable soil conditions on unpaved storage yards greater than 5,000 square feet on APNs 162-30-701-011 & -012. There were approximately two dozen trucks/trailers and dozens of passenger vehicles on-site. These storage yards were created after January 1, 2003, and not in compliance with AQR 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.3.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments, and Code Enforcement within Clark County, City of Las Vegas, City of Henderson, and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use, and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

  - **Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

- **Control Measures:**

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement, or brick pavers.**

  - **Paving is the only option available with the possible exception of:**

    1) **Paving may not apply to rural public parking facilities such as trail heads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate, or similar bulk materials.**
       - **All access, parking, and loading areas used by on-road vehicles shall be paved.**

    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking, and loading areas used primarily by rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and sign–off by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

January 2025

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7723 7667 1353

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	LOPEZ ALBERTO FLORES & VERONICA	Date: Feb 24, 2025
Mailing Address:	6120 SHELTER CREEK, LAS VEGAS, NV 89110	
Assessor's Parcels:	140-20-101-004, 140-20-101-002	
Property Location:	4684 E CAREY AVE, CC Sunrise Manor - 89115	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.98		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel, Type II
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard over 5,000 square feet on APNs 140-20-101-002 & -004. There were dozens of passenger vehicles stored throughout each of the parcels. These storage yards were created after January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.3.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments, and Code Enforcement within Clark County, City of Las Vegas, City of Henderson, and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use, and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

  - **Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

- **Control Measures:**

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement, or brick pavers.**

  - **Paving is the only option available with the possible exception of:**

    1) **Paving may not apply to rural public parking facilities such as trail heads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate, or similar bulk materials.**
       - **All access, parking, and loading areas used by on-road vehicles shall be paved.**

    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking, and loading areas used primarily by rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and sign–off by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

January 2025

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7723 7638 7023

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	NEW MARION L L C	Date: Feb 25, 2025
Mailing Address:	9337 Canyon Shadow Lane, Las Vegas, NV 89117-7126	
Assessor's Parcels:	140-20-202-004	
Property Location:	NW Marion Dr/Lake Mead - CC Sunrise Manor	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	3.38		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard over 5,000 square feet on APN 140-20-202-004. There were dozens of passenger vehicles and portable toilets stored throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.3.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments, and Code Enforcement within Clark County, City of Las Vegas, City of Henderson, and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use, and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

  - **Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement, or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

    1) **Paving may not apply to rural public parking facilities such as trail heads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate, or similar bulk materials.**
       - **All access, parking, and loading areas used by on-road vehicles shall be paved.**

    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking, and loading areas used primarily by rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and sign–off by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

January 2025

7723 3779 4268

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	2925 FREMONT HOLDINGS L L C	Date: Feb 13, 2025
Mailing Address:	5201S TORREY PINES DR UNIT 1244, LAS VEGAS, NV 89118	
Assessor's Parcels:	162-01-202-014	
Property Location:	2909 FREMONT ST, CC Sunrise Manor - 89104	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.46		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	crusted
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Katrinka Byers

I conducted a routine inspection and observed an unpaved storage yard over 5,000 square feet on APN 162-01-202-014. There were dozens of passenger vehicles stored throughout each of the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.3.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments, and Code Enforcement within Clark County, City of Las Vegas, City of Henderson, and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use, and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

  - **Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement, or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

    1) **Paving may not apply to rural public parking facilities such as trail heads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate, or similar bulk materials.**
       - **All access, parking, and loading areas used by on-road vehicles shall be paved.**

    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking, and loading areas used primarily by rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and sign–off by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

January 2025

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7723 7729 1486

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	REY DE AUTOS TRUST and KABOLI RAMON STEVE TRS	Date: Feb 12, 2025
Mailing Address:	2434 PING DR., HENDERSON, NV 89074	
Assessor's Parcels:	178-01-312-027, 178-01-312-026	
Property Location:	1717 PALM ST., HENDERSON - 89011	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.32		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Katrinka Byers

I conducted a routine inspection and observed an unpaved storage yard over 5,000 square feet on APNs 178-01-312-026 & -027. There were dozens of passenger vehicles stored throughout each of the two parcels. These storage yards was created after January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.3.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments, and Code Enforcement within Clark County, City of Las Vegas, City of Henderson, and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use, and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

  - **Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement, or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

    1) **Paving may not apply to rural public parking facilities such as trail heads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate, or similar bulk materials.**
       - **All access, parking, and loading areas used by on-road vehicles shall be paved.**

    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking, and loading areas used primarily by rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and sign–off by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

January 2025

City of Henderson
Department of Building and Fire Safety
240 Water Street, P.O. Box 95050
Henderson, NV 89009-5050
(702)267-3600 Fax (702)267-3601

Requirements to Obtain a Building Permit

Chain Link Fence

The following are required to obtain a Building Permit for a chain link fence:

1. A completed Building Permit Application must be submitted. The form may be obtained from the Building Department
2. A site drawing showing the subject property and location of the fence to be constructed. The plan should indicate the length and height of each section of fence. The chain link fence shall not exceed six feet in height.
3. The fence shall be designed in such a manner that existing drainage will not be altered in any fashion. As an alternate, Hydrology Sudies and a Grading Plan may be submitted.
4. A structural detail of the construction of the fence is not required unless the fence is unusually tall.
5. Building Permit and review fees. The fees may be estimated by completing the permit fee calculation on the Building Permit Application.

Masonry (Concrete) Fence

The following are required to obtain a Building Permit for a masonry fence:

1. A completed Building Permit Application must be submitted. The form may be obtained from the Building Department
2. A site drawing showing the subject property and location of the fence to be constructed. The plan should indicate the length and height of each section of fence. The fence shall be a maximum of six feet except in the required front yard setback where the maximum is 32 inches.
3. The fence shall be designed in such a manner that existing drainage will not be altered in any fashion. As an alternate, Hydrology Sudies and a Grading Plan may be submitted.
4. A structural detail of the construction of the fence including footings, reinforcement, dimensions, etc. As an alternate, the city will provide a standard fence wall detail that may be used.
5. Building Permit and review fees. The fees may be estimated by completing the permit fee calculation on the Building Permit Application.
6. If future development is impending, different wall options may be considered.
7. Masonry fences cannot be constructed on vacant property.

Signs

Signs or notices required for the purpose of preventing soil disturbance of unauthorized access that result in fugitive dust of nuisance conditions will not require a sign permit.

Lot Maintenance

1. Property owners are required to maintain their properties in compliance with the adopted ordinances (trash and rubbish are not allowed to accumulate and/or must be removed).
2. You may wish to design your fence in a manner that trash will not accumulate.

Lot Grading

Lots may not be graded without an approved hydrology study and grading permit. The homeowner may wish to cover the property with gravel to prevent fugitive dust and may do so if the natural terrain in not disturbed. Washes and low flow areas may not be filled in.

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7723 3929 2790

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	SUNSET PROPERTY 1 L L C ALL CITY AUTO BODY INC LEASE	Date: Feb 12, 2025
Mailing Address:	3446 W HACIENDA AVE, LAS VEGAS NV, NV 891181729	
Assessor's Parcels:	178-02-202-018	
Property Location:	700 W Sunset Rd., Henderson - 89011	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	2.50		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Katrinka Byers

I conducted a routine inspection and observed an unpaved storage yard on APN 178-02-202-018. There were over two dozen boats, passenger cars, trailers and motor homes stored throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.3.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments, and Code Enforcement within Clark County, City of Las Vegas, City of Henderson, and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use, and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

  - **Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

- **Control Measures:**

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement, or brick pavers.**

  - **Paving is the only option available with the possible exception of:**

    1) **Paving may not apply to rural public parking facilities such as trail heads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate, or similar bulk materials.**
       - **All access, parking, and loading areas used by on-road vehicles shall be paved.**

    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking, and loading areas used primarily by rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and sign–off by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

January 2025

City of Henderson
Department of Building and Fire Safety
240 Water Street, P.O. Box 95050
Henderson, NV 89009-5050
(702)267-3600 Fax (702)267-3601

Requirements to Obtain a Building Permit

Chain Link Fence

The following are required to obtain a Building Permit for a chain link fence:

1. A completed Building Permit Application must be submitted. The form may be obtained from the Building Department
2. A site drawing showing the subject property and location of the fence to be constructed. The plan should indicate the length and height of each section of fence. The chain link fence shall not exceed six feet in height.
3. The fence shall be designed in such a manner that existing drainage will not be altered in any fashion. As an alternate, Hydrology Sudies and a Grading Plan may be submitted.
4. A structural detail of the construction of the fence is not required unless the fence is unusually tall.
5. Building Permit and review fees. The fees may be estimated by completing the permit fee calculation on the Building Permit Application.

Masonry (Concrete) Fence

The following are required to obtain a Building Permit for a masonry fence:

1. A completed Building Permit Application must be submitted. The form may be obtained from the Building Department
2. A site drawing showing the subject property and location of the fence to be constructed. The plan should indicate the length and height of each section of fence. The fence shall be a maximum of six feet except in the required front yard setback where the maximum is 32 inches.
3. The fence shall be designed in such a manner that existing drainage will not be altered in any fashion. As an alternate, Hydrology Sudies and a Grading Plan may be submitted.
4. A structural detail of the construction of the fence including footings, reinforcement, dimensions, etc. As an alternate, the city will provide a standard fence wall detail that may be used.
5. Building Permit and review fees. The fees may be estimated by completing the permit fee calculation on the Building Permit Application.
6. If future development is impending, different wall options may be considered.
7. Masonry fences cannot be constructed on vacant property.

Signs

Signs or notices required for the purpose of preventing soil disturbance of unauthorized access that result in fugitive dust of nuisance conditions will not require a sign permit.

Lot Maintenance

1. Property owners are required to maintain their properties in compliance with the adopted ordinances (trash and rubbish are not allowed to accumulate and/or must be removed).
2. You may wish to design your fence in a manner that trash will not accumulate.

Lot Grading

Lots may not be graded without an approved hydrology study and grading permit. The homeowner may wish to cover the property with gravel to prevent fugitive dust and may do so if the natural terrain in not disturbed. Washes and low flow areas may not be filled in.

RF 539 064 204 US

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	NICOLA AMPAC I & II L P C/O NICOLA WLTH REAL EST ACQ LTD ETAL	Date: Feb 12, 2025
Mailing Address:	1508 W BROADWAY 5TH FLR, VANCOUVER, BC V6J 1W8	
Assessor's Parcels:	178-14-111-029	
Property Location:	931 AMERICAN PACIFIC DR., Henderson - 89014	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	13.59		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Parking, Vehicular Travel, Storage, Material Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Katrinka Byers

I conducted a routine inspection and observed an unpaved storage yard on APN 178-14-111-029. There were over three dozen passenger cars, pieces of construction equipment, boats, trailers and motor homes stored throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.3.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments, and Code Enforcement within Clark County, City of Las Vegas, City of Henderson, and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use, and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

  - **Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

- **Control Measures:**

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement, or brick pavers.**

  - **Paving is the only option available with the possible exception of:**

    1) **Paving may not apply to rural public parking facilities such as trail heads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate, or similar bulk materials.**
       - **All access, parking, and loading areas used by on-road vehicles shall be paved.**

    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking, and loading areas used primarily by rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and sign–off by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

January 2025

City of Henderson
Department of Building and Fire Safety
240 Water Street, P.O. Box 95050
Henderson, NV 89009-5050
(702)267-3600 Fax (702)267-3601

Requirements to Obtain a Building Permit

Chain Link Fence

The following are required to obtain a Building Permit for a chain link fence:

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3. The fence shall be designed in such a manner that existing drainage will not be altered in any fashion. As an alternate, Hydrology Sudies and a Grading Plan may be submitted.
4. A structural detail of the construction of the fence is not required unless the fence is unusually tall.
5. Building Permit and review fees. The fees may be estimated by completing the permit fee calculation on the Building Permit Application.

Masonry (Concrete) Fence

The following are required to obtain a Building Permit for a masonry fence:

1. A completed Building Permit Application must be submitted. The form may be obtained from the Building Department
2. A site drawing showing the subject property and location of the fence to be constructed. The plan should indicate the length and height of each section of fence. The fence shall be a maximum of six feet except in the required front yard setback where the maximum is 32 inches.
3. The fence shall be designed in such a manner that existing drainage will not be altered in any fashion. As an alternate, Hydrology Sudies and a Grading Plan may be submitted.
4. A structural detail of the construction of the fence including footings, reinforcement, dimensions, etc. As an alternate, the city will provide a standard fence wall detail that may be used.
5. Building Permit and review fees. The fees may be estimated by completing the permit fee calculation on the Building Permit Application.
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7. Masonry fences cannot be constructed on vacant property.

Signs

Signs or notices required for the purpose of preventing soil disturbance of unauthorized access that result in fugitive dust of nuisance conditions will not require a sign permit.

Lot Maintenance

1. Property owners are required to maintain their properties in compliance with the adopted ordinances (trash and rubbish are not allowed to accumulate and/or must be removed).
2. You may wish to design your fence in a manner that trash will not accumulate.

Lot Grading

Lots may not be graded without an approved hydrology study and grading permit. The homeowner may wish to cover the property with gravel to prevent fugitive dust and may do so if the natural terrain in not disturbed. Washes and low flow areas may not be filled in.

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7724 4052 5375

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	OCEAN SPRAY CRANBERRIES INC C/O M BRUMFIELD	Date: Feb 6, 2025
Mailing Address:	1301 AMERICAN PACIFIC DR., HENDERSON, NV 89074-8806	
Assessor's Parcels:	178-15-110-002	
Property Location:	1301 American Pacific Dr., Henderson - 89074	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.00		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Parking, Vehicular Travel, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard over 5,000 square feet on APN 178-15-110-002. There were dozens of pieces of construction site vehicles, buggies, emergency lights, trailers, construction equipment, and various other construction materials throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.3.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments, and Code Enforcement within Clark County, City of Las Vegas, City of Henderson, and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use, and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

  - **Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement, or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

    1) **Paving may not apply to rural public parking facilities such as trail heads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate, or similar bulk materials.**
       - **All access, parking, and loading areas used by on-road vehicles shall be paved.**

    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking, and loading areas used primarily by rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and sign–off by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

January 2025

City of Henderson
Department of Building and Fire Safety
240 Water Street, P.O. Box 95050
Henderson, NV 89009-5050
(702)267-3600 Fax (702)267-3601

Requirements to Obtain a Building Permit

Chain Link Fence

The following are required to obtain a Building Permit for a chain link fence:

1. A completed Building Permit Application must be submitted. The form may be obtained from the Building Department
2. A site drawing showing the subject property and location of the fence to be constructed. The plan should indicate the length and height of each section of fence. The chain link fence shall not exceed six feet in height.
3. The fence shall be designed in such a manner that existing drainage will not be altered in any fashion. As an alternate, Hydrology Sudies and a Grading Plan may be submitted.
4. A structural detail of the construction of the fence is not required unless the fence is unusually tall.
5. Building Permit and review fees. The fees may be estimated by completing the permit fee calculation on the Building Permit Application.

Masonry (Concrete) Fence

The following are required to obtain a Building Permit for a masonry fence:

1. A completed Building Permit Application must be submitted. The form may be obtained from the Building Department
2. A site drawing showing the subject property and location of the fence to be constructed. The plan should indicate the length and height of each section of fence. The fence shall be a maximum of six feet except in the required front yard setback where the maximum is 32 inches.
3. The fence shall be designed in such a manner that existing drainage will not be altered in any fashion. As an alternate, Hydrology Sudies and a Grading Plan may be submitted.
4. A structural detail of the construction of the fence including footings, reinforcement, dimensions, etc. As an alternate, the city will provide a standard fence wall detail that may be used.
5. Building Permit and review fees. The fees may be estimated by completing the permit fee calculation on the Building Permit Application.
6. If future development is impending, different wall options may be considered.
7. Masonry fences cannot be constructed on vacant property.

Signs

Signs or notices required for the purpose of preventing soil disturbance of unauthorized access that result in fugitive dust of nuisance conditions will not require a sign permit.

Lot Maintenance

1. Property owners are required to maintain their properties in compliance with the adopted ordinances (trash and rubbish are not allowed to accumulate and/or must be removed).
2. You may wish to design your fence in a manner that trash will not accumulate.

Lot Grading

Lots may not be graded without an approved hydrology study and grading permit. The homeowner may wish to cover the property with gravel to prevent fugitive dust and may do so if the natural terrain in not disturbed. Washes and low flow areas may not be filled in.

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7724 3706 0127

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	FURBER DEVELOPMENT	Date: Feb 6, 2025
Mailing Address:	2341 DEERFIELD DR., FORT MILL, SC 29715-8298	
Assessor's Parcels:	178-15-111-019	
Property Location:	175 PACIFIC CENTER DR, Henderson - 89074	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	2.33		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose, powdery, possible rap covered in layers of dirt
Disturbance Factors:	Parking, Vehicular Travel, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard over 5,000 square feet on APN 178-15-111-019. There are over a dozen trailers, forklifts, and various pieces of rubber-tired construction vehicles on-site. This storage yard was created post-January 1, 2003, and is not in compliance with Air Quality Regulations (AQRs) 92.3.1. Please contact me to discuss your plan to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.3.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments, and Code Enforcement within Clark County, City of Las Vegas, City of Henderson, and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use, and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

  - **Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement, or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

    1) **Paving may not apply to rural public parking facilities such as trail heads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate, or similar bulk materials.**
       - **All access, parking, and loading areas used by on-road vehicles shall be paved.**

    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking, and loading areas used primarily by rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and sign–off by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

January 2025

City of Henderson
Department of Building and Fire Safety
240 Water Street, P.O. Box 95050
Henderson, NV 89009-5050
(702)267-3600 Fax (702)267-3601

Requirements to Obtain a Building Permit

Chain Link Fence

The following are required to obtain a Building Permit for a chain link fence:

1. A completed Building Permit Application must be submitted. The form may be obtained from the Building Department
2. A site drawing showing the subject property and location of the fence to be constructed. The plan should indicate the length and height of each section of fence. The chain link fence shall not exceed six feet in height.
3. The fence shall be designed in such a manner that existing drainage will not be altered in any fashion. As an alternate, Hydrology Sudies and a Grading Plan may be submitted.
4. A structural detail of the construction of the fence is not required unless the fence is unusually tall.
5. Building Permit and review fees. The fees may be estimated by completing the permit fee calculation on the Building Permit Application.

Masonry (Concrete) Fence

The following are required to obtain a Building Permit for a masonry fence:

1. A completed Building Permit Application must be submitted. The form may be obtained from the Building Department
2. A site drawing showing the subject property and location of the fence to be constructed. The plan should indicate the length and height of each section of fence. The fence shall be a maximum of six feet except in the required front yard setback where the maximum is 32 inches.
3. The fence shall be designed in such a manner that existing drainage will not be altered in any fashion. As an alternate, Hydrology Sudies and a Grading Plan may be submitted.
4. A structural detail of the construction of the fence including footings, reinforcement, dimensions, etc. As an alternate, the city will provide a standard fence wall detail that may be used.
5. Building Permit and review fees. The fees may be estimated by completing the permit fee calculation on the Building Permit Application.
6. If future development is impending, different wall options may be considered.
7. Masonry fences cannot be constructed on vacant property.

Signs

Signs or notices required for the purpose of preventing soil disturbance of unauthorized access that result in fugitive dust of nuisance conditions will not require a sign permit.

Lot Maintenance

1. Property owners are required to maintain their properties in compliance with the adopted ordinances (trash and rubbish are not allowed to accumulate and/or must be removed).
2. You may wish to design your fence in a manner that trash will not accumulate.

Lot Grading

Lots may not be graded without an approved hydrology study and grading permit. The homeowner may wish to cover the property with gravel to prevent fugitive dust and may do so if the natural terrain in not disturbed. Washes and low flow areas may not be filled in.

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7724 3808 3271

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	SCHOOL BOARD OF TRUSTEES	Date: Feb 6, 2025
Mailing Address:	1180 MILITARY TRIBUTE PL, Henderson, NV 89074	
Assessor's Parcels:	178-15-202-001, 178-15-210-004	
Property Location:	S & SW of Intersection of Pacific Center Drive/Center Point Drive, Henderson - 89074	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	10.85		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Parking, Vehicular Travel, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed unpaved storage yards over 5,000 square feet on APN 178-15-202-001 & 178-15-210-004. There are dozens of trailers, portable school trailers and other pieces of construction equipment throughout the parcels. These storage yards were created post January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your sites into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.3.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments, and Code Enforcement within Clark County, City of Las Vegas, City of Henderson, and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use, and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

  - **Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

Pave – Use asphaltic concrete (AC), concrete pavement, cement, or brick pavers.

Paving is the only option available with the possible exception of:

1) **Paving may not apply to rural public parking facilities such as trail heads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate, or similar bulk materials.**
   - **All access, parking, and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking, and loading areas used primarily by rubber tired vehicles shall be paved.**

Approval for exceptions 1 – 3 above requires review and sign–off by the local entity's development services or building department and DAQ.

- **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

January 2025

City of Henderson
Department of Building and Fire Safety
240 Water Street, P.O. Box 95050
Henderson, NV 89009-5050
(702)267-3600 Fax (702)267-3601

Requirements to Obtain a Building Permit

Chain Link Fence

The following are required to obtain a Building Permit for a chain link fence:

1. A completed Building Permit Application must be submitted. The form may be obtained from the Building Department
2. A site drawing showing the subject property and location of the fence to be constructed. The plan should indicate the length and height of each section of fence. The chain link fence shall not exceed six feet in height.
3. The fence shall be designed in such a manner that existing drainage will not be altered in any fashion. As an alternate, Hydrology Sudies and a Grading Plan may be submitted.
4. A structural detail of the construction of the fence is not required unless the fence is unusually tall.
5. Building Permit and review fees. The fees may be estimated by completing the permit fee calculation on the Building Permit Application.

Masonry (Concrete) Fence

The following are required to obtain a Building Permit for a masonry fence:

1. A completed Building Permit Application must be submitted. The form may be obtained from the Building Department
2. A site drawing showing the subject property and location of the fence to be constructed. The plan should indicate the length and height of each section of fence. The fence shall be a maximum of six feet except in the required front yard setback where the maximum is 32 inches.
3. The fence shall be designed in such a manner that existing drainage will not be altered in any fashion. As an alternate, Hydrology Sudies and a Grading Plan may be submitted.
4. A structural detail of the construction of the fence including footings, reinforcement, dimensions, etc. As an alternate, the city will provide a standard fence wall detail that may be used.
5. Building Permit and review fees. The fees may be estimated by completing the permit fee calculation on the Building Permit Application.
6. If future development is impending, different wall options may be considered.
7. Masonry fences cannot be constructed on vacant property.

Signs

Signs or notices required for the purpose of preventing soil disturbance of unauthorized access that result in fugitive dust of nuisance conditions will not require a sign permit.

Lot Maintenance

1. Property owners are required to maintain their properties in compliance with the adopted ordinances (trash and rubbish are not allowed to accumulate and/or must be removed).
2. You may wish to design your fence in a manner that trash will not accumulate.

Lot Grading

Lots may not be graded without an approved hydrology study and grading permit. The homeowner may wish to cover the property with gravel to prevent fugitive dust and may do so if the natural terrain in not disturbed. Washes and low flow areas may not be filled in.

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7724 3897 6322

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	FIRETRUCKS UNLIMITED 1181 CENTERPOINT L L C	Date: Feb 6, 2025
Mailing Address:	15410 US HWY 231, UNION GROVE, AL 35175	
Assessor's Parcels:	178-15-511-055	
Property Location:	1179 CENTER POINT DR., HENDERSON - 89074	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.98		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Andrew Kirk

I conducted a routine inspection and observed an unpaved storage yard on APN 178-15-511-055. There were approximately two dozen fire trucks stored throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your site into compliance with Air Quality Regulations.

City of Henderson
Department of Building and Fire Safety
240 Water Street, P.O. Box 95050
Henderson, NV 89009-5050
(702)267-3600 Fax (702)267-3601

Requirements to Obtain a Building Permit

Chain Link Fence

The following are required to obtain a Building Permit for a chain link fence:

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3. The fence shall be designed in such a manner that existing drainage will not be altered in any fashion. As an alternate, Hydrology Sudies and a Grading Plan may be submitted.
4. A structural detail of the construction of the fence is not required unless the fence is unusually tall.
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Masonry (Concrete) Fence

The following are required to obtain a Building Permit for a masonry fence:

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6. If future development is impending, different wall options may be considered.
7. Masonry fences cannot be constructed on vacant property.

Signs

Signs or notices required for the purpose of preventing soil disturbance of unauthorized access that result in fugitive dust of nuisance conditions will not require a sign permit.

Lot Maintenance

1. Property owners are required to maintain their properties in compliance with the adopted ordinances (trash and rubbish are not allowed to accumulate and/or must be removed).
2. You may wish to design your fence in a manner that trash will not accumulate.

Lot Grading

Lots may not be graded without an approved hydrology study and grading permit. The homeowner may wish to cover the property with gravel to prevent fugitive dust and may do so if the natural terrain in not disturbed. Washes and low flow areas may not be filled in.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.3.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments, and Code Enforcement within Clark County, City of Las Vegas, City of Henderson, and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use, and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

  - **Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

Pave – Use asphaltic concrete (AC), concrete pavement, cement, or brick pavers.

- **Paving is the only option available with the possible exception of:**

  1) **Paving may not apply to rural public parking facilities such as trail heads and campgrounds.**
     - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

  2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate, or similar bulk materials.**
     - **All access, parking, and loading areas used by on-road vehicles shall be paved.**

  3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
     - **All access, parking, and loading areas used primarily by rubber tired vehicles shall be paved.**

- **Approval for exceptions 1 – 3 above requires review and sign–off by the local entity's development services or building department and DAQ.**
  - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

January 2025

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7749 2783 5671

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	DEMETER INVESTMENTS LLC	Date: Jan 24, 2024
Mailing Address:	5520 W Harold Gatty Dr., Salt Lake City, UT 84116	
Assessor's Parcels:	123-28-801-004	
Property Location:	NWC of Ann Rd & Sloan Ln	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Richard Wyse at 702-277-1187 or by email at richard.wyse@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	9.42		
Complaint Received:	Yes	**Complaint No.:**	75681, 75682
Soil Condition:	Unstable	**Note:**	Dry, loose, powdery
Disturbance Factors:	Vehicular Travel, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Andrew Kirk

I conducted a complaint investigation and observed over 5,000 square feet of unpaved parking/storage being used on parcel #123-28-801-004 located North West of Ann Road & Sloan Lane. There were over 50 semi-truck trailers parked on this parcel. This unpaved parking/storage lot was created after January 1, 2003, which is not in compliance with AQR 92.3.1. I took photos of the sites to document the current conditions. A Notice of Noncompliance (NON) will be issued to the Property Owner. The NON will instruct the property owner to pave the parcel or remove all equipment storage/materials and vehicles within 30 days from the receipt of NON and to stabilize all soils immediately.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

- **Control Measures:**

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7749 3091 6403

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	Ziegler Michael G	Date: Jan 24, 2024
Mailing Address:	1960 Leonard Lane, Las Vegas, NV 89108	
Assessor's Parcels:	138-24-702-001	
Property Location:	5095 West Lake Mead Boulevard	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.46		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Vehicular Travel, Material Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a Re-inspection and observed an unpaved storage yard on 138-24-702-001. The yard consisted of over 5,000 square feet of trucks, cars, and materials. As of January 10, 2024, all necessary control measures to meet AQRs have not been implemented since the original Notice of Non-Compliance (NON) was sent to the Property Owner on November 30, 2024.

Following the issuance of this NON, and a request for more time by the owner, an extension until April 5, 2024, to stabilize the soils and vacate the parcel (reduce the disturbed area to under 5,000 square feet) has been granted. Failure to implement all necessary control measures by April 5, 2024, may result in a Notice of Violation (NOV) with civil monetary penalties.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**
- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**
- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

- **Control Measures:**
- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7748 2697 6870

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	EWING INVESTMENTS	Date: Jan 16, 2024
Mailing Address:	1400 NORTH A STREET, LAS VEGAS, NV 89106-3220	
Assessor's Parcels:	139-02-802-016	
Property Location:	2102 E ALEXANDER ROAD, NORTH LAS VEGAS 89030	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	4.04		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose, and powdery
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	N/A
Fugitive Dust Observed:	No	**Generated By:**	N/A
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved landscaping storage yard greater than 5,000 square feet on APN 139-02-802-016. There were over one hundred truck/trailers, service trucks and boats throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

PPLRL_1107

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7749 3109 5862

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	2 MORCO L L P	Date: Jan 24, 2024
Mailing Address:	11710 West Tioga Street, Boise, ID 83709	
Assessor's Parcels:	139-17-301-003	
Property Location:	NW of Citizen Avenue & Simmons Street	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.64		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a Re-inspection on APN 139-17-301-003 and observed an unpaved storage yard. I observed over two dozen rubber-tire service trucks, work vehicles, outhouses, nine-yard trash container and trailers stored on dirt. As of January 9, 2024, all necessary control measures to meet AQRs have not been implemented since the original Notice of Non-Compliance (NON) was sent to the Property Owner on December 6, 2023.

Following the issuance of this NON, failure to implement all necessary control measures by February 9, 2024, may result in a Notice of Violation (NOV) with civil monetary penalties.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

PPLRL_1109

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7749 2839 9105

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	Mejia Hermes Etal and Mejia Miquirray Revocable Living Trust	Date: Jan 24, 2024
Mailing Address:	3260 W. Richmar Avenue, Las Vegas, NV, NV 89139	
Assessor's Parcels:	140-20-301-002	
Property Location:	4383 E. Lake Mead Blvd	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	1.13		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved landscaping storage yard greater than 5,000 square feet on APN 140-20-301-002. There were approximately one dozen truck/trailers, passenger vehicle and service trucks throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7748 2771 4807

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Pre) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	Tonopah & Tidewater Railroad Co	Date: Jan 16, 2024
Mailing Address:	4680 N Cimarron Rd, Las Vegas, NV 89129	
Assessor's Parcels:	161-07-103-014, 161-07-103-016	
Property Location:	SW of Stratford Avenue and Glen Avenue	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), property owners/operators shall implement and maintain control measures to prevent fugitive dust on any unpaved parking lot or storage yard established before January 1, 2003, that is equal to or greater than 5,000 square feet.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance. You may resolve this matter by implementing one or more of the control measures described in AQR 92.3.4 or by discontinuing use of this parcel as a parking lot/storage yard and returning all soils to a stable condition in accordance with AQR 92.4.

Within 30 days of receiving this notice, you must have implemented one or more of the control measures described in AQR 92.3.4. You may also discontinue the use of this parcel by removing all equipment and materials from the property and stabilizing the soil in accordance with AQR 92.4.

Failure to comply with the provisions of AQR Section 92 may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Upon receipt of this Noncompliance Notice, immediately contact Canduella Rowsell at 725-377-4270 or by email at canduella.rowsell@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action.

Section 92 (Pre) Inspection Form – Summary

Acreage:	0.92		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose, powdery
Disturbance Factors:	Parking, Vehicular Travel, Equipment Storage, Salvage Yard	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Andrew Kirk

I conducted a routine patrol inspection and observed over 5,000 square feet of unpaved parking/storage being used on parcel #16107103016 and 16107103014 located southwest of Stratford Ave and Glen Avenue. There were multiple semi-trucks and trailers parked on these parcels. These unpaved parking/storage lots were created after January 1, 2003, which is not in compliance with AQR 92.3.1. I took photos of the sites to document the current conditions. A Notice of Noncompliance (NON) will be issued to the Property Owner. The NON will instruct the property owner to pave both parcels or remove all equipment storage/materials and vehicles within 30 days from the receipt of NON and to stabilize all soils immediately.

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7748 2939 8764

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	USA and County of Clark (Pk & Rec) Lease	Date: Jan 16, 2024
Mailing Address:	500 S GRAND CENTRAL PKWY, LAS VEGAS, NV, NV 89155	
Assessor's Parcels:	176-29-601-025	
Property Location:	8800 Sparkling Chandon Dr., Las Vegas, NV 89178	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	20.00		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel, dirt
Disturbance Factors:	Vehicular Travel, Equipment Storage	**Other:**	N/A
Fugitive Dust Observed:	No	**Generated By:**	N/A
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a re-inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 176-29-601-025 that contained two conex boxes, two nine-yard storage containers, three trailers, three work trucks, multiple metal lamp posts and landscaping materials. As of January 9, 2024, all necessary control measures to meet Air Quality Regulations (AQRs) have not been implemented since the original Notice of Non-Compliance (NON) was sent to the property owner on November 2, 2023.

This storage yard was created after January 1, 2003, which is a violation of AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**
- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**
- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

- **Control Measures:**
- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

PPLRL_1114

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7712 8906 3224

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	Lewis Thanh	Date: Jan 6, 2025
Mailing Address:	5066 Pearlite Ave., Las Vegas, NV 89120	
Assessor's Parcels:	140-20-610-009	
Property Location:	4925 Judson Ave - CC Sunrise Manor	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.89		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	dirt, Type II
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted an inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 140-20-610-009. There were dozens of passenger vehicles, service trucks, flatbed tow trucks and truck trailers on-site. As of January 6, 2025, all necessary control measures to meet Air Quality Regulations (AQRs) have not been implemented since the original Notice of Non-Compliance (NON) was sent to the property owner on November 21, 2022. DCOP 56200, a Section 92 Conditional renewal, was issued on February 16, 2024, and expired December 27, 2024. I informed the Responsible Official, Mr. Gia Nguyen, I will send a Section 92 Notice of Non-compliance to the landowner, Ms. Than Lewis, to remove everything from the site or restrict on-site materials to an area no larger than 5,000 square feet on clean gravel, by February 6, 2025. Mr. Nguyen stated he understood and would comply.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

- **Control Measures:**

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

7724 4166 1100

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	CITY OF HENDERSON	Date: Jan 15, 2025
Mailing Address:	240 WATER ST., HENDERSON, NV 89009-5050	
Assessor's Parcels:	178-01-102-008	
Property Location:	2101 MOSER DR., HENDERSON - 89011	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Satyra George at 702-455-1609 or by email at satyra.george@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	34.67		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	some of it is stabilized with gravel and RAP
Disturbance Factors:	Parking, Material Storage	**Other:**	some of it is stabilized with gravel and RAP, while other areas have unstable soils created by frequent travel
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 178-01-102-008. There were over three dozen rubber-tire vehicles, heavy construction equipment, service trucks, and various construction materials on-site. This storage yard was created after 1/1/03 and is subject to AQR 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.3.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments, and Code Enforcement within Clark County, City of Las Vegas, City of Henderson, and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use, and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

  - **Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement, or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

    1) **Paving may not apply to rural public parking facilities such as trail heads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate, or similar bulk materials.**
       - **All access, parking, and loading areas used by on-road vehicles shall be paved.**

    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking, and loading areas used primarily by rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and sign–off by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

January 2025

City of Henderson
Department of Building and Fire Safety
240 Water Street, P.O. Box 95050
Henderson, NV 89009-5050
(702)267-3600 Fax (702)267-3601

Requirements to Obtain a Building Permit

Chain Link Fence

The following are required to obtain a Building Permit for a chain link fence:

1. A completed Building Permit Application must be submitted. The form may be obtained from the Building Department
2. A site drawing showing the subject property and location of the fence to be constructed. The plan should indicate the length and height of each section of fence. The chain link fence shall not exceed six feet in height.
3. The fence shall be designed in such a manner that existing drainage will not be altered in any fashion. As an alternate, Hydrology Sudies and a Grading Plan may be submitted.
4. A structural detail of the construction of the fence is not required unless the fence is unusually tall.
5. Building Permit and review fees. The fees may be estimated by completing the permit fee calculation on the Building Permit Application.

Masonry (Concrete) Fence

The following are required to obtain a Building Permit for a masonry fence:

1. A completed Building Permit Application must be submitted. The form may be obtained from the Building Department
2. A site drawing showing the subject property and location of the fence to be constructed. The plan should indicate the length and height of each section of fence. The fence shall be a maximum of six feet except in the required front yard setback where the maximum is 32 inches.
3. The fence shall be designed in such a manner that existing drainage will not be altered in any fashion. As an alternate, Hydrology Sudies and a Grading Plan may be submitted.
4. A structural detail of the construction of the fence including footings, reinforcement, dimensions, etc. As an alternate, the city will provide a standard fence wall detail that may be used.
5. Building Permit and review fees. The fees may be estimated by completing the permit fee calculation on the Building Permit Application.
6. If future development is impending, different wall options may be considered.
7. Masonry fences cannot be constructed on vacant property.

Signs

Signs or notices required for the purpose of preventing soil disturbance of unauthorized access that result in fugitive dust of nuisance conditions will not require a sign permit.

Lot Maintenance

1. Property owners are required to maintain their properties in compliance with the adopted ordinances (trash and rubbish are not allowed to accumulate and/or must be removed).
2. You may wish to design your fence in a manner that trash will not accumulate.

Lot Grading

Lots may not be graded without an approved hydrology study and grading permit. The homeowner may wish to cover the property with gravel to prevent fugitive dust and may do so if the natural terrain in not disturbed. Washes and low flow areas may not be filled in.

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7720 6303 9507

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Pre) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	1800 MOJAVE PARTNERS L L C C/O ALTERRA PROPERTY GROUP	Date: Jan 23, 2025
Mailing Address:	414 S 16TH ST., STE. 100, PHILADELPHIA, PA 19146	
Assessor's Parcels:	162-01-703-024	
Property Location:	1800 S Mojave Rd, Las Vegas, NV 89104	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), property owners/operators shall implement and maintain control measures to prevent fugitive dust on any unpaved parking lot or storage yard established before January 1, 2003, that is equal to or greater than 5,000 square feet.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance. You may resolve this matter by implementing one or more of the control measures described in AQR 92.3.4 or by discontinuing use of this parcel as a parking lot/storage yard and returning all soils to a stable condition in accordance with AQR 92.4.

Within 30 days of receiving this notice, you must have implemented one or more of the control measures described in AQR 92.3.4. You may also discontinue the use of this parcel by removing all equipment and materials from the property and stabilizing the soil in accordance with AQR 92.4.

Failure to comply with the provisions of AQR Section 92 may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action.

Section 92 (Pre) Inspection Form – Summary

Acreage:	2.73		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, powdery soil
Disturbance Factors:	Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard over 5,000 square feet on APN 162-01-703-024. This storage yard was created pre-January 1, 2003, and does not apply at least one control measures listed in Air Quality Regulations (AQRs) 92.3.4. There are half-a dozen trucks on-site, but this site is actively used for truck trailer storage with dozens of trailers on-site as various times of the year. Please contact me to discuss your plan to bring your sites into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.3.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments, and Code Enforcement within Clark County, City of Las Vegas, City of Henderson, and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use, and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

  - **Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement, or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

    1) **Paving may not apply to rural public parking facilities such as trail heads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate, or similar bulk materials.**
       - **All access, parking, and loading areas used by on-road vehicles shall be paved.**

    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking, and loading areas used primarily by rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and sign–off by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

January 2025

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7773 3669 5462

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Pre) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	MIRANDA FAVIOLA and MARQUEZ HOMERO MERAZ	Date: Jul 2, 2024
Mailing Address:	7019 ALABASTER PEAK ST, Las Vegas, NV 89166	
Assessor's Parcels:	126-08-801-002	
Property Location:	Kyle Canyon Rd & Reymore St	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), property owners/operators shall implement and maintain control measures to prevent fugitive dust on any unpaved parking lot or storage yard established before January 1, 2003, that is equal to or greater than 5,000 square feet.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance. You may resolve this matter by implementing one or more of the control measures described in AQR 92.3.4 or by discontinuing use of this parcel as a parking lot/storage yard and returning all soils to a stable condition in accordance with AQR 92.4.

Within 30 days of receiving this notice, you must have implemented one or more of the control measures described in AQR 92.3.4. You may also discontinue the use of this parcel by removing all equipment and materials from the property and stabilizing the soil in accordance with AQR 92.4.

Failure to comply with the provisions of AQR Section 92 may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Upon receipt of this Noncompliance Notice, immediately contact Heath Richards at 702-249-4325 or by email at heath@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action.

Section 92 (Pre) Inspection Form – Summary

Acreage:	3.27		
Complaint Received:	Yes	**Complaint No.:**	76066
Soil Condition:	Stable	**Note:**	
Disturbance Factors:	Parking, Vehicular Travel, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Andrew Kirk

I conducted a Vacant Land Inspection on parcel 126-08-801-002, and observed an unpaved storage yard over 5,000 square feet that was created after January 1, 2003. There were approximately 8 construction vehicles, construction equipment and trailers parked throughout the parcel. A Post 2003 Section 92 Vacant Land Notice of Noncompliance is being issued to the property owner.

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7777 3440 9680

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	KELL LN TRUST	Date: Jul 10, 2024
Mailing Address:	5151 Kell Ln, Las Vegas, NV 89156	
Assessor's Parcels:	140-21-401-003	
Property Location:	5151 Kell Lane, CC Sunrise Manor - 89156	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Noel Crandall at 702-455-1658 or by email at crandall@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	1.01		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	
Disturbance Factors:	Equipment Storage	**Other:**	Vehicles, tractor trailers, and Semi trucks.
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage lot on parcel 140-21-401-003. There were approximately 10 tractors, 1 tractor trailer, one boat, and approximately 3 cars parked throughout the parcel. This parking lot was created after January 1, 2003, which is not in compliance with AQR 92.3.1.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7773 4176 7247

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	TUCKER MICHAEL L	Date: Jul 2, 2024
Mailing Address:	10232 GLEN ORA AVE, LAS VEGAS, NV 89134	
Assessor's Parcels:	191-19-601-002	
Property Location:	14055 Hinson St., Sloan, NV 89054	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	2.00		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	gravel and dry, loose and powdery soils
Disturbance Factors:	Parking, Vehicular Travel, Storage, Material Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved equipment/vehicle storage yard greater than 5,000 square feet on APN 191-19-601-002. There were approximately one dozen passenger vehicles, pieces of heavy construction equipment, service trucks, port-a potties, stacks of construction, equipment and motor homes on-site. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7771 0248 3356

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	F G INDEPENDENT HAULING INC	Date: Jun 25, 2024
Mailing Address:	6929 HORIZON GLEN CT, North Las Vegas, NV 89084	
Assessor's Parcels:	123-34-310-018, 123-34-310-015, 123-34-310-014, 123-34-310-029, 123-34-310-033	
Property Location:	SEC of N Las Vegas Blvd & Beesley Dr., NORTH LAS VEGAS 89115	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	1.00		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	ashalt millings
Disturbance Factors:	Parking, Vehicular Travel, Storage, Material Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
		Approved By:	Satyra George

Inspector Notes:

I conducted a routine inspection and observed five unpaved storage yards, each greater than 5,000 square feet on APNS 123-34-310-014, -015, -018, -029, & -033. There were over four dozen passenger vehicles, 52" foot trailers, utility service trucks, haul trucks, and forklifts throughout the parcels. APNS 123-34-310-014, -015, and -018 were inspected and photographed on 06/25/2024. APNs 123-34-310-029 & -033 were inspected and photographed after these two APNs were observed on 6/25/24. These storage yards were created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Mayor
John J. Lee

Council Members
Isaac E. Barron
Pamela A. Goynes-Brown
Scott Black
Richard J. Cherchio



City Manager
Ryann Juden

Land Development & Community Services
Marc Jordan, Director
Building & Fire Safety Division
2250 Las Vegas Boulevard, North · Suite #125 · North Las Vegas, Nevada 89030
Telephone: (702) 633-1577 Fax: (702) 633-5278 · TDD: (800) 326-6868
www.cityofnorthlasvegas.com

January 30, 2019

Temporary fence used to enclose vacant land to prevent trespassing for the purpose of dust control is permitted with the following conditions.

1. A fence is not temporary when a site is developed
2. No storage of any kind is allowed
3. Any fence taller than 6 feet in height will require a building permit
4. The temporary fencing shall be chain-link only.
5. Barbed wire, razor wire, or electric fencing is not permitted
6. A grading permit from Public Works is required for any berms constructed on the site

Marc Jordan, Director
Land Development and Community Services

Dale Daffern, Director
Public Works

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7771 0364 3711

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Pre) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	NELSON LIVING TRUST and NELSON RICHARD A & NANCY O TRS	Date: Jun 12, 2024
Mailing Address:	18532 AQUINO WAY, SARATOGA, CA 95070	
Assessor's Parcels:	139-10-603-005	
Property Location:	412 EAST GOWAN ROAD	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), property owners/operators shall implement and maintain control measures to prevent fugitive dust on any unpaved parking lot or storage yard established before January 1, 2003, that is equal to or greater than 5,000 square feet.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance. You may resolve this matter by implementing one or more of the control measures described in AQR 92.3.4 or by discontinuing use of this parcel as a parking lot/storage yard and returning all soils to a stable condition in accordance with AQR 92.4.

Within 30 days of receiving this notice, you must have implemented one or more of the control measures described in AQR 92.3.4. You may also discontinue the use of this parcel by removing all equipment and materials from the property and stabilizing the soil in accordance with AQR 92.4.

Failure to comply with the provisions of AQR Section 92 may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action.

Section 92 (Pre) Inspection Form – Summary

Acreage:	4.45		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery soils
Disturbance Factors:	Parking, Vehicular Travel, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Katrinka Byers

I conducted a Complaint (#76013) investigation of fugitive dust emissions from APN 139-10-603-005 and observed the site to be in non-compliance. I met and spoke on-site with Assistant Site Supervisor James Donnelly and discussed the Anonymous Complaint. The site is covered with layers of loose, dry and powdery dirt. I directed Mr. Donnelly to immediately stabilize all site soils. I will issue the property owner a AQR Section 92 Notice of Non-compliance to remove all dry, loose and powdery soils so compliance with Section 92 can be verified: Mr. Donnelly indicated the site was paved underneath the soils. They will need to meet AQR Section 92, Unpaved Parking/Storage Requirements, Pre-1/1/03.

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7769 0675 1750

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	CECO ENTERPRISES L L C	Date: Jun 6, 2024
Mailing Address:	3300 ST ROSE PKWY, HENDERSON, NV 89052	
Assessor's Parcels:	177-35-110-002	
Property Location:	1385 E CACTUS AVE, HENDERSON, NV 89183	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	44.74		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Parking, Vehicular Travel, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	Yes	**Generated By:**	vehicular transit
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard lot over 5,000 sq. ft. on APN 177-35-110-002 created after 1/1/03. There were dozens of rubber-tired construction vehicles and equipment stored on-site on unpaved dry, loose and powdery soils, which is a violation of AQR Section 92.3.1 Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**
- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**
- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

Signs

Signs or notices required for the purpose of preventing soil disturbance of unauthorized access that result in fugitive dust of nuisance conditions will not require a sign permit.

Lot Maintenance

1. Property owners are required to maintain their properties in compliance with the adopted ordinances (trash and rubbish are not allowed to accumulate and/or must be removed).
2. You may wish to design your fence in a manner that trash will not accumulate.

Lot Grading

Lots may not be graded without an approved hydrology study and grading permit. The homeowner may wish to cover the property with gravel to prevent fugitive dust and may do so if the natural terrain in not disturbed. Washes and low flow areas may not be filled in.

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7767 9101 8904

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	FRAME NANCY L FAMILY TRUST and FRAME NANCY L TRS	Date: May 16, 2024
Mailing Address:	220 S MAGIC WAY, HENDERSON, NV 89015-4857	
Assessor's Parcels:	179-16-603-001	
Property Location:	220 S MAGIC WAY	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	3.44		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Parking, Vehicular Travel, Storage, Material Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved equipment/vehicle storage yard greater than 5,000 square feet on APN 179-16-603-001. There were two water trucks, various stockpiles of construction materials, skit steer, two diesel generators, cougar/screen, a pickup truck, multiple haul trucks and one storage garage throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

- **Control Measures:**

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7756 3328 7426

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	NEVADA POWER COMPANY	Date: Mar 21, 2024
Mailing Address:	PO Box 98910, Las Vegas, NV 89193-8910	
Assessor's Parcels:	123-22-801-022	
Property Location:	6580 E CENTENNIAL PKWY	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Noel Crandall at 702-455-1658 or by email at crandall@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	3.99		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	Dry and powdery
Disturbance Factors:	Vehicular Travel	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:		**Percent Silt Content:**	
Opacity Test:		**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved parking lot on parcel 123-22-801-022. There were approximately 4 RVs parked throughout the parcel. This parking lot was created after January 1, 2003, which is not in compliance with AQR 92.3.1. I conducted a Soil Stabilization Test in accordance with AQR Section 90.4.1.1., which failed.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7753 9875 6279

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	GEAR NORTHGATE 4 L L C	Date: Mar 4, 2024
Mailing Address:	5251 DTC PKWY STE 1000, GREENWOOD VILLAGE, CO 80111	
Assessor's Parcels:	123-29-310-008	
Property Location:	SWC of TROPICAL PARKWAY/PUEBLA STREET, LAS VEGAS 89115	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	13.25		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 123-29-310-008. There were approximately two dozen RVs stored throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7754 3712 7656

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	Gonzalez-Garden Carlos and Gonzalez Maria G	Date: Mar 6, 2024
Mailing Address:	5420 N 5th Street, North Las Vegas, NV, NV 89081	
Assessor's Parcels:	124-35-103-003	
Property Location:	5420 North 5th Street, North Las Vegas, NV 89031	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	1.90		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	asphalt millings and dry, loose & powdery
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 124-35-103-003. There were approximately 16 semi-trucks, semi-truck trailers, motor homes and passenger vehicles throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7753 9853 8973

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	BISMI SERIES HOLDINGS	Date: Mar 4, 2024
Mailing Address:	13861 ADARE MANOR, FRISCO, TX 75035	
Assessor's Parcels:	125-27-410-008	
Property Location:	SW of Tenaya Way and Skypoint Drive, Las Vegas 89130	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	1.03		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel, dirt
Disturbance Factors:	Parking, Vehicular Travel, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 125-27-410-008. There were approximately six nine-yard trash trailers, three RV's, one service truck and six passenger vehicles throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7755 1937 8987

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	MAGGARD WESLEY & CAMILLE	Date: Mar 12, 2024
Mailing Address:	7714 WEST LONE MOUNTAIN ROAD, LAS VEGAS, NV 89129	
Assessor's Parcels:	125-33-803-020	
Property Location:	7714 WEST LONE MOUNTAIN ROAD	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	1.06		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Parking, Vehicular Travel, Storage, Material Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 125-33-803-020. There were approximately two skit steers, four passenger vehicles, three work service vehicles, one nine-yard trash container, two tool sheds and over one dozen stacks of pallets and construction materials throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

- **Control Measures:**

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	ADVANCED TRUCK & TRAILER L L C	Date: Mar 12, 2024
Mailing Address:	1114 GEORGE AVE, NORTH LAS VEGAS, NV 89030	
Assessor's Parcels:	139-11-302-001	
Property Location:	SEC of GOWAN ROAD & DONNA STREET, NORTH LAS VEGAS	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.58		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	asphalt millings, gravel
Disturbance Factors:	Parking, Vehicular Travel, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 139-11-302-001. There were approximately two dozen water trucks, a water tank, front end loaders, shovels, accordion lifts, a work-site office trailer and other pieces construction related material throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

7755 1741 3085

DES
DEPARTMENT OF ENVIRONMENT
AND SUSTAINABILITY

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	Herrera Ramon Loya & Teresa Jean Reifer	Date: Mar 12, 2024
Mailing Address:	1835 Mt. Hood Street, LAS VEGAS NV, NV 89156	
Assessor's Parcels:	140-20-101-001	
Property Location:	4625 E. Carey Avenue, North Las Vegas, NV	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	2.33		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Parking, Vehicular Travel, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 140-20-101-001. There were over a dozen semi-trucks, semi-truck trailers, belly dumps, tilt dumps, passenger vehicles and construction equipment throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7755 1868 7354

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	PENA VICTOR & MARIA	Date: Mar 12, 2024
Mailing Address:	3825 JUDSON AVE, LAS VEGAS, NV 89115	
Assessor's Parcels:	140-20-610-002	
Property Location:	4735 JUDSON AVE	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

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Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.90		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Parking, Vehicular Travel, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 140-20-610-002. There were over one dozen semi-trucks, semi-truck trailers, conex boxes, equipment and passenger vehicles throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
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  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

- **Control Measures:**

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7755 1886 2091

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	DUTTS REAL ESTATE HOLDING L L C	Date: Mar 12, 2024
Mailing Address:	1160 SAX FIFTH AVE, HENDERSON, NV 89052	
Assessor's Parcels:	140-20-610-017	
Property Location:	5083 JUDSON AVE	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.89		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	asphalt millings and dry, loose & powdery soils
Disturbance Factors:	Parking, Vehicular Travel, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 140-20-610-017. There were approximately five trucks, two flat-bed trailers, pallets of material and other construction material strewn across the storage area. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

- **Control Measures:**

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7755 1793 7741

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	STIMPSON KENNETH O	Date: Mar 12, 2024
Mailing Address:	7723 VILLA ANDRADE AVE, LAS VEGAS, NV 89131	
Assessor's Parcels:	140-20-610-040	
Property Location:	2140 MARION DR	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.86		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery soils; gravel
Disturbance Factors:	Parking, Vehicular Travel, Material Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 140-20-610-040. There were approximately 16 semi-trucks, semi-truck trailers, motor homes and passenger vehicles throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7755 1641 2380

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	ZUFFA RE LLC	Date: Mar 12, 2024
Mailing Address:	6650 S TORREY PINES DR, LAS VEGAS, NV 89118	
Assessor's Parcels:	176-02-101-020, 176-02-101-022	
Property Location:	SWC of SUNSET ROAD/TORREY PINES, LAS VEGAS 89118	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	9.34		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APNs 176-02-101-020 & 022. There were approximately two dozen trucks and truck trailers throughout the parcels. This unpaved storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	Provident Realty & Development Corp	Date: Mar 12, 2024
Mailing Address:	4007 Toulon Court, Merced, CA 95348	
Assessor's Parcels:	177-28-301-007	
Property Location:	10160 S LAS VEGAS BLVD, Las Vegas, NV 89183	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Canduella Rowsell at 725-377-4270 or by email at canduella.rowsell@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	2.53		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	Dry, Loose, Powdery
Disturbance Factors:	Parking, Vehicular Travel	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved parking lot on parcel #177-28-301-007 located at 10160 S. Las Vegas Blvd, Las Vegas, NV 89183. There were 5 semis and trailers parked on-site on unpaved areas over 5,000 square feet and approximately 0.37 acres of dry, loose, and powdery site soils. This parking lot was created after January 1, 2003, which is not in compliance with AQR 92.3.1. There were no workers present onsite. I also took photos of the site. I will be issuing a Notice of Noncompliance to the parcel owner to immediately stabilize all site soils and to remove the semis or meet Section 92 Control Measures for the parking lot.

8802 2652 6970

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	Series C and D of EMA HOLDINGS, LLC	Date: Mar 25, 2025
Mailing Address:	74 HUNT VALLEY TRL., Henderson, NV 89052	
Assessor's Parcels:	140-08-501-002, 140-08-501-001	
Property Location:	4229 N LAS VEGAS BLVD., CC Sunrise Manor - 89115	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	5.71		
Complaint Received:	Yes	**Complaint No.:**	76831
Soil Condition:	Stable	**Note:**	asphalt millings
Disturbance Factors:	Parking, Vehicular Travel, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a Complaint investigation, Complaint #76831 , and observed an unpaved storage yard over 5,000 square feet on APNs 140-08-501-001 & -002. There was approximately three dozen passenger vehicles and haul trucks/trailers on-site. This storage yard was created after January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.3.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments, and Code Enforcement within Clark County, City of Las Vegas, City of Henderson, and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use, and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

  - **Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

- **Control Measures:**

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement, or brick pavers.**

  - **Paving is the only option available with the possible exception of:**

    1) **Paving may not apply to rural public parking facilities such as trail heads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate, or similar bulk materials.**
       - **All access, parking, and loading areas used by on-road vehicles shall be paved.**

    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking, and loading areas used primarily by rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and sign–off by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

January 2025

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7728 3639 7594

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	S A M I M I L L C	Date: Mar 12, 2025
Mailing Address:	2479 FIELD ROSE DR., SALT LAKE CITY, UT 84121-1571	
Assessor's Parcels:	177-28-101-023	
Property Location:	NEC of Las Vegas Blvd./Le Baron Ave., CC - Enterprise - 89183	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	1.09		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Parking	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved parking lot over 5,000 square feet on APN 177-28-101-023. There are over half-a dozen cars and trucks & trailers parked throughout the parcel. This parking lot was created after January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.3.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments, and Code Enforcement within Clark County, City of Las Vegas, City of Henderson, and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use, and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

  - **Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

Pave – Use asphaltic concrete (AC), concrete pavement, cement, or brick pavers.

- **Paving is the only option available with the possible exception of:**

  1) **Paving may not apply to rural public parking facilities such as trail heads and campgrounds.**
     - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

  2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate, or similar bulk materials.**
     - **All access, parking, and loading areas used by on-road vehicles shall be paved.**

  3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
     - **All access, parking, and loading areas used primarily by rubber tired vehicles shall be paved.**

- **Approval for exceptions 1 – 3 above requires review and sign–off by the local entity's development services or building department and DAQ.**
  - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

January 2025

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7728 4197 9400

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	SALOMONSON FAMILY TRUST	Date: Mar 12, 2025
Mailing Address:	10780 GILES ST., LAS VEGAS, NV 89183	
Assessor's Parcels:	177-33-201-011	
Property Location:	10780 GILES ST., CC Enterprise - 89183	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	1.12		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Parking, Vehicular Travel, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard over 5,000 square feet on APN 177-33-201-011. There were dozens of stacks of various pieces of construction material and about one dozen vehicles throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.3.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments, and Code Enforcement within Clark County, City of Las Vegas, City of Henderson, and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use, and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

  - **Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

- **Control Measures:**

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement, or brick pavers.**

  - **Paving is the only option available with the possible exception of:**

    1) **Paving may not apply to rural public parking facilities such as trail heads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate, or similar bulk materials.**
       - **All access, parking, and loading areas used by on-road vehicles shall be paved.**

    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking, and loading areas used primarily by rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and sign–off by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

January 2025

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7767 9101 8904

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	FRAME NANCY L FAMILY TRUST and FRAME NANCY L TRS	Date: May 16, 2024
Mailing Address:	220 S MAGIC WAY, HENDERSON, NV 89015-4857	
Assessor's Parcels:	179-16-603-001	
Property Location:	220 S MAGIC WAY	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	3.44		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Parking, Vehicular Travel, Storage, Material Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved equipment/vehicle storage yard greater than 5,000 square feet on APN 179-16-603-001. There were two water trucks, various stockpiles of construction materials, skit steer, two diesel generators, cougar/screen, a pickup truck, multiple haul trucks and one storage garage throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**
- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**
- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7766 8173 1150

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	R & V PROPERTIES L L C	Date: May 20, 2024
Mailing Address:	3521 Perching Bird Ln, North Las Vegas, NV, NV 89084	
Assessor's Parcels:	125-24-601-006	
Property Location:	6900 Unicorn St., Las Vegas	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Nahulu Kahananui at 725-272-3550 or by email at nahulu.kahananui@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	1.16		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	Sporadic dry, loose, powdery site soil
Disturbance Factors:	Storage; Material Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Andrew Kirk

I conducted a routine inspection and observed multiple areas of dry loose, powdery site soils and an unpaved parking/storage lot, greater than 5,000 sq. ft. in size, being used on parcel #125-24-601-006 located at 6900 Unicorn St. There were multiple small Conex boxes, construction materials, a telehandler, and various parked vehicles and trailers on the parcel. This unpaved parking/storage lot was created after January 1, 2003, which is not in compliance with AQR 92.3.1. I took photos of the site to document the current conditions and spoke with Adalberto Rivera, Property Owner, and informed him of Air Quality's Section 92 Regulation. I directed Mr. Rivera to either remove all items from the parcel and block access, pave the areas that will be used for parking/storage, or to keep the unpaved storage under 5,000 sq. ft. in size. I advised Mr. Rivera that if he will be keeping the unpaved area under 5,000 sq. ft. in size, then the area must have clean gravel applied and all other areas must have access blocked. A Notice of Noncompliance is being issued to R & V Properties, LLC.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

- **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
  - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7764 8887 6960

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	COLEMAN ST LLC	Date: May 9, 2024
Mailing Address:	3246 COLEMAN ST, NORTH LAS VEGAS, NV 89032	
Assessor's Parcels:	138-12-710-059, 138-12-810-011	
Property Location:	SWC of Ricky Road/Thom Blvd., Las Vegas	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	1.42		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Parking, Vehicular Travel, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved equipment/vehicle storage yards greater than 5,000 square feet on APN 138-12-710-059 and 138-12-810-011. There were about a dozen vehicles, pieces of construction material and construction equipment throughout the parcel.

The storage yards are not in compliance with AQR Section 92. APN 138-12-710-059 was created after January 1, 2003, which is out of compliance with AQR Section 92.3.1. APN 138-12-810-011 is either out of compliance with AQR Section 92.3.1 if there is no land use allowing unpaved parking prior to January 1, 2003, or out of compliance with AQR 92.3.2 if no such land use exists.

Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7764 8933 1897

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	CASAS BONITAS LV LLC	Date: May 14, 2024
Mailing Address:	1003 HOLLOWBLUFF AVE., NORTH LAS VEGAS, NV 89031	
Assessor's Parcels:	139-19-703-004	
Property Location:	1889 CYPRESS TRL	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.63		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery soils
Disturbance Factors:	Parking, Vehicular Travel, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 139-19-703-004. There were approximately two passenger vehicles, one utility service truck, four scrapers, one 10,000 gallon water truck, one flat-bed trailer hauling a water truck tank and one rubber-tired front-end loader throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7764 8962 3989

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	Ryan & Danielle Sprague Family Trust Ryan G & Danielle T TRS	Date: May 15, 2024
Mailing Address:	733 Mooney Drive, Monterey Park, CA 91755	
Assessor's Parcels:	139-19-812-019	
Property Location:	1775 North Rancho Drive, Las Vegas 89106	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	1.25		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery soils
Disturbance Factors:	Parking, Vehicular Travel, Storage, Material Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard over 5,000 square feet on parcel 139-19-812-019. There were approximately one dozen trailers, pallets with materials, over one dozen wooden crates of material and multiple storage containers throughout the parcel. This unpaved storage yard was created after January 1, 2003, which is not in compliance with AQR 92.3.1 Please contact me to discuss your Compliance Plan.

Previously, a Notice of Non-Compliance was issued to the landowner on June 6, 2023, for an unpaved storage yard greater than 5,000 sq. ft. The sight was brought into compliance on September 20, 2023, because the unpaved area used for parking/storage was under 5,000 sq. ft. at that time. However, the site has since once again exceeded the 5,000 sq. ft. limitation.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7764 8787 8749

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	N V D D HOLDING R P 7 L L C	Date: May 16, 2024
Mailing Address:	4830 E CARTIER AVE, LAS VEGAS, NV 89115	
Assessor's Parcels:	140-20-610-001	
Property Location:	2164 MARION DR	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.86		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel, secure fence
Disturbance Factors:	Parking, Vehicular Travel, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 140-20-610-001. There were approximately two dozen passenger vehicles, 52" foot tractor trailers, utility service truck, haul truck and forklift throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

- **Control Measures:**

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

PPLRL_1176

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7700 4743 6771

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	RODRIGUEZ FERNANDO GOMEZ	Date: Nov 6, 2024
Mailing Address:	6212 GLACIER AVE, Las Vegas, NV 89156	
Assessor's Parcels:	161-18-510-032	
Property Location:	West of Backstage Blvd. and Raymert Drive, CC Paradise - 89121	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.39		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard on APN 161-18-510-032. There were over one dozen trucks, trailers, passenger vehicles and various other materials throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss you plan to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

- **Control Measures:**

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7700 4659 8261

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	MEXICAN GOLD & OIL TRUST and PARADISE HILLS TRUST	Date: Nov 6, 2024
Mailing Address:	5040 PARK GROVE CT, LAS VEGAS, NV 89120	
Assessor's Parcels:	161-18-510-034	
Property Location:	East of the intersection of Sandhill Road and Raymert Drive, CC Paradise - 89121	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.30		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard on APN 161-18-510-034. There were approximately one dozen trucks, trailers, passenger vehicles, motor homes and various other materials throughout the parcel. This storage yard was created post January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7704 5212 1440

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	A K E MORONES L L C SERIES 5 and MACKENZIE SCOTT	Date: Nov 25, 2024
Mailing Address:	1962 LA VANTE AVE, LAS VEGAS, NV 89169	
Assessor's Parcels:	161-18-510-030	
Property Location:	SWC of Backstage Blvd. and Raymert Drive, CC Paradise - 89121	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.00		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Parking, Vehicular Travel, Storage, Material Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard on APN 161-18-510-030. There were over one dozen trucks, trailers, passenger vehicles and various other materials throughout the parcel. Approximately 5,400 square feet, one-quarter of the lot, is stabilized with pavement/RAP, as measured on the September 2021 OpenDoor image of the site. This storage yard was created after January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

PPLRL_1182

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7701 2954 4721

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	VEGAS COMMANDER LEASING CO	Date: Nov 6, 2024
Mailing Address:	1780 S MOJAVE RD, LAS VEGAS, NV 89104-4505	
Assessor's Parcels:	162-01-602-013	
Property Location:	1780 S MOJAVE RD	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	5.75		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard on APN 161-07-102-007. There were dozens of pallets, over two dozen 52' trailers and trucks parked throughout the parcel. This storage yard was created after 1/1/03 which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7795 7379 8515

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	STEVENS CLARENCE SCOTT and MITIKU-COTTON MESKEREM G	Date: Oct 10, 2024
Mailing Address:	6800 BRADLEY RD., LAS VEGAS, NV 89131-2836	
Assessor's Parcels:	125-24-203-018	
Property Location:	6800 BRADLEY RD., LAS VEGAS - 89131	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.57		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	soil, chat, pea gravel
Disturbance Factors:	Vehicular Travel, Material Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 125-24-203-018 containing dozens of pallets of materials, as well as material containers. This storage yard was created after 1/1/03 and is subject to AQR 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

PPLRL_1186

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7791 6288 6159

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Pre) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	ARIANA PROPERTIES L L C	Date: Oct 2, 2024
Mailing Address:	2776 CULLODEN AVE, HENDERSON, NV 89044	
Assessor's Parcels:	161-07-102-007	
Property Location:	3535 BOULDER HWY CC Sunrise Manor - 89121	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), property owners/operators shall implement and maintain control measures to prevent fugitive dust on any unpaved parking lot or storage yard established before January 1, 2003, that is equal to or greater than 5,000 square feet.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance. You may resolve this matter by implementing one or more of the control measures described in AQR 92.3.4 or by discontinuing use of this parcel as a parking lot/storage yard and returning all soils to a stable condition in accordance with AQR 92.4.

Within 30 days of receiving this notice, you must have implemented one or more of the control measures described in AQR 92.3.4. You may also discontinue the use of this parcel by removing all equipment and materials from the property and stabilizing the soil in accordance with AQR 92.4.

Failure to comply with the provisions of AQR Section 92 may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action.

Section 92 (Pre) Inspection Form – Summary

Acreage:	2.43		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 161-07-102-007 containing over two dozen nine-yard trash containers, trucks, trailers, passenger vehicles and various construction materials This storage yard was created before 1/1/03 and is subject to AQR 92.3.2. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7791 6009 9382

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	GONZALEZ MARCELINO	Date: Oct 2, 2024
Mailing Address:	2524 DALHART AVE, LAS VEGAS, NV 89121	
Assessor's Parcels:	161-07-110-008, 161-07-110-009, 161-07-110-010	
Property Location:	SOUTH and WEST OF THE INTERSECTION OF GLEN AVE. & McLAURINE AVE., CC Sunrise Manor - 89121	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.00		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Parking, Vehicular Travel, Storage, Material Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APNs 161-07-110-008, -009 and -010 containing over two dozen nine-yard trash containers, trucks, trailers and passenger vehicles. This storage yard was created after 1/1/03, which is a violation of AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7794 6251 9633

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Pre) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	SILVER CITY M H C L L C	Date: Oct 17, 2024
Mailing Address:	9111 CROSS PARK DR # D200 # 103U, KNOXVILLE, TN 37923	
Assessor's Parcels:	162-01-703-007	
Property Location:	1615 S. MOJAVE ROAD - CC Sunrise Manor - 89104	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), property owners/operators shall implement and maintain control measures to prevent fugitive dust on any unpaved parking lot or storage yard established before January 1, 2003, that is equal to or greater than 5,000 square feet.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance. You may resolve this matter by implementing one or more of the control measures described in AQR 92.3.4 or by discontinuing use of this parcel as a parking lot/storage yard and returning all soils to a stable condition in accordance with AQR 92.4.

Within 30 days of receiving this notice, you must have implemented one or more of the control measures described in AQR 92.3.4. You may also discontinue the use of this parcel by removing all equipment and materials from the property and stabilizing the soil in accordance with AQR 92.4.

Failure to comply with the provisions of AQR Section 92 may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action.

Section 92 (Pre) Inspection Form – Summary

Acreage:	3.27		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Parking, Vehicular Travel, Storage, Material Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
		Approved By:	Satyra George

Inspector Notes:

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 162-01-703-007. The site contains dozens of motor homes, multiple trailers, trucks, Conex boxes, passenger vehicles and other materials. This storage yard was created before January 1, 2003, and is not in compliance with AQR 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7792 6840 1517

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Pre) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	C D C LAND L L C SERIES D	Date: Oct 11, 2024
Mailing Address:	60 Corporate Park Drive, Henderson, NV 89074	
Assessor's Parcels:	176-23-401-015	
Property Location:	6665 W GARY AVE Jurisdiction: CC	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), property owners/operators shall implement and maintain control measures to prevent fugitive dust on any unpaved parking lot or storage yard established before January 1, 2003, that is equal to or greater than 5,000 square feet.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance. You may resolve this matter by implementing one or more of the control measures described in AQR 92.3.4 or by discontinuing use of this parcel as a parking lot/storage yard and returning all soils to a stable condition in accordance with AQR 92.4.

Within 30 days of receiving this notice, you must have implemented one or more of the control measures described in AQR 92.3.4. You may also discontinue the use of this parcel by removing all equipment and materials from the property and stabilizing the soil in accordance with AQR 92.4.

Failure to comply with the provisions of AQR Section 92 may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Upon receipt of this Noncompliance Notice, immediately contact Katrinka Byers at 702-249-6093 or by email at katrinka.chapek@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action.

Section 92 (Pre) Inspection Form – Summary

Acreage:	2.06		
Complaint Received:	Yes	**Complaint No.:**	76370
Soil Condition:	Unstable	**Note:**	Dry, loose and powdery site soils
Disturbance Factors:	Vehicular Travel	**Other:**	Parking large haul vehicles on unpaved lot
Fugitive Dust Observed:	Yes	**Generated By:**	Haul Trucks driving and parking on lot
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a complaint investigation for an unpaved parking lot located on parcel#176-23-401-015 with haul trucks parking on the lot creating dust. I observed several haul trucks parked on the unpaved lot with winds approximately 5-10 mph creating fugitive dust blowing onto Gary Street. I observed no control measures applied to the unpaved parking lot at this time. A Notice of Non-Compliance with a possible NOV is being issued to the land owner to apply one of the following control measures per Section 92.3.4: a) Pave, b)Alternative Asphalt (must be approved by Air Quality Supervisor) c) Uniformly apply and maintain clean gravel to a depth of two inches, d)Apply and maintain an alternative control measure with prior written approval from the Control Officer.

9489 0090 0027 6451 8632 83

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	STEP UP INVESTMENTS L L C	Date: Oct 23, 2024
Mailing Address:	P.O. BOX 751496, LAS VEGAS, NV 89136	
Assessor's Parcels:	178-12-401-007	
Property Location:	SEC of Fourth Street/Avenue H, CC Unincorporated - 89015	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	3.76		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	recycled asphalt
Disturbance Factors:	Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 178-12-401-007 containing over a dozen truck trailers. This storage yard was created after 1/1/03 and is subject to AQR 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7784 9143 6427

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	TONOPAH & TIDEWATER RAILROAD CO/ TRUMAN	Date: Sep 5, 2024
Mailing Address:	4680 N. Cimarron Road, Las Vegas, NV 89129	
Assessor's Parcels:	161-07-103-015, 161-07-103-016, 161-07-103-014	
Property Location:	2596 STRATFORD AVE Jurisdiction: CC Sunrise Manor - 89121	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Andrew Kirk at 702-306-0257 or by email at andrew.kirk@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	4.11		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	RAP applied to unpaved parking areas and storage
Disturbance Factors:	Parking, Vehicular Travel, Storage, Material Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a Vacant Land Inspection on parcel #161-07-103-015 (3.19 acres) & 161-07-103-014 (.46 acres), 161-07-103-016 (.46 acres), due to the expiration of the DCOP 57148 that expired on August 29, 2024. During my inspection, I observed a new unpaved storage yard created with approximately two dozen semi-trucks, PVC pipes, stand tanks, construction vehicles, three mechanical maintenance bays, and multiple Connex boxes and material stored inside the 4.11 acres of the fenced parcels. I observed the soil was treated with Recycled Asphalt (RAP). I determined that parcel #161-07-103-015, 161-07-103-014, and 161-07-103-016 to be operating out of compliance with Clark County Air Quality Regulations (CCAQRs) Section 92. I am issuing a Notice of Noncompliance to the property owner to remove all equipment and materials stored onsite within 30 days of receipt of this notice. Failure to comply may result in the issuance of a Notice of Violation (NOV), which may include civil penalties.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7788 5373 8093

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	BARRIENTOS EMMANUEL and CAZARES BELEM	Date: Sep 18, 2024
Mailing Address:	4940 EL CAPITAN WAY, LAS VEGAS, NV 89149	
Assessor's Parcels:	161-08-810-069	
Property Location:	4877 LINDA AVE, CC Sunrise Manor - 89121	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.70		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Parking, Vehicular Travel, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 161-08-810-069 containing over one dozen nine-yard trash containers, trucks and passenger vehicles. This storage yard was created after 1/1/03, which is a violation of AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7789 4758 3797

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	PALM PROPERTIES, LLC.	Date: Sep 18, 2024
Mailing Address:	6050 S FORT APACHE RD, # 100, LAS VEGAS, NV 89148	
Assessor's Parcels:	161-08-810-083, 161-08-810-082	
Property Location:	3125 SOUTH NELLIS BLVD. - CC SUNRISE MANOR - 89121	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	2.83		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APNs 161-08-810-082 and -083 containing over two dozen trucks, trailers, service trucks and passenger vehicles. This storage yard was created after 1/1/03, which is a violation of AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
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- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

EXHIBIT "5"

EXHIBIT "5"

2014- 2023 EPA DUST STANDARDS

In 2014, the EPA's primary (health-based) standard for PM10 (particulate matter with a diameter of 10 microns or less) remained at 150 µg/m3 for a 24-hour period, with an area meeting the standard if it doesn't exceed this level more than once per year on average over a three-year period.

Pm10 maximum allowed levels on average is 150 µg/m3

Clark County Air Quality Walnut Recording Station average by month and year

	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec
2021	42	42	45	39	46	46	34					
2022	41	50	38	54	58	42	33	36	58	45	29	38
2023	19	36	19	38	35	33	45	26	32	41	42	42
2024	30	18	23	24	30	38	37	34	46	47	27	43

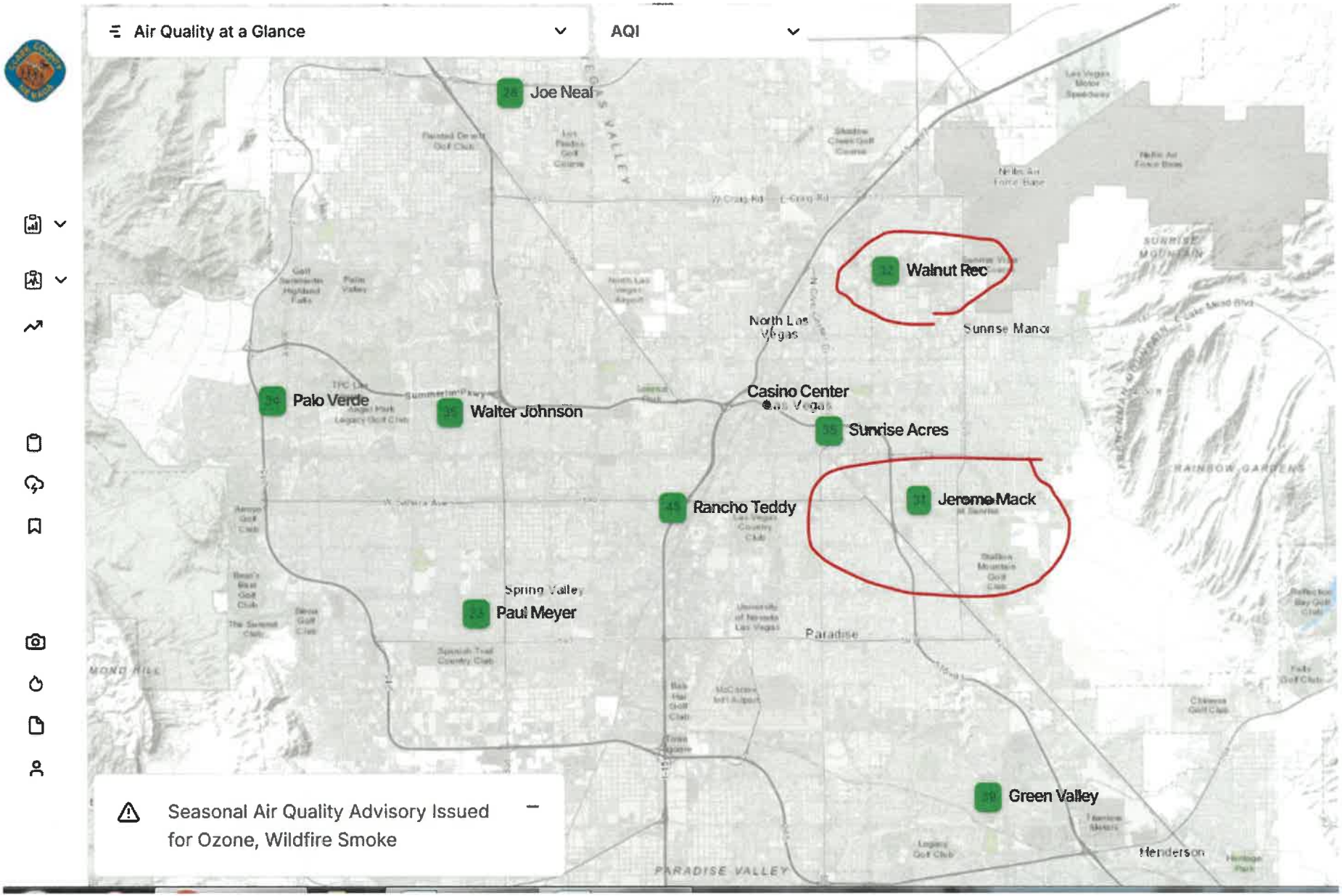
https://desaqmonitoring.clarkcountynv.gov/

Clark County Air Quality Jerome Mack Recording Station average by month and year

	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec
2021	37	32	30	41	34	31	26	35	33	34	44	33
2022	40	48	35	48	57	37	26	30	53	44	32	42
2023	22	37	19	37	30	30	37	21	35	41	44	53
2024	39	22	23	25	32	39	38	31	44	50	35	57

EXHIBIT "6"

EXHIBIT "6"


Air Quality at a Glance
AQI
Joe Neal
Walnut Rec
Palo Verde
Walter Johnson
Casino Center
Sunrise Acres
Rancho Teddy
Jerome Mack
Paul Meyer
Green Valley
Seasonal Air Quality Advisory Issued for Ozone, Wildfire Smoke
Spring Valley
Paradise
Henderson
PARADISE VALLEY
SUNRISE MOUNTAIN
RAINBOW GARDENS

PPLRL_1203

BEFORE THE AIR POLLUTION CONTROL HEARING OFFICER

CLARK COUNTY, NEVADA

In the Matter of the Notice of Violation #10150 Issued to PALM PROPERTIES, LLC and ROBERT LAUER, Respondents.	ORDER

The above-entitled matter was heard on July 17, 2025, before Hearing Officer Holly Fic on the Contested Docket. Representatives of both the Clark County Department of Environment and Sustainability, Division of Air Quality (**Air Quality**) and PALM PROPERTIES, LLC (**PALM PROPERTIES**) and ROBERT LAUER (**LAUER**) appeared, testified and submitted evidence for consideration by the Hearing Officer. Having considered the evidence presented at the hearing, the Hearing Officer hereby finds and orders as follows:

1. Notice of Violation (**NOV**) #10150 was issued by Air Quality to Respondents PALM PROPERTIES and LAUER on April 30, 2025, for alleged violation(s) of the Clark County Air Quality Regulations (**AQRs**) on parcels 161-08-810-082 and 161-08-810-083 located at 3125 South Nellis Boulevard (**Property**), in Clark County, Nevada. The violation(s) alleged in the NOV include:

(a) Violation of AQR Section 92.3.1 for operating an unpaved parking lot/storage yard on the Property from January 9, 2025, through February 7, 2025.

2. The penalty recommended by Air Quality in NOV #10150 was $15,000.00.

3. The Hearing Officer finds that the violation(s) alleged in NOV #10150 occurred in that PALM PROPERTIES and LAUER violated AQR Section 92.3.1 from January 9, 2025, through and including February 7, 2025.

4. **IT IS HEREBY ORDERED** that PALM PROPERTIES and LAUER pay a penalty of Seven Thousand Five Hundred and no/100 Dollars ($7,500.00) within 30 days of the date of this ORDER.

5. PALM PROPERTIES and LAUER have the right to appeal this ORDER to the Clark County Air Pollution Control Hearing Board. Any appeal of this ORDER shall be: (1) on a form provided by Air Quality specifying the reason(s) for the appeal, (2) accompanied by a filing fee of One Hundred Forty and no/100 Dollars ($140.00), and (3) received by Air Quality within ten (10) days of PALM PROPERTIES and LAUER's receipt of this ORDER.

DATED this 23rd day of July, 2025.

Holly Fic (Jul 23, 2025 11:05:54 PDT)

Holly Fic
Hearing Officer

BEFORE THE AIR POLLUTION CONTROL HEARING OFFICER

CLARK COUNTY, NEVADA

In the Matter of the Notice of Violation #10163 Issued to PALM PROPERTIES, LLC and ROBERT LAUER, Respondents.	ORDER

The above-entitled matter was heard on July 17, 2025, before Hearing Officer Holly Fic on the Contested Docket. Representatives of both the Clark County Department of Environment and Sustainability, Division of Air Quality (**Air Quality**) and PALM PROPERTIES, LLC (**PALM PROPERTIES**) and ROBERT LAUER (**LAUER**) appeared, testified and submitted evidence for consideration by the Hearing Officer. Having considered the evidence presented at the hearing, the Hearing Officer hereby finds and orders as follows:

1. Notice of Violation (**NOV**) #10163 was issued by Air Quality to Respondents PALM PROPERTIES and LAUER on June 25, 2025, for alleged violation(s) of the Clark County Air Quality Regulations (**AQRs**) on parcels 161-08-810-082 and 161-08-810-083 located at 3125 South Nellis Boulevard (**Property**), in Clark County, Nevada. The violation(s) alleged in the NOV include:

(a) Violation of AQR Section 92.3.1 for operating an unpaved parking lot/storage yard on the Property from February 8, 2025, through March 9, 2025.

2. The penalty recommended by Air Quality in NOV #10163 was $15,000.00.

3. The Hearing Officer finds that the violation(s) alleged in NOV #10163 occurred in that PALM PROPERTIES and LAUER violated AQR Section 92.3.1 from February 8, 2025, through and including March 9, 2025.

4. **IT IS HEREBY ORDERED** that PALM PROPERTIES and LAUER pay a penalty of Seven Thousand Five Hundred and no/100 Dollars ($7,500.00) within 30 days of the date of this ORDER.

5. PALM PROPERTIES and LAUER have the right to appeal this ORDER to the Clark County Air Pollution Control Hearing Board. Any appeal of this ORDER shall be: (1) on a form provided by Air Quality specifying the reason(s) for the appeal, (2) accompanied by a filing fee of One Hundred Forty and no/100 Dollars ($140.00), and (3) received by Air Quality within ten (10) days of PALM PROPERTIES and LAUER's receipt of this ORDER.

DATED this 23rd day of July, 2025.

Holly Fic (Jul 23, 2025 11:05:54 PDT)

Holly Fic
Hearing Officer

Received via email on Thu 5/8/2025 5:08 PM
From: Amy Sugden, Esq.
pt

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
air quality | desert conservation program | sustainability

4701 W. Russell Road 2nd Floor
Las Vegas, NV 89118-2231
Phone: (702) 455-5942 • Fax: (702) 383-9994
Marci Henson, Director

Notice of Violation Response Form

Issued to: Palm Properties, LLC and Robert Lauer

NOV #: 10150 Return form by: 5/8/2025

Items below are to be completed by the Respondent

Responsible Official: Amy Sugden
Title: Attorney
Phone Number: 702.625.3605
Email Address: amy@sugdenlaw.com
Mailing Address: 375 E. Warm Springs, Ste. 104, LV, NV 89119

Please check applicable boxes below

☐ **We do not contest the Notice of Violation (Attendance is not required)**
We accept responsibility for this violation. Instructions for payment of the recommended penalty will be provided after the Hearing Officer meeting.

☑ **We are contesting the Notice of Violation and request to appear before the Hearing Officer (Attendance by the Responsible Official or a representative of the company is strongly recommended to contest the violation)**
Please attach a written explanation, including supporting documentation, of why you are contesting the NOV. This information will be provided to the Hearing Officer prior to the Hearing.

We will be contesting the:

☐ Facts
☐ Penalty
☑ Both

Amy L. Sugden
Signature of Authorized Person

Date: 5/8/25

Completed forms can be submitted to Pam Thompson via mail at Clark County Department of Environment and Sustainability, Division of Air Quality, 4701 West Russell Road, Suite 200, Las Vegas, NV 89118-2231, fax at (702) 383-9994, or via email at aqenforcement@clarkcountynv.gov.

SUGDEN LAW

May 8, 2025 ***Via Email:*** ***agenforcement@clarkcountynv.gov***

Clark County Department of Environment & Sustainability
Division of Air Quality
4701 West Russell Road
Ste. 200
Las Vegas, NV 89118

RE: **Response to NOTICE OF VIOLATION #10150**

Please consider this correspondence a response contesting the Department of Environment and Sustainability ("DES") Division of Air Quality's April 30, 2025, Notice of Violation #10150 on behalf of my clients, Palm Properties, LLC ("Property Owner") and Robert Lauer ("Mr. Lauer")(collectively "Clients").

As DES is aware, for well over a year, my Clients have been in the process of diligently attempting to secure the necessary land use approvals that would allow them to pave the Property.[1] My Clients spent over $100,000.00 in pursuing these approvals which should have been secured in December 2024. Unfortunately, the approvals were not obtained, requiring my Clients to initiate a Petition for Judicial Review in the Eighth Judicial District. *See* Exhibit "T" to Notice of Violation #10150. As discussed herein, the purported rationale for withholding my Clients' land use approvals was not only arbitrary and capricious, but the denials also constitute an inverse condemnation, and therefore, are in contravention of Nevada law.

Previously, the DES provided a 180-day extension to my Clients in order to seek these land use approvals and the corresponding permit to pave the Property; therefore, we submit that as we continue to actively seek these approvals, an additional extension should be provided.

[1] Capitalized terms shall have the same meaning as those defined in the Notice of Violation #10150.

375 E. Warm Springs, Ste. 104, Las Vegas, NV 89119 702.625.3605 / 314.283.9847 amy@sugdenlaw.com

Respectfully, my Clients have been working in good faith to make productive and beneficial use of the Property, which has been recently a homeless haven. *See* Opening Brief attached hereto as Exhibit "1"and Administrative Record attached hereto as Exhibit "2". Moreover, this Property has been utilized as a commercial lot *with a parking lot* for well over 20 years and, thus, we also submit that the Property falls under the exclusion provided in AQR Section 92.3.1 as it is not a new parking lot constructed after January 1, 2003.[2] *See* Exhibit "2" at ROP000007-13.

The Property is zoned Commercial General (CG), which allows for use as a commercial parking lot. *See* Exhibit "2" at ROP000232. The underlying zoning for the Property is Commercial Mixed Use which also allows for the parking lot use. *Id*. Thus, the initial Design Review Application submitted by my Clients to the County should have been reviewed administratively. Title 30.16.130. However, this did not occur because the County then informed my Clients that a waiver was needed to allow commercial access to Happy Valley Avenue, a residential street ("Waiver"). Title 30.16.100. Notably, Happy Valley Avenue has been utilized for 25 years from the Property. *Id.* at ROP000013-14. Moreover, the only reason that the Property no longer has access to Nellis Boulevard, a commercial thoroughfare, is because the Nevada Department of Transportation ("NDOT") closed its three (3) driveways in 2021. *Id*. Closing the three driveways to Nellis Boulevard left the Property with legal access to the site only off Happy Valley Avenue. *Id.* at ROP000014**. Thus, but for the NDOT closing the three prior commercial driveways, the Property would have access to Nellis Boulevard and not be required to seek the Waiver**. *Id*.

At the County hearing on the Design Review Application and Waiver, Commissioner Tick Segerblom clearly stated that he did not think the commercial parking lot use was "appropriate in his mind" but this statement lacks any evidentiary basis given the existing zoning allowing for the same and the historical use of the Property. *State ex rel. Johns v. Gragson*, 89 Nev. 478, 483, 515 P.2d 65, 68 (1973) (stating, "The only 'evidence' supporting revocation of the permit consisted of opinions voiced by the Commissioners. Even if such statements were construed as official positions of the Commission, they do not constitute valid grounds for denial under the ordinance, absent supporting proof.").

---

[2] Previously, the Property had been approved by the Board of County Commissioners for the following uses: vehicle sales lot; shopping center; restaurant; communications facility; check cashing facility; watercraft/recreational vehicle sales; communication tower; and temporary construction storage for an off-site Las Vegas Valley Water District Project. *See* Exhibit "2" at ROP000007-000008. Prior to Leading Edge Ventures, LLC leasing the Property it was utilized as a shopping center with an in-line rectangular building adjacent to Nellis Boulevard. *Id*. at ROP000012. A vehicle sales lot was approved on the southern end of this parcel but expired after one year. *Id*.

Subsequently, the zoning reclassified the Property to C-2 zoning (now CG zoning) for a proposed 34,000 square foot shopping center (L-shaped building along the south and west property lines) with a portion of the existing shopping center building along Nellis Boulevard to the east to be expanded as a grocery store. *Id.* at ROP000013. The proposed 34,000 square foot shopping center under the zone change did not commence. *Id*. Additional land use applications were approved along with a waiver of conditions of a zone change (WC-0025-00) which re-applied conditions to landscaping, site circulation, parking access and screening. *Id*. Under DR-0727-99 (a design review for vehicle sales), the conditions of approval under WC-0025-99 were complied with. *Id*. The existing building and vehicle sales lot adjacent to Nellis Boulevard remained on site until 2012. I*d.*

Moreover, Commissioner Segerblom then stated on the record that "I think we need to work with staff to create some type of a new zone or some type of something where we can have these truck lots. But just to put them on a major street like Nellis in an area like this, I just personally don't feel it's appropriate." *See* Exhibit "2" at ROP000003. While he does not personally feel a parking lot is an appropriate use, the Property's applicable zoning provides for otherwise. Thus, the denial was not supported by substantial evidence. *Tighe v. Las Vegas Metro. Police Dep't*, 110 Nev. 632, 634, 877 P .2d 1032, 1034 (1994). "A decision lacking support in the form of substantial evidence is arbitrary or capricious, and thus an abuse of discretion that warrants reversal." *Id*. at 634.

As such, my Clients have a good faith basis to set aside the land use denials and obtain damages related to the same. Moreover, without the requisite land use approvals, my Clients cannot obtain the necessary permit to pave, which compounds the damages as a result of the improper denials. NRS 278.0233.

Respectfully, further research also indicates that my Clients are being unfairly treated and targeted. ***There has been not one other notice of violation issued from April 14, 2023 to March 31, 2025 to a property owner for violation of AQR Section 92***. *See* April 24, 2025 Correspondence from John Hill, Operations Manager, DES, Division of Air Quality attached hereto as Exhibit "3". This absence of notice of violations is remarkable considering that from January 1, 2024 to April 10, 2025, approximately ninety-six (96) notices of noncompliance were issued, once of which was to Palm Properties, LLC, and yet the other ninety-five somehow otherwise resolved. *See* April 16, 2025 Correspondence from John Hill, Operations Manager, DES, Division of Air Quality attached hereto as Exhibit "4". My Clients are investigating these properties to assess further but from the offset it appears highly concerning that no other properties have been issued notice of violations from DES, Division of Air Quality, except to my Clients.

The Property is utilized as a truck parking lot for independent truckers who own their own commercial trucks. These trucks are not allowed to park on the street and/or their residences or else they get ticketed. Thus, they have nowhere to go if they cannot find commercial parking lots. According to the Nevada Truckers Association there are 22,000 registered trucks in Nevada, with 5,000 being independently owned, and approximately 1,000 available parking spots. There has been a 99.4% occupancy rate at the Property due to this high demand. My Clients are attempting to service this important sector of our community with a safe and controlled facility to park but the County's concerted efforts have thwarted this opportunity.

My Clients appreciate and respect the purpose of the DES, therefore, took it upon themselves to investigate the air quality in the area of Property. The air quality numbers (reported by Clark County) at the stations near the Property do not report anywhere near the 50% of the EPA maximum PM10. *See* Recording Station Data attached hereto as Exhibit "5" and Monitoring Stations Map attached as Exhibit "6". Thus, in terms of evaluating the strict application of AQR Section 92, we respectfully ask to consider that the air quality itself is not an issue of pressing health and safety concerns.

Given all the foregoing, my Clients contest the Notice of Violations #10150 and look forward to being able to further provide evidence with testimony and the exhibits referenced herein at the May 22, 2025 hearing.

Sincerely,

Amy L. Sugden

Amy L. Sugden

Encls.

Received via email on Thurs 7/3/2025 3"46:27 PM
From: Amy Sugden
pt

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
air quality desert conservation program sustainability

4701 W. Russell Road 2nd Floor
Las Vegas, NV 89118-2231
Phone: (702) 455-5942 • Fax: (702) 383-9994
Marci Henson, Director

Notice of Violation Response Form

Issued to: Palm Properties, LLC and Robert Lauer, Individually

NOV #: 10163 Return form by: 7/3/2025

Items below are to be completed by the Respondent

Responsible Official: Amy L. Sugden

Title: Counsel for Palm Properties, LLC & Robert Lauer

Phone Number: 702.625.3605

Email Address:

Mailing Address:

Please check applicable boxes below

☐ **We do not contest the Notice of Violation (Attendance is not required)**
We accept responsibility for this violation. Instructions for payment of the recommended penalty will be provided after the Hearing Officer meeting.

☒ **We are contesting the Notice of Violation and request to appear before the Hearing Officer (Attendance by the Responsible Official or a representative of the company is strongly recommended to contest the violation)**
Please attach a written explanation, including supporting documentation, of why you are contesting the NOV. This information will be provided to the Hearing Officer prior to the Hearing.

We will be contesting the:

- ☐ Facts
- ☐ Penalty
- ☒ Both

Amy L. Sugden
Signature of Authorized Person

Date: 7.1.25

Completed forms can be submitted to Pam Thompson via mail at Clark County Department of Environment and Sustainability, Division of Air Quality, 4701 West Russell Road, Suite 200, Las Vegas, NV 89118-2231, fax at (702) 383-9994, or via email at aqenforcement@clarkcountynv.gov.

SUGDEN LAW

July 3, 2025 ***Via Email:*** *aqenforcement@clarkcountynv.gov*

Clark County Department of Environment & Sustainability
Division of Air Quality
4701 West Russell Road
Ste. 200
Las Vegas, NV 89118

RE: **Response to NOTICE OF VIOLATION #10163**

Please consider this correspondence a response contesting the Department of Environment and Sustainability ("DES") Division of Air Quality's June 25, 2025, Notice of Violation #10163 on behalf of my clients, Palm Properties, LLC ("Property Owner") and Robert Lauer ("Mr. Lauer")(collectively "Clients").

As DES is aware, for well over a year, my Clients have been in the process of diligently attempting to secure the necessary land use approvals that would allow them to pave the Property.[1] My Clients spent over $100,000.00 in pursuing these approvals which should have been secured in December 2024. Unfortunately, the approvals were not obtained, requiring my Clients to initiate a Petition for Judicial Review in the Eighth Judicial District. As discussed herein, the purported rationale for withholding my Clients' land use approvals was not only arbitrary and capricious, but the denials also constitute an inverse condemnation, and therefore, are in contravention of Nevada law.

Previously, the DES provided a 180-day extension to my Clients in order to seek these land use approvals and the corresponding permit to pave the Property; therefore, we submit that as we continue to actively seek these approvals, an additional extension should be provided.

[1] Capitalized terms shall have the same meaning as those defined in the Notice of Violation #10163.

375 E. Warm Springs, Ste. 104, Las Vegas, NV 89119 702.625.3605 / 314.283.9847 amy@sugdenlaw.com

Respectfully, my Clients have been working in good faith to make productive and beneficial use of the Property, which has been recently a homeless haven. *See* Opening Brief attached hereto as Exhibit "1"and Administrative Record attached hereto as Exhibit "2". Moreover, this Property has been utilized as a commercial lot *with a parking lot* for well over 20 years and, thus, we also submit that the Property falls under the exclusion provided in AQR Section 92.3.1 as it is not a new parking lot constructed after January 1, 2003.[2] *See* Exhibit "2" at ROP000007-13.

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[2] Previously, the Property had been approved by the Board of County Commissioners for the following uses: vehicle sales lot; shopping center; restaurant; communications facility; check cashing facility; watercraft/recreational vehicle sales; communication tower; and temporary construction storage for an off-site Las Vegas Valley Water District Project. *See* Exhibit "2" at ROP000007-000008. Prior to Leading Edge Ventures, LLC leasing the Property it was utilized as a shopping center with an in-line rectangular building adjacent to Nellis Boulevard. *Id*. at ROP000012. A vehicle sales lot was approved on the southern end of this parcel but expired after one year. *Id*.

Subsequently, the zoning reclassified the Property to C-2 zoning (now CG zoning) for a proposed 34,000 square foot shopping center (L-shaped building along the south and west property lines) with a portion of the existing shopping center building along Nellis Boulevard to the east to be expanded as a grocery store. *Id.* at ROP000013. The proposed 34,000 square foot shopping center under the zone change did not commence. *Id*. Additional land use applications were approved along with a waiver of conditions of a zone change (WC-0025-00) which re-applied conditions to landscaping, site circulation, parking access and screening. *Id*. Under DR-0727-99 (a design review for vehicle sales), the conditions of approval under WC-0025-99 were complied with. *Id*. The existing building and vehicle sales lot adjacent to Nellis Boulevard remained on site until 2012. I*d.*

Moreover, Commissioner Segerblom then stated on the record that "I think we need to work with staff to create some type of a new zone or some type of something where we can have these truck lots. But just to put them on a major street like Nellis in an area like this, I just personally don't feel it's appropriate." *See* Exhibit "2" at ROP000003. While he does not personally feel a parking lot is an appropriate use, the Property's applicable zoning provides for otherwise. Thus, the denial was not supported by substantial evidence. *Tighe v. Las Vegas Metro. Police Dep't*, 110 Nev. 632, 634, 877 P .2d 1032, 1034 (1994). "A decision lacking support in the form of substantial evidence is arbitrary or capricious, and thus an abuse of discretion that warrants reversal." *Id*. at 634.

As such, my Clients have a good faith basis to set aside the land use denials and obtain damages related to the same. **Likewise, without the requisite land use approvals, my Clients cannot obtain the necessary permit to pave, which compounds the damages as a result of the improper denials. NRS 278.0233.**

Respectfully, further research also indicates that my Clients are being unfairly treated and targeted. ***There has been not one other notice of violation issued from April 14, 2023 to March 31, 2025 to a property owner for violation of AQR Section 92***. *See* April 24, 2025 Correspondence from John Hill, Operations Manager, DES, Division of Air Quality attached hereto as Exhibit "3". This absence of notice of violations is remarkable considering that from January 1, 2024 to April 10, 2025, approximately ninety-six (96) notices of noncompliance were issued, once of which was to Palm Properties, LLC, and yet the other ninety-five somehow otherwise resolved. *See* April 16, 2025 Correspondence from John Hill, Operations Manager, DES, Division of Air Quality attached hereto as Exhibit "4". My Clients are investigating these properties to assess further but from the offset it appears highly concerning that no other properties have been issued notice of violations from DES, Division of Air Quality, except to my Clients.

Additionally, Division of Air Quality ("DAQ") agent repeatedly frequented the Property without permission and/or consent to enter.[3] Mr. Lauer requested that he escort any DAQ agents onto the Property. Given the (a) location of the Property and (b) business operations thereon, for the safety of the DAQ agent and to avoid any potential liability, advance notice and coordination efforts were requested by my Clients but not provided. This is not a problem that is unique to my Clients, as recently a class action lawsuit has been threated against the County alleging systemic violations of the Fourth and Fourteenth Amendments of the U.S. Constitution and improper enforcement of the Federal Clean Air Act of 1975 and other State and Federal laws. class-action-lawsuit@clarkcounty.vegas. The class action alleges that this legal overreach has allegedly led to thousands of warrantless inspections, unlawful property access, failure to present appropriate credentials as required under County code, and penalties issued without proper legal process.

Moreover, the Property is utilized as a truck parking lot for independent truckers who own their own commercial trucks. These trucks are not allowed to park on the street and/or their residences or else they get ticketed. Thus, they have nowhere to go if they cannot find commercial parking lots. According to the Nevada Truckers Association there are 22,000 registered trucks in Nevada,

[3] Even the police who recently responded to a call regarding gun shots (presenting an immediate health safety concern) called to obtain permission from Mr. Lauer prior to entry on the Property to investigate further.

with 5,000 being independently owned, and approximately 1,000 available parking spots. There has been a 99.4% occupancy rate at the Property due to this high demand. My Clients are attempting to service this important sector of our community with a safe and controlled facility to park but the County's concerted efforts have thwarted this opportunity.

My Clients appreciate and respect the purpose of the DES, therefore, took it upon themselves to investigate the air quality in the area of Property. The air quality numbers (reported by Clark County) at the stations near the Property do not report anywhere near the 50% of the EPA maximum PM10. *See* Recording Station Data attached hereto as Exhibit "5" and Monitoring Stations Map attached as Exhibit "6". Moreover, ALL the DAQ Inspection Reports provided in support of the NOV repot the condition of the soil as "stable". *See* Exhibits "C", "E", "H", "I", "L", "M", "N" to NOV; Thus, in terms of evaluating the strict application of AQR Section 92, we respectfully ask to consider that the air quality itself is not an issue of pressing health and safety concerns.

Given all the foregoing, my Clients contest the Notice of Violations #10163 and look forward to being able to further provide evidence with testimony and the exhibits referenced herein at the July 17, 2025 hearing. Furthermore, my Clients plan on recording the public hearing and are providing advance notice of the same to DES as well as lodging our written request for a transcript of the proceedings.

Sincerely,

Amy L. Sugden

Amy L. Sugden

Encls.

Electronically Filed
5/6/2025 5:26 PM
Steven D. Grierson
CLERK OF THE COURT

PTOB
SUGDEN LAW
Amy L. Sugden,
Nevada Bar No. 9983
375 E. Warm Springs. Ste. 104
Las Vegas, Nevada 89119
Telephone: (702) 625-3605
Email: amy@sugdenlaw.com
Attorney for Petitioners

EIGHTH JUDICIAL DISTRICT COURT
CLARK COUNTY, NEVADA

*****

PALM PROPERTIES, LLC; a Nevada limited liability company; LEADING EDGE VENTURES, LLC, a Nevada limited liability company; ROBERT LAUER, an individual, Petitioners, v. COUNTY OF CLARK, a political subdivision of the State of Nevada, et al., Respondent.	Case No.: A-24-907944-J Dept. No: 22

BRIEF IN SUPPORT OF PETITION FOR JUDICIAL REVIEW

Petitioners, PALM PROPERTIES, LLC, LEADING EDGE VENTURES, LLC, and ROBERT LAUER (collectively "Petitioners") by and through their undersigned counsel of Sugden Law, hereby submits their Opening Brief In Support of Petition for Judicial Review ("Brief").

Case Number: A-24-907944-J

PETITIONERS' NRAP 26.1 DISCLOSURE

The undersigned counsel of record certifies that the following are persons and entities as described in NRAP 26.1(a), and must be disclosed. These representations are made in order that the judges of this Court may evaluate possible disqualification or recusal.

1. Palm Properties, LLC and Leading Edge Ventures, LLC are Nevada limited liability companies that have no parent corporation and there is no publicly traded company that owns 10% or more of these company's shares.

2. Amy L. Sugden is the attorney who has appeared for Petitioners in the district court.

DATED this 6th day of May, 2025

SUGDEN LAW

By: /s/ Amy L. Sugden
AMY L. SUGDEN, ESQ.
Nevada Bar No. 9983
375 E. Warm Springs, Ste. 104
Las Vegas, Nevada 89119
Telephone: (702) 625-3605

Attorney for Petitioners

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I.
JURISDICTIONAL STATEMENT

Pursuant to NRS 278.3195(4) and NRS 278.0235, Petitioners hereby petition this Court for judicial review of the Notice of Final Action that denied their land use applications. ROP000150. The Notice of Final Action confirming the denials was issued on December 3, 2024. ROP00019-000044; ROP000150. Petitioners then timely filed their Petition for Judicial Review on December 12, 2024. NRS 278.0235(1).

II.
STATEMENT OF THE ISSUES

Whether the decision by the County of Clark ("County"), by way of its Board of County Commissioners, to deny Petitioners' land use applications, should be set aside because it is not supported by substantial evidence in the record. *Kay v. Nunez*, 122 Nev. 1100, 1105, 146 P.3d 801, 805 (2006).

III.
STATEMENT OF THE CASE AND BRIEF STATEMENT OF MATERIAL FACTS

1. Petitioner Palm Properties, LLC ("Palm Properties") is the owner of real property identified by Clark County Assessor Parcel Numbers 161-08-810-082 & 083 (the "Subject Property"). ROP000147.

//

//

2. Petitioner Leading Edge Ventures, LLC ("Leading Edge") leases the Subject Property for purposes of operating a commercial truck parking lot. ROP000147; ROP000158.

3. The Subject Property is currently zoned Commercial General (CG), which allows for commercial use, including that of a commercial truck parking lot. ROP000002.

4. In order to operate the Subject Property as a commercial truck parking lot, a design review needed to be approved by the Clark County Board of Commissioners ("BCC"). ROP000002; ROP000012-16; ROP000146.

5. Accordingly, Leading Edge retained G.C. Garica, Inc., to assist with applying for a design review to the BCC ("Design Review Application"). ROP000171.

6. After initially submitting the Design Review Application, the staff of the BCC, replied stating that Design Review Application needed to include a waiver request for use of the existing driveway off Happy Valley Avenue. ROP000202. More specifically, the staff informed Petitioners that it needed to vacate 5 feet of right-of-way off Happy Valley Avenue in order to allow for the installation of detached sidewalks and to allow nonresidential vehicular access to a residential local street ("Waiver"). *Id.*; *see also* ROP000204.

7. Staff had no objection to the vacation of right-of-way for detached sidewalks. ROP000008.

8. Staff recommended approval of both the Design Review Application and Waiver. ROP000008.

9. The only reason that Petitioners had to utilize Happy Valley Avenue as a driveway is due to the Nevada Department of Transportation ("NDOT") closing the Subject Property's three (3) driveways of S. Nellis Boulevard in 2021. ROP000002; ROP000013.

10. Although Title 30 does not allow nonresidential vehicular access to a local street, access to Happy Valley Avenue from the Subject Property has existed for more than 25 years. ROP000013.

11. Previously, the Subject Property had been approved, per the BCC for the following uses: vehicle sales lot; shopping center; restaurant; communications facility; check cashing facility; watercraft/recreational vehicle sales; communication tower; and temporary construction storage for an off-site Las Vegas Valley Water District Project. ROP000007-000008.

12. Prior to Leading Edge leasing the Subject Property it was utilized as a shopping center with an in-line rectangular building adjacent to Nellis Boulevard. ROP000012. A vehicle sales lot was approved on the southern end of this parcel but expired after one year. *Id*.

13. Subsequently, the zoning reclassified the Subject Property to C-2 zoning (now CG zoning) for a proposed 34,000 square foot shopping center (L-shaped building

along the south and west property lines) with a portion of the existing shopping center building along Nellis Boulevard to the east to be expanded as a grocery store. ROP000013. The proposed 34,000 square foot shopping center under the zone change did not commence. *Id.* Additional land use applications were approved along with a waiver of conditions of a zone change (WC-0025-00) which re-applied conditions to landscaping, site circulation, parking access and screening. *Id.* Under DR-0727-99 (a design review for vehicle sales), the conditions of approval under WC-0025-99 were complied with. *Id*. The existing building and vehicle sales lot adjacent to Nellis Boulevard remained on site until 2012 and has since been demolished. *Id.*

14. Petitioners submitted that the proposed commercial truck parking lot will enable truck drivers to have a place to legally park their local trucks (no long-haul trucks). ROP000014. This will then help keep trucks from parking on public streets creating enforcement and neighborhood issues. *Id.* It will also provide a safer, more secure parking environment that will have solar powered cameras that the Las Vegas Metropolitan Police Department can access. *Id.* Additionally, a security guard is always present. *Id.* The site as proposed is compatible as a parking lot on an arterial street (Nellis Boulevard) with completion of infrastructure, lighting, landscaping, and fencing. *Id*.

15. On November 20, 2024, the Design Review Application and Waiver were brought before the BCC for vote. Both were denied without prejudice after

Commissioner Segerblom, who is the Commissioner for District E in which the Subject Property resides, stated he did not feel the commercial truck yard was appropriate at that location (despite the current zoning allowing for that specific use). ROP000001-00004.

16. A Notice of Final Action confirming the denials was filed on December 3, 2024. ROP00019-000044; ROP000150. Petitioners filed their Petition for Judicial Review on December 12, 2024 initiating the present action. *See* Petition for Judicial Review on file herein.

IV.
SUMMARY OF THE ARGUMENT

Petitioners initially submitted a Design Review Application to utilize the Subject Property as a commercial parking lot that should have been administratively reviewed (*i.e.*, no public hearing needed). Because of the fact that NDOT closed three (3) commercial driveways off the Subject Property in 2021, Petitioners were directed by the County to amend their initial submittal to also include a waiver of development standards that would allow them to continue to use the Happy Valley Avenue – the only remaining point of access to the Subject Property. The submittal of this Waiver is what triggered the need for public hearing in which the Chairman of the BCC, Tick Segerblom, made it clear that he did not think the commercial parking lot use was "appropriate in his mind" but this statement lacks any evidentiary basis given the

existing zoning allowing for the same and the historical use of the Subject Property. *State ex rel. Johns v. Gragson*, 89 Nev. 478, 483, 515 P.2d 65, 68 (1973) (stating, "The only 'evidence' supporting revocation of the permit consisted of opinions voiced by the Commissioners. Even if such statements were construed as official positions of the Commission, they do not constitute valid grounds for denial under the ordinance, absent supporting proof."). As such, the decision to deny Petitioners' Design Review Application and Waiver is not supported by substantial evidence and should be set aside by this Court. *Tighe v. Las Vegas Metro. Police Dep't*, 110 Nev. 632, 634, 877 P .2d 1032, 1034 (1994).

V.
THE ARGUMENT

A. Standard of Review of An Administrative Agency Decision

A district court's review of an administrative agency's decision is confined to the record presented by the agency. *Kay v. Nunez*, 122 Nev. 1100, 1105, 146 P.3d 801, 805 (2006). The agency's facts and decisions must be supported by substantial evidence. *Tighe v. Las Vegas Metro. Police Dep't*, 110 Nev. 632, 634, 877 P .2d 1032, 1034 (1994). "A decision lacking support in the form of substantial evidence is arbitrary or capricious, and thus an abuse of discretion that warrants reversal." *Id*. at 634. Substantial evidence is evidence which "a reasonable mind might accept as adequate to

support a conclusion." *Construction Indus. v. Chalue*, 119 Nev. 328, 352, 74 P.3d 595 (2003); *see also Richardson v. Perales*, 402 U.S. 389, 401 (1971) (quoting *Edison Co. v. Labor Board*, 305 U.S. 197, 22 (1938).

An agency ruling that lacks substantial evidentiary support is arbitrary or capricious and is therefore unsustainable. *State Indus. Ins. System v. Christensen*, 106 Nev. 85,88, 787 P.2d 408, 401 (1990) (citing *SIIS v. Swinney*, 103 Nev. 17, 20, 731 P.2d 359, 361 (1987)). Where the administrative decision has shown to be arbitrary, oppressive or accompanied by manifest abuse, the Supreme Court "will not hesitate to interfere." *State ex rel. Johns v. Gragson*, 89 Nev. 478, 483, 515 P.2d 65, 68 (1973). "An agency's interpretation of a statute that it is authorized to execute is entitled to deference 'unless it conflicts with the constitution or other statutes, exceeds the agency's powers, or is otherwise arbitrary and capricious.'" *Cable v. State ex rel. ITS Ernp'rs Ins. Co. of Nev*., 12 Nev. 120, 126, 127 P.3d 528, 532 (2006). Nevada Courts do not "defer to the agency's interpretation if, for instance, a regulation conflicts with existing statutory provisions or exceed the statutory authority of the agency." *Public Agency Comp. Trust v. Blake*, 127 Nev. 863, 868 869, 265 P.3d, 694, 697 (2011) (internal citations and quotations omitted); *see also Manke True Lines v. Public Service Comm'n*, 109 Nev. 1034, 1036-37, 862 P.2d 1201, 1203 (1993) (holding that questions of statutory construction are purely legal issues to be "reviewed without any deference whatsoever to the conclusions of the agency").

B. <u>The Denials Lack Support in the Form of Substantial Evidence And Thus, Are Arbitrary and Capricious, Mandating Reversal</u>

The Subject Property is zoned Commercial General (CG), which allows for use as a commercial parking lot. ROP000232. The underlying zoning for the Subject Property is Commercial Mixed Use which also allows for the parking lot use. *Id.* Thus, the Design Review Application should have been reviewed administratively. Title 30.16.130. However, this did not occur because the Waver was needed to allow commercial access to Happy Valley Avenue (a residential street). Title 30.16.100. Notably, Happy Valley Avenue has been utilized for 25 years from the Subject Property. ROP000013-14. Moreover, the only reason that the Subject Property no longer has access to Nellis Boulevard, a commercial thoroughfare, is because NDOT closed its three (3) driveways in 2021. *Id.* Closing the three driveways to Nellis Boulevard left the Subject Property with legal access to the site only off Happy Valley Avenue. ROP000014. Thus, ***but for*** the NDOT closing the three prior commercial driveways, Petitioners would have access to Nellis Boulevard and not be required to seek the Waiver. *Id.*

An applicant for a waiver of development standards has the burden of proof to establish the proposed request is appropriate for its proposed location by showing the following: (1) the use(s) of the area adjacent to the Subject Property will not be affected in a substantially adverse manner; (2) the proposal will not materially affect the health

and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and (3) the proposal will be adequately served by, and will not create an undue burden on any public improvements, facilities, or services. Table 30.16-7(j); *see also* ROP000016. After assessing these factors, Staff for the County determined "that the aforementioned circumstances warrant staff's support for the waiver of development standards." ROP000016.

The Design Review Application is reviewed to determine if (1) it is compatible with adjacent developments and is harmonious and compatible with development in the area; (2) the elevations, design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance; and (3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. Table 30.16-9(i); *see also* ROP000016. Again, Staff recommended approval after determining the following:

> The proposed project complies with policy 5.5.3 under the Master Plan which encourages the retention and revitalization of established local business districts. The site has been vacant since 2012 and the proposed improvements complied with today's code. For example, the applicant is proposing detached sidewalks along Happy Valley Avenue with streetscape landscaping, and since there is an existing attached sidewalk along Nellis Boulevard (NDOT right-of-way), the applicant will install a 10-foot-wide landscape strip. The applicant is also providing a decorative fence along the north and east property lines to mitigate the view of any trucks parked on site. In addition, this site will be monitored by on site security. The applicant also provides 7.5 points worth of sustainability design

> features where 7 is required per Title 30. For these reasons staff recommends approval.

ROP000016.

Thus, despite the fact that this was initially a routine design review that should have been conducted with a simple administrative review and despite the fact Petitioners were forced to seek an accommodation due to the three (3) commercial driveways that were taken away from the Subject Property and undergo a public hearing, Staff, who analyzes the Title 30 standards in assessing such accommodations, recommended approval of both the Design Review Application and corresponding Waiver. When considering the applications at the November 20, 2024 BCC Meeting, Commissioner Segerblom stated, however, that he did not think the use was "appropriate in his mind" - but this statement lacks any evidentiary basis given the existing zoning allowing for the same and the historical use of the Subject Property. Moreover, he then went onto state that "**I think we need to work with staff to create some type of a new zone or some type of something where we can have these truck lots. But just to put them on a major street like Nellis in an area like this, I just personally don't feel it's appropriate**." This personal opinion does not constitute valid grounds for the denials given the existing zoning. *State ex rel. Johns v. Gragson*, 89 Nev. 478, 483, 515 P.2d 65, 68 (1973)(stating, "The only 'evidence' supporting revocation of the permit consisted of opinions voiced by the Commissioners. Even if

such statements were construed as official positions of the Commission, they do not constitute valid grounds for denial under the ordinance, absent supporting proof."). Apparently Commissioner Segerblom does not like a commercial truck lot being situated on a commercially zoned lot off a highly trafficked commercial road (Nellis Boulevard), leaving one to wonder where he believes these truck parking lots are appropriate. Regardless, Commissioner Segerblom's personal opinion about the inappropriateness of a commercial truck lot does not constitute valid grounds for denial when the Subject Property's zoning allows for such use. *Id.* Moreover, the historical use of the Subject Property has been commercial, and commercial vehicles have been accessing Happy Valley Avenue for decades.[1] ROP000012.

The Subject Property is zoned for use as a parking lot – the fact that Commissioner Segerblom does not "personally" feel it is an appropriate use is irrelevant and is in direct contravention of the existing zoning. He made it clear on the record that, "[i]t's just not an appropriate area for these trucks. And I would like to work with staff to find an area". ROP000003. Thus, Commissioner Segerblom's purported basis for denial (that has no evidentiary support) is arbitrary and capricious and is also erroneous in view of the whole record. *Tighe*, 110 Nev. at 634. While he may not

[1] After the shopping center was demolished, the Subject Property became occupied by a homeless encampment. ROP000232. Thus, the Board of County would rather apparently have a homeless encampment than a beneficial commercial use with solar powered cameras that Metro can access and a security guard. *Id*.

personally like commercial truck parking lots, his personal preferences do not override existing underlying zoning and mixed-use overlay. *State ex rel. Johns v. Gragson*, 89 Nev. 478, 483, 515 P.2d 65, 68 (1973). To insert such personal preferences above approved zoning is an abuse of discretion and should be set aside. *Id*. *See also City of Henderson v. Henderson Auto Wrecking, Inc*., 77 Nev. 118, 122, 359 P.2d 743, 745 (1961) ("The exercise of discretion by the city council as an administrative board, could not be sustained in court on the basis of conclusions reached by the city council in the absence of circumstances which reasonably justified such conclusions")(internal citations omitted).

C. The Denials Were Affected by Other Error of Law and in Violation of Constitution or Statutory Provisions

The County determined that the Petitioners needed to seek a Waiver in addition to the Design Review Application, based on NDOT closing three existing driveways off Nellis Boulevard to the Subject Property, leaving it with only one residential access point. And with the County's subsequent denial of the Waiver, the Subject Property is effectively relegated to a non-commercial use (despite it being zoned for CG).

The doctrine of "substantial impairment" acknowledges that "an abutting owner of a public highway has a special right of easement in a public road for access purposes". *State ex rel. Dept' of Highways v. Linnecke*, 85 Nev. 257, 260, 468, P.2d 8, 9 (1970). This special right of easement is a particular property right which cannot be damaged

or taken from the owner without just compensation. *Id*. This results in an inverse condemnation that is violative of our Nevada and United States' Constitutions and also results an unlawful procedure. U.S. Const. amend 5; Nev. Const. Art. 1, § 22. Accordingly, the County's decision to deny Petitioners' land use applications were affected by other error of law, including that of a substantial impairment of access resulting in an inverse condemnation. As such, the denials should also be overturned as they are clearly affected by other error of law. NRS 278.0233(1)(a)(2).

VI.
CONCLUSION

Wherefore, based on the above, the County's decision in denying Petitioners' land use applications should be set aside and damages awarded pursuant to NRS 278.0233 – NRS 278.0235. The BCC's action reflects a disregard for the applicable legal standards, an inconsistent application of its own regulations, and a failure to provide rational basis for its denial. Accordingly, judicial intervention is necessary to correct this clear abuse of discretion and to uphold the principles of fairness, consistency, and due process in land use determinations.

Without the approved Design Review and Waiver, the value of the Subject Property is severely impacted as its now relegated to residential use. NRS 278.0233[2]

[2] Title 30 also requires a permit to pave and/or otherwise construction improvement on the lot. In order to obtain the permits however, the necessary approvals for the land use applications must be obtained.

provides for actual damages herein due to the County's Notice of Final Action which is arbitrary and capricious as well as unlawful and/or exceeds lawful authority. As such, Petitioners seek return of their actual damages and the return of attorney fees and costs under NRS 278.0237 pursuant to additional briefing and/or any hearing or trial as this Court so determines is necessary to establish such an award of such damages and costs.

DATED this 6TH day of May, 2025

SUGDEN LAW

By: /s/ Amy L. Sugden
AMY L. SUGDEN, ESQ.
Nevada Bar No. 9983
375 E. Warm Springs, Ste. 104
Las Vegas, Nevada 89119
Telephone: (702) 625-3605

Attorney for Petitioners

CERTIFICATE OF COMPLIANCE

a. I hereby certify that this brief complies with the formatting requirements of NRAP 32(a)(4), the typeface requirements of NRAP 32(a)(5) and the type-style requirements of NRAP 32(a)(6) because this brief has been prepared in a proportionally spaced typeface using Microsoft Word for Mac Version 16.80 in 14-point Times New Roman font.

b. I further certify that this brief complies with the page or type-volume limitations of NRAP 32(a)(7) because, excluding the parts of the brief exempted by NRAP 32(a)(7)(C), it does not exceed 30 pages.

c. Finally, I hereby certify that I have read this brief, and to the best of my knowledge, information, and belief, it is not frivolous or interposed for any improper purpose. This brief complies with all applicable Nevada Rules of Appellate Procedure, in particular NRAP 28(e)(1), which requires every assertion in the brief regarding matters in the record to be supported by a reference to the page and volume number, if any, of the transcript or appendix where the matter relied on is to be found. I understand that I may be subject to sanctions in the event that the accompanying brief is not in conformity with the requirements of the Nevada Rules of Appellate Procedure.

//

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DATED this 6TH day of May, 2025

SUGDEN LAW

By: /s/ Amy L. Sugden
AMY L. SUGDEN, ESQ.
Nevada Bar No. 9983
375 E. Warm Springs, Ste. 104
Las Vegas, Nevada 89119
Telephone: (702) 625-3605
Attorney for Petitioner

CERTIFICATE OF SERVICE

I hereby certify that on this day, I caused a true and correct copy of the foregoing **BRIEF IN SUPPORT OF PETITION FOR JUDICIAL REVIEW** to be served to all registered parties, via the Court's Electronic Filing System.

Dated: May 6, 2025

/s/ *Amy L. Sugden*
Attorney

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Steven D. Grierson
CLERK OF THE COURT

ROP

STEVEN B. WOLFSON
District Attorney
CIVIL DIVISION
State Bar No. 001565
By: ROBERT T. WARHOLA
Chief Deputy District Attorney
State Bar No. 4410
500 South Grand Central Pkwy., Suite 5075
Las Vegas, Nevada 89155-2215
(702) 455-4761
Fax (702) 382-5178
E-Mail: Robert.Warhola@ClarkCountyDANV.gov
Attorneys for Respondent
Clark County

DISTRICT COURT

CLARK COUNTY, NEVADA

PALM PROPERTIES, LLC, a Nevada limited liability company; LEADING EDGE VENTURES, LLC, a Nevada limited liability company; ROBERT LAUER, an individually. Petitioners, vs. COUNTY OF CLARK, a political subdivision of the State of Nevada, et al., Respondent.	Case No: A-24-907944-J Dept No: 18

RECORD OF THE PROCEEDINGS, VOLUME I

Respondent hereby files with the Court the Record of the Proceedings pursuant to Eighth Judicial District Court Rule 2.15 consisting of documents from the Clark County Clerk, Commission Division, and the Clark County Current Planning Division numbered ROP 000001 through ROP 000145.

DATED this 24th day of March, 2025.

STEVEN B. WOLFSON
DISTRICT ATTORNEY

By: */s/ Robert T. Warhola*
ROBERT T. WARHOLA
Chief Deputy District Attorney
State Bar No. 4410
500 South Grand Central Pkwy., Suite 5075
Las Vegas, Nevada 89155-2215
Attorney for Respondent

Case Number: A-24-907944-J

CERTIFICATE OF ELECTRONIC SERVICE

I hereby certify that I am an employee of the Office of the Clark County District Attorney and that on this this 24th day of March, 2025 I served a true and correct copy of the foregoing **RECORD OF THE PROCEEDINGS, VOLUME I** (United States District Court Pacer System or the Eighth Judicial District Court Wiznet), by e-mailing the same to the following recipients. Service of the foregoing document by e-mail is in place of service via the United States Postal Service.

Amy L. Sugden, Esq.
SUGDEN LAW
375 E. Warm Springs, Ste. 104
Las Vegas, Nevada 89119
Attorney for Petitioners
amy@sugdenlaw.com

/s/Patricia C. Villa
An Employee of the Clark County District Attorney's Office – Civil Division

TICK SEGERBLOM
All right. So, there were four items you asked for and the first three were denied, but we'll work with you. And then the fourth one with respect of the dogs, that was granted but you have to deal with Animal Control, I think.

SCOTT REHM
Okay. What would be the next step as far as –

SAMI REAL
What I'll do is I'll have the planner who was working on this reach out to them and guide them on what they would need to do to bring their site into compliance. And then we will need to direct them to Animal Control to apply for the necessary permits to increase the number of household pets too.

TICK SEGERBLOM
All right. So, our staff will reach out to you and go through everything.

SCOTT REHM
Okay.

TICK SEGERBLOM
All right. Thank you so much.

JEANALIN REHM
Thank you.

SCOTT REHM
Thank you.

(Companion Items 24 and 25)

24. VS-24-0277-PALM PROPERTIES, LLC:
HOLDOVER VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). TS/jor/syp (For possible action)

ACTION: DENIED WITHOUT PREJUDICE (COMPANION ITEM 25).

SAMI REAL
Next are Items 24 and 25.

- Item 24, VS-24-0277; holdover, vacate, and abandon a portion of right-of-way, being Happy Valley Avenue, located between Nellis Boulevard and Aloha Avenue within Sunrise Manor.
- And then Item 25, WS-24-0276; holdover waiver of development standards to modify residential adjacency standards. Design review for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor.

TICK SEGERBLOM
Good morning.

MELISSA EURE
Morning, Chairman, Commissioners. Melissa Eure, E-U-R-E, 1055 Whitney Ranch Drive, Suite 210, here on behalf of the applicant.

So, what we have in front of you is an aerial to show you where the site location is. It is on Nellis and Happy Valley. What it used to be is a commercial shopping center at that site. The building came down several years ago, and what is there was a vacant lot for quite some time. Our client has developed the site to be for commercial truck parking. So, no actual structure beyond a guard shack would go there. And it's striped to allow trucks. So it is in the General Commercial Zone, which does allow a parking lot. And the underlying zoning is the Commercial Mixed Use.

This actually would be an administrative item, except for there is a waiver for the driveway on Happy Valley because this would be commercial traffic going onto a residential drive. Back around 2018 when it was still a commercial shopping center, there were three driveways accessing Nellis. NDOT (Nevada Department of Transportation), as part of their update to the Nellis Boulevard corridor, closed those driveways off, leaving the only legal access to the site off of Happy Valley.

The client here is proposing to put in landscaping to help buffer the site more fully. The guard shack would be located here. There isn't a gate, however, there is security cameras that could actually be accessed by Metro, along with LED solar lights placed throughout to improve the security and the visibility of this site.

So, as we know, given the increase of online ordering and e-commerce, there's become a need for a lot more to deliver those items that are being ordered. It used to be that there were fleets, and the companies would use their own trucks, their own drivers, and that's how deliveries would happen. Now, many of them are independent operators, and so they're purchasing their trucks and their vans. And many of them are branded. You can't tell them apart from the actual company's trucks that they do own. And they're using those to become entrepreneurs and have their own businesses. However, they aren't able to park those on the residential streets. So, I think we're well aware that there's quite a bit of issue with trucks being parked on roadways, making it difficult to see around and having other impacts on traffic circulation. So, this would help to pull those trucks off of the streets, give them a place that they could legally park their trucks. And many of the owner/operators are within the vicinity here, so this is close to home. If they drive, they're able to drive, park their vehicle where their truck is, then take their truck out while they're doing deliveries. Others could be dropped off to then use their truck during the day.

As mentioned, there is a guard shack there. There's a local veteran who works as the security guard on the site.

There would be a new trash enclosure added as well. So that way if they did have any trash that accumulated in their trucks, they'd have a place to take care of that.

We have received letters of support from the Nevada Trucking Association, also from the abutting residential neighbors here to the west and from the tavern across the street on Happy Valley, as well as from several of the truck drivers who are currently parking their trucks on the site. So, with that, would be happy to answer any questions that you have.

MOTION

TICK SEGERBLOM
This is a public hearing. Anyone here wishing to speak on this item? Seeing no one, we'll close the public hearing.

I appreciate the goal here, as far as having a place for truckers to park their trucks while they go home and get off the road. But truthfully, this is just not appropriate area in my mind. By having that many trucks enter on Happy Valley, which is a residential street, is not going to be good for the children that play there and everyone else.

And honestly, I think that we need to work with staff to create some type of a new zone or some type of something where we can have these truck lots. But just to put them on a major street like Nellis in an area like this, I just personally don't feel it's appropriate.

So, with that, I'm going to make a motion to deny the request. And they also wanted to request to change the sidewalk, I think we should deny that also. So, the future developers would have to come in for some type of waiver. But right now, I'd like to have the separated sidewalk. So, with that, I'd make a motion to deny.

JIM GIBSON
If you're denying the thing, you're requiring them to move the sidewalk not even on the property.

TICK SEGERBLOM
No, there's no sidewalk.

JIM GIBSON
Okay.

TICK SEGERBLOM
So, we're denying 24 and 25 without prejudice, so you can come back with something else. But the truth is, it's just not an appropriate area for these trucks. And I would like to work with staff to find an area. I know Marilyn, you have the same issue. But we need to figure out a way that we can accommodate the truckers who do have a need, but also work with neighborhoods and make sure.

MARILYN K. KIRKPATRICK
Mr. Chair, may I ask for a clarification? So currently it's an existing building, and their only issue with coming into code is that NDOT no longer allows as many drive wells on Nellis, which I've had to deal with that one myself. Because NDOT came through, and what they found out is back in the early 2000s, every 200 feet there was a driveway. So, we've closed a lot of them on our side. But if they close it, then you're denying them access that way. So, they'd have to just shut down the business? I'm asking, because –

TICK SEGERBLOM
Well truthfully, the business has been operating illegally for several years. And so, there's a lot of code violations involved in this too. That's what we're trying to –

MARILYN K. KIRKPATRICK
– no, I just wanted to be clear what we were doing, because I didn't want it to be just because of the NDOT stuff. But if you're saying they've got other issues and have had other issues – you're denying the vacation, I'm assuming, as well as the zoning, right? Because it's zone something?

TICK SEGERBLOM
– right, the vacation was just for the get rid of the requirement to have a detached sidewalk.

MARILYN K. KIRKPATRICK
Okay.

TICK SEGERBLOM
All right, that's my motion. Cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes. I want to point out it is without prejudice, and so I'd be happy to work with you on that side.

JIM GIBSON
Mr. Chair, might I just – Melissa and I spoke on the telephone a couple of weeks ago. And I wanted to echo the comments that Commissioner Naft made about your father. I knew him really well and worked with him a lot. And he left a legacy you can be very proud of. And you do honor to him every time we hear you and see you, so thank you very much for your good work. And I didn't mean to make you cry, but I felt like it because I knew him so well. Anyway, I just wanted to make that comment.

MELISSA EURE
Thank you. At least I have a little bit of time to recover before the next item.

TICK SEGERBLOM
Thank you.

SAMI REAL
Sorry, with that, I lost track. So, the votes were registered, correct?

TICK SEGERBLOM
Correct.

25. WS-24-0276-PALM PROPERTIES, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. TS/jor/syp (For possible action)

ACTION: DENIED WITHOUT PREJUDICE (COMPANION ITEM 24).

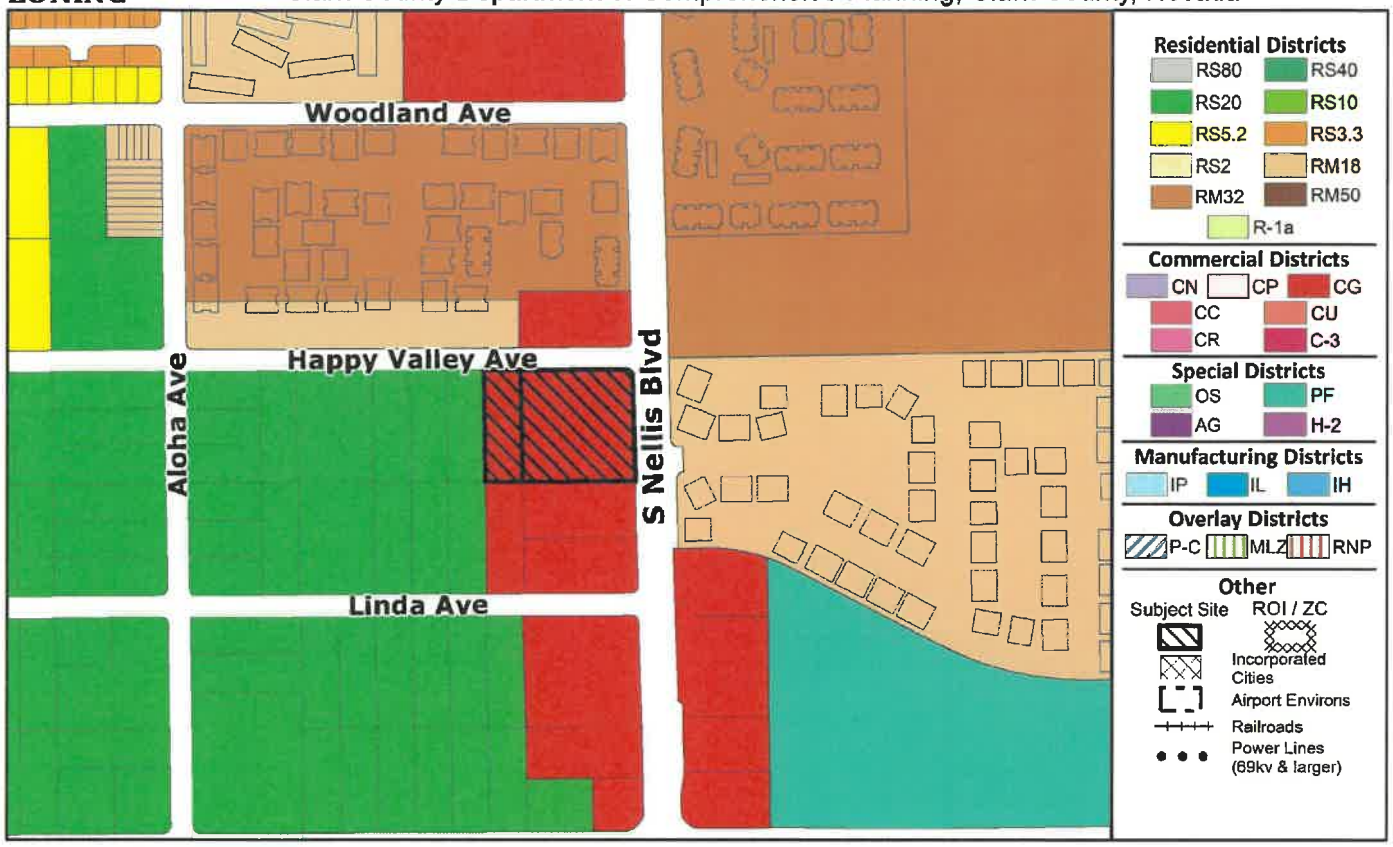
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Commission Agenda Map

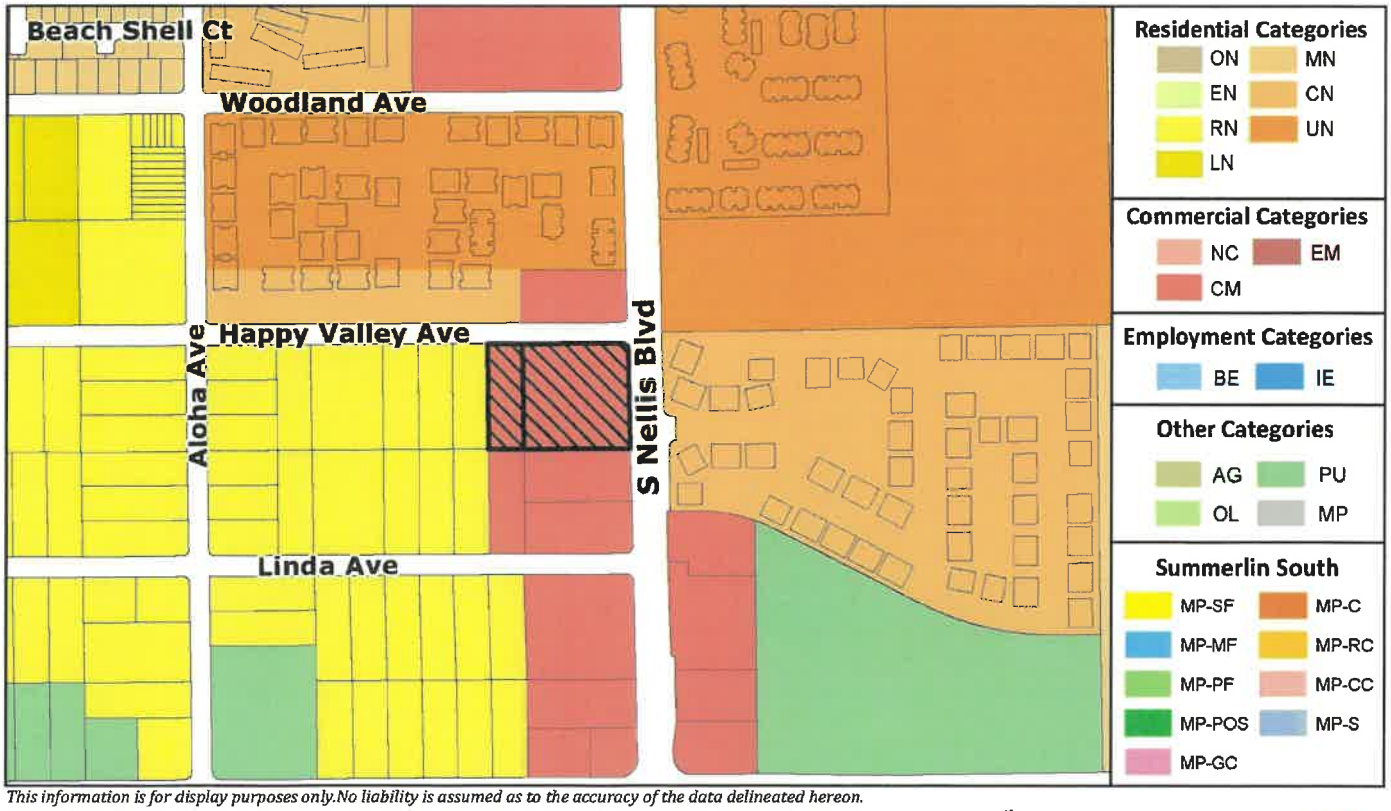
VS-24-0277

ZONING

Clark County Department of Comprehensive Planning, Clark County, Nevada



PLANNED LAND USE



This information is for display purposes only.No liability is assumed as to the accuracy of the data delineated hereon.

Subject Parcel(s)
16108810082
16108810083

N W E S

0 125 250 500 Feet

Map Created on 7/30/2024

11/20/24 BCC AGENDA SHEET

UPDATE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0277-PALM PROPERTIES, LLC:

HOLDOVER VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). TS/jor/syp (For possible action)

RELATED INFORMATION:

APN:
161-08-810-082; 161-08-810-083

LAND USE PLAN:
SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
The applicant is requesting to vacate 5 feet of right-of-way being Happy Valley Avenue. The purpose of this request is to allow for the installation of detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0630	Temporary construction storage for an off-site Las Vegas Valley Water District project (main replacement and The Dales subdivision)	Approved by PC	October 2019
UC-18-0578	Increased height of existing communication tower, with a design review for additional antenna	Approved by PC	October 2018
ADR-0333-05	73 foot high monopole communication tower with an antenna array	Approved by ZA	April 2005
UC-0040-04	Vehicle, watercraft, and recreational vehicle sales	Approved by PC	February 2005
UC-0431-02	Check cashing facility	Approved By BCC	June 2002
ADR-1086-01	Communications facility	Approved by ZA	November 2001
DR-0727-99	Revised plans for a previously approved shopping center and to continue the use of a vehicle sales lot	Approved by BCC	June 1999
WC-0025-99 (ZC-0480-98)	Waived conditions of a zone change for the proposed shopping center with an existing restaurant building on site	Approved by BCC	March 1999

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0480-98	Reclassified the site (both subject parcels- 161-08-810-082 and 161-08-810-083) to C-2 zoning (now CG) for a proposed 34,000 square foot shopping center	Approved by BCC	May 1998
DR-1464-97	Vehicle sales lot within an existing shopping center - expired	Approved by PC	September 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	CG & RM18	Multi-family residential & tavern
South	Corridor Mixed-Use	CG	Commercial center
East	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

Related Applications

Application Number	Request
WS-24-0276	A waiver of development standards with a design review for a proposed commercial truck parking lot is a companion item on this agenda.

STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis
Public Works - Development Review
Staff has no objection to the vacation of right-of-way for detached sidewalks.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

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

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that Nevada Department of Transportation (NDOT) permits may be required.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Sunrise Manor - denial.
APPROVALS:
PROTESTS: 6 cards, 2 letters

COUNTY COMMISSION ACTION: September 4, 2024 – HELD – To 10/02/24 – per the applicant.

COUNTY COMMISSION ACTION: October 2, 2024 – HELD – To 11/06/24 – per the applicant.

COUNTY COMMISSION ACTION: November 6, 2024 – HELD – To 11/20/24 – per Commissioner Segerblom.

APPLICANT: LEADING EDGE VENTURES, LLC
CONTACT: G.C. GARCIA, INC, 1055 WHITNEY RANCH DRIVE, SUITE 210, HENDERSON, NV 89014

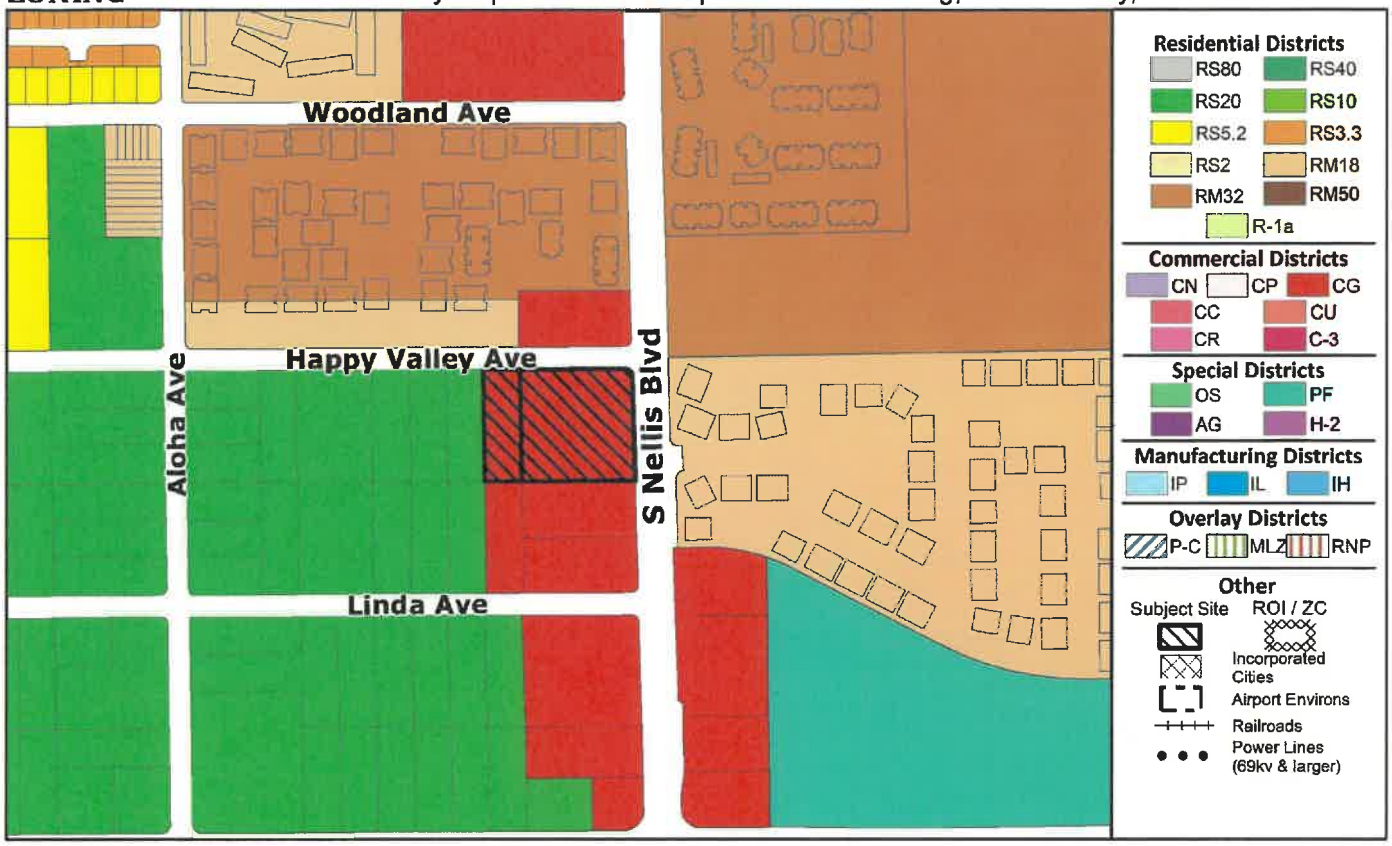
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Commission Agenda Map

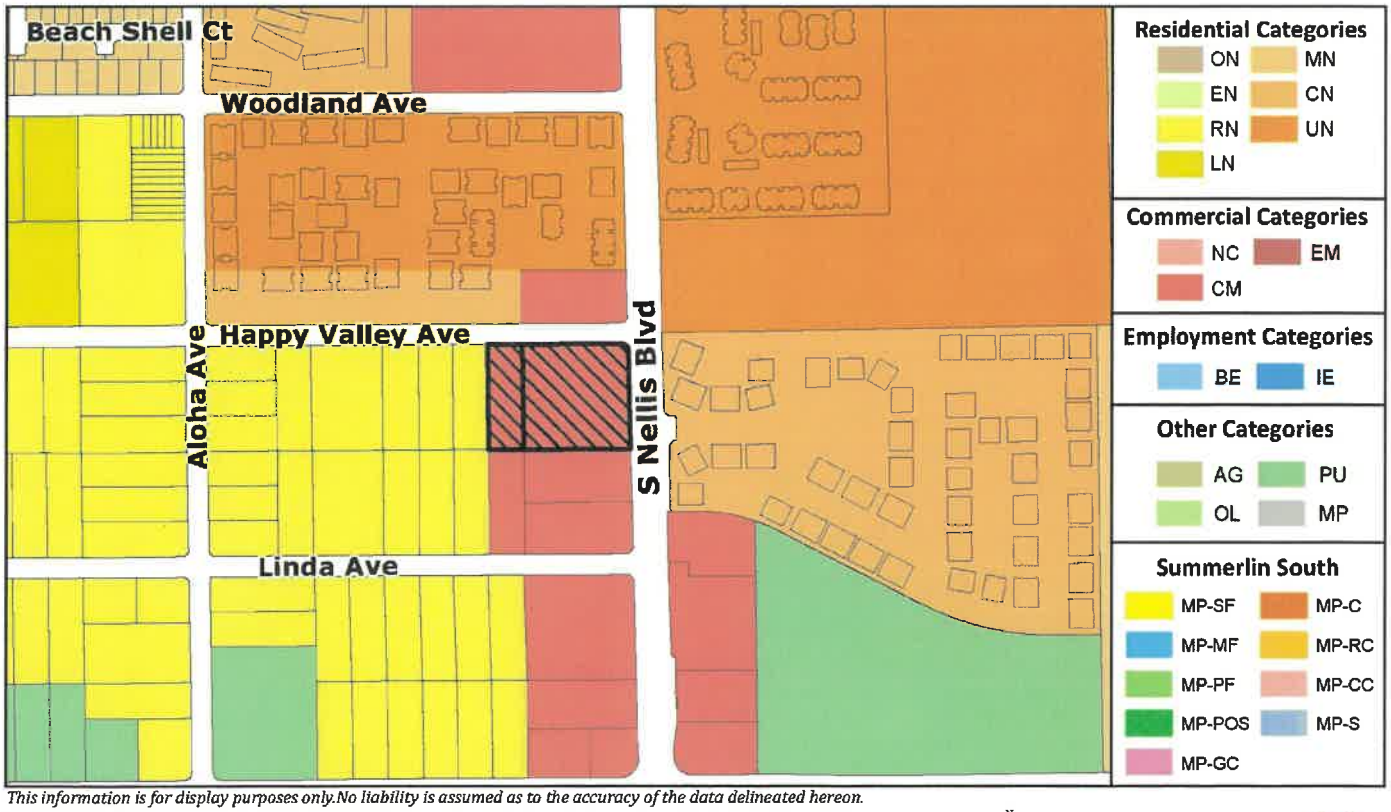
WS-24-0276

Clark County Department of Comprehensive Planning, Clark County, Nevada

ZONING



PLANNED LAND USE



This information is for display purposes only.No liability is assumed as to the accuracy of the data delineated hereon.

Subject Parcel(s)
16108810082
16108810083

0 125 250 500 Feet

Map Created on 7/30/2024

11/20/24 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-24-0276-PALM PROPERTIES, LLC:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone.

Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. TS/jor/syp (For possible action)

RELATED INFORMATION:

APN:
161-08-810-082; 161-08-810-083

WAIVER OF DEVELOPMENT STANDARDS:
Allow nonresidential vehicular access to a residential local street (Happy Valley Avenue) where not permissible per Section 30.04.06.D.

LAND USE PLAN:
SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
General Summary
- Site Address: 3125 S. Nellis Boulevard
- Site Acreage: 2.83
- Project Type: Commercial truck parking lot
- Number of Stories: 1 (proposed guard building)
- Building Height (feet): 8 (proposed guard building)/8 feet, 4 inches (proposed carport north of guard building)
- Square Feet: 25 (proposed guard building)/720 (proposed carport north of guard building)
- Parking Provided: 99
- Sustainability Required/Provided: 7.5/7

History & Site Plan
Records show that as early as the 1980's, parcel 161-08-810-083 included an existing shopping center building (in-line rectangular building) adjacent to Nellis Boulevard. A vehicle sales lot was approved on the southern end of this parcel via DR-1464-97 but expired after 1 year.

ZC-0480-98 reclassified both subject parcels (161-08-810-082 and 161-08-810-083) to C-2 zoning (now CG zoning) for a proposed 34,000 square foot shopping center (L-shaped building along the south and west property lines) with a portion of the existing shopping center building along Nellis Boulevard to the east to be expanded as a grocery store. The proposed 34,000 square foot shopping center under the zone change did not commence. Additional land use applications were approved on-site for vehicle sales, check cashing, a communication tower, and a waiver of conditions of a zone change (WC-0025-99) which re-applied conditions related to landscaping, site circulation, parking, access, and screening. Under DR-0727-99 (a design review for vehicle sales), the conditions of approval under WC-0025-99 were complied with. The existing building and vehicle sales lot adjacent to Nellis Boulevard remained on-site until 2012 and has since been demolished.

Today, the applicant is requesting approval of a design review for a proposed commercial truck parking lot. A waiver of development standards related to modifying residential adjacency to allow access to a local street being Happy Valley Avenue is also part of this application. Access is provided via 1 driveway along the north property line adjacent to Happy Valley Avenue. Although Title 30 does not allow nonresidential vehicular access to a local street, access to Happy Valley Avenue has existed for more than 25 years. The Nevada Department of Transportation (NDOT) closed the existing driveways along the east property line adjacent to Nellis Boulevard, and NDOT reconstructed the attached sidewalk.

The site plan depicts a proposed parking lot with 99 commercial vehicle parking spaces, which are the following:

- 35 parking stalls (40 feet by 12 feet) are located along the north property line and on the southwest corner of the site.
- 17 parking stalls (35 feet by 12 feet) are located along the west property line.
- 42 tandem parking stalls (70 feet by 12 feet) are located along the east property line.
- 4 parking stalls (20 feet by 9 feet) are located east of the driveway along the north side of the site adjacent to Happy Valley Avenue.
- 1 accessible parking stall south of the 4 parking stalls, adjacent to the guard building.

The site plan also shows a proposed guard building adjacent to the driveway on the southeast corner of the driveway throat depth area. There is also a proposed carport north of the guard building to be constructed over 4 parking stalls. The existing communication tower along the south property line will remain, and the applicant will install a trash enclosure along the south property line. There is an existing 8 foot high CMU block wall which will remain on-site along the west property line adjacent to an existing residence. The existing 8 foot high CMU block wall along the south property line will also remain. Proposed light poles up to 18 feet high are located adjacent to the driveway along the north property line at the northeast corner, 2 at the southeast corner, and 2 additional light poles that are centrally located within the parking area. Lastly, proposed lighting meets residential adjacency standards per Title 30.

Landscaping

Detached sidewalks will be installed along the north property line along Happy Valley Avenue with an 8 foot high beige colored vinyl fence set back over 10 feet from the future property line (back of curb). The existing attached sidewalk will remain along the east property line along

Nellis Boulevard. The applicant will continue the 8 foot high beige colored vinyl fence behind the landscape area along Nellis Boulevard.

The applicant provided a landscape plan drafted by a licensed landscape architect. The proposed landscape plan shows that all existing palm trees will remain on-site. The street landscaping along the north property line includes detached sidewalks with 5 foot wide landscape strips on either side of the sidewalk which will feature large trees and shrubs. The west property line includes a 20 foot wide landscape buffer with a double row of large trees and shrubs. The east side of the site will include a 10 foot wide landscape area with large trees and shrubs adjacent to the existing attached sidewalk.

Elevations

The proposed guard building has an overall height of 8 feet and will be constructed of pre-manufactured steel. The exterior color of the guard building is blue and features 6 windows and 1 door. The proposed carport north of the guard building has an overall height of 8 feet, 4 inches. This carport is comprised of pre-treated cedarwood for outdoor durability.

Floor Plans

The proposed guard building has an overall area of 25 square feet. The proposed carport has an overall area of 720 square feet.

Applicant's Justification

The applicant is proposing a commercial truck parking lot which will enable truck drivers to have a place to legally park their local trucks (no long haul trucks). This will help keep trucks from parking on public streets creating enforcement and neighborhood issues. It will also provide a safer, more secure parking environment that will have solar powered cameras that the Las Vegas Metropolitan Police Department can access. Additionally, a security guard is always present. The site as proposed is compatible as a parking lot on an arterial street (Nellis Boulevard) with completion of infrastructure, lighting, landscaping, and fencing.

The site is zoned for commercial (CG), and the prior development had access from Happy Valley Avenue. The Nevada Department of Transportation (NDOT) closed previously existing driveways along Nellis Boulevard in 2021 during NDOT's improvements to Nellis Boulevard. Happy Valley is the sole means of access given this limitation. The proposed commercial truck parking lot use will provide a location for truck drivers to park their vehicles outside of residential subdivisions and not on public roadways. This will also help minimize safety hazards, trash dumping, graffiti control, homeless encampments, and Code citations. It will also add to the appearance with fencing and landscaping. The use is compatible with the surrounding commercial and residential development in the area as it is supported by the neighbors.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0630	Temporary construction storage for an off-site Las Vegas Valley Water District project (main replacement and The Dales subdivision)	Approved by PC	October 2019

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0578	Increased height of existing communication tower, and design review for additional antenna	Approved by PC	October 2018
ADR-0333-05	73 foot high monopole communication tower with an antenna array	Approved by ZA	April 2005
UC-0040-04	Vehicle, watercraft, and recreational vehicle sales	Approved by PC	February 2005
UC-0431-02	Check cashing facility	Approved By BCC	June 2002
ADR-1086-01	Communication facility	Approved by ZA	November 2001
DR-0727-99	Revised plans for a previously approved shopping center and to continue the use of a vehicle sales lot	Approved by BCC	June 1999
WC-0025-99 (ZC-0480-98)	Waiver of conditions of a zone change for the proposed shopping center with an existing restaurant building on site	Approved by BCC	March 1999
ZC-0480-98	Reclassified the site (both subject parcels- 161-08-810-082 and 161-08-810-083) to C-2 zoning (now CG) for a proposed 34,000 square foot shopping center	Approved by BCC	May 1998
DR-1464-97	Vehicle sales lot within an existing shopping center - expired	Approved by PC	September 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	CG & RM18	Multi-family residential & tavern
South	Corridor Mixed-Use	CG	Commercial center
East	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

Related Applications

Application Number	Request
VS-24-0277	A request to vacate and abandon a portion of a right-of-way is a companion item on this agenda.

CLARK COUNTY PUBLIC RESPONSE OFFICE:
There is an active case, CE23-05369, for vehicles parked on unpaved areas.

STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis
Comprehensive Planning
Waiver of Development Standards
The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

The applicant provided correspondence from NDOT which states that access to Nellis Boulevard is not required, and if access is requested in the future, the applicant must comply with NDOT's 2017 Access Management System and Standards with sufficient engineering justification. Per the correspondence on file, the applicant's engineer determined that the site does not meet NDOT's access location and spacing standards. Per photos on file, NDOT closed 3 driveways along the east property line of the site adjacent to Nellis Boulevard and NDOT reconstructed the attached sidewalk sometime in 2021. Today, Title 30 does not allow nonresidential access on a local street; although records show that access to Happy Valley Avenue has been in place for over 25 years and the access has been used by commercial vehicles for over 3 years with no impact to the residences. Also, the average daily trips for this use are expected to be less trips than for other commercial uses. Staff determines that the aforementioned circumstances warrant staff's support for the waiver of development standards.

Design Review
Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed project complies with Policy 5.5.3 under the Master Plan which encourages the retention and revitalization of established local business districts. The site has been vacant since 2012 and the proposed improvements comply with today's Code. For example, the applicant is proposing detached sidewalks along Happy Valley Avenue with street landscaping, and since there is an existing attached sidewalk along Nellis Boulevard (NDOT right-of-way), the applicant will install a 10 foot wide landscape strip. The applicant is also providing a decorative fence along the north and east property lines to mitigate the view of any trucks parked on site. In addition, the site will be monitored by on site security. The applicant also provided 7.5 points worth of sustainability design features where 7 is required per Title 30. For these reasons staff recommends approval.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation;
- 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;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - denial.
APPROVALS:
PROTESTS: 5 cards, 2 letters

COUNTY COMMISSION ACTION: September 4, 2024 – HELD – To 10/02/24 – per the applicant.

COUNTY COMMISSION ACTION: October 2, 2024 – HELD – To 11/06/24 – per the applicant.

COUNTY COMMISSION ACTION: October 2, 2024 – HELD – To 11/06/24 – per the applicant.

COUNTY COMMISSION ACTION: November 6, 2024 – HELD – To 11/20/24 – per Commissioner Segerblom.

APPLICANT: LEADING EDGE VENTURES, LLC
CONTACT: G.C. GARCIA, INC, 1055 WHITNEY RANCH DRIVE, SUITE 210, HENDERSON, NV 89014

FILED
DEC 0 3 2024
CLERK

NOTICE OF FINAL ACTION
CLARK COUNTY ZONING COMMISSION
9:00 A.M., WEDNESDAY, NOVEMBER 20, 2024

LEGAL NOTICE: Following the final approval or denial of every action before the Planning Commission and/or the Board of County Commissioners, a letter indicating the action taken and the conditions under which any approval is granted will be sent to the correspondent address on the application submitted. The information herein will be filed with the Clark County Clerk, Commission Division, and serve as notice of final action for the purposes of NRS 278.0235 which marks the commencement of the twenty-five (25) day limitation period specified.

1. Public Comments.

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

3. Approval of minutes. (For possible action)

   Board of County Commissioners' Zoning Meeting minutes for 10/16/24.

ROUTINE ACTION ITEMS (4 – 17): These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda and be heard separately when directed by the Board of County Commissioners.

4. SDR-24-0334-MGM RESORTS LAND HOLDINGS II, LLC
   HOLDOVER SIGN DESIGN REVIEW for modifications to an approved comprehensive sign plan for a resort hotel (Bellagio) on 76.63 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action)

   HELD - 02/19/25 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

5. DR-24-0335-BCORE PARADISE, LLC:
   HOLDOVER DESIGN REVIEW for an expansion and modification to an existing resort hotel (Bellagio) on 85.77 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action)

   HELD - 02/19/25 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

6. ET-24-400107 (UC-20-0288)-WTML WARM SPRINGS, LLC:
   USE PERMIT SECOND EXTENSION OF TIME for a cannabis establishment (retail cannabis store). DESIGN REVIEW for a retail building for a cannabis establishment on 0.9 acres in a CG (Commercial General) Zone. Generally located on the south side of Warm Springs Road, 480 feet east of Haven Street within Enterprise. MN/mh/kh (For possible action)

   APPROVED.
   CONDITIONS OF APPROVAL -
   Comprehensive Planning
   - **Until August 19, 2026 to obtain valid business license for retail cannabis store or the application will expire unless extended with approval of an extension of time.**

- **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

7. WC-24-400111 (ZC-1965-04)-WIGWAM-PARVIN LIMITED PARTNERSHIP:
WAIVERS OF CONDITIONS of a zone change requiring the following: 1) a 45 foot setback on Las Vegas Boulevard South; 2) 20 foot minimum setback along all other street frontages; and 3) 20 foot wide landscape buffer with medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area and a detached sidewalk along Las Vegas Boulevard South unless prohibited by NDOT in conjunction with a proposed multi-family residential development on 9.23 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Jo Rae Avenue within Enterprise. MN/hw/kh (For possible 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 #0290-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

8. VS-24-0520-WIGWAM-PARVIN LIMITED PARTNERSHIP:
VACATE AND ABANDON easements of interest to Clark County located between Jo Rae Avenue and Pyle Avenue and between Las Vegas Boulevard South and Giles Street; a portion of right-of-way being Pyle Avenue located between Las Vegas Boulevard South and Giles Street; a portion of right-of-way being Jo Rae Avenue located between Las Vegas Boulevard South and Giles Street; and a portion of right-of-way being Giles Street located between Jo Rae Avenue and Pyle Avenue within Enterprise (description on file). MN/hw/kh (For possible 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, 100 feet for Las Vegas Boulevard South, 25 feet to the back-of-curb for Giles Street and associated spandrels;**
- **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 Pyle Avenue improvement project, 90 days to record said separate document for the Pyle Avenue improvement project;**
- **The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, dedication to back-of-curb, 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.**

9. UC-24-0521-WIGWAM-PARVIN LIMITED PARTNERSHIP:
USE PERMIT to allow a multi-family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) alternative driveway geometrics.
DESIGN REVIEW for a proposed multi-family residential development on 9.23 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Jo Rae Avenue within Enterprise. MN/hw/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;**
- **Certificate of Occupancy and/or business license shall not be issued without 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

- **A License and Maintenance Agreement for any non-standard improvements within the right-of-way along Las Vegas Boulevard South, if required by Public Works - Development Review;**
- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication to include, 100 feet for Las Vegas Boulevard South, 25 feet to the back-of-curb for Giles Street and associated spandrels;**
- **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 Pyle Avenue improvement project, 90 days to record said separate document for the Pyle Avenue improvement project;**
- **The installation of detached sidewalks will require the vacation of excess right-of-way, dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0290-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

10. ZC-24-0518-USA:
ZONE CHANGE to reclassify a 5.55 acre portion of 58.7 acres from an IH (Industrial Heavy) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-70) Overlay. Generally located on the northwest side of Las Vegas Boulevard North and the north side of Nadine Petersen Boulevard within the Northeast County Planning Area (description on file). MK/rg (For possible action)

APPROVED.

11. ORD-24-900529: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with SCT Silverado Ranch & Arville LLC for a commercial development on 0.8 acres, generally located east of Arville Street and north of Silverado Ranch Boulevard within Enterprise. JJ/jm (For possible action)

ADOPTED.

12. ORD-24-900546: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Fort Apache, LTD for a multi-family residential development on 9.1 acres, generally located west of Fort Apache Road and south of Pebble Road within Enterprise. JJ/dw (For possible action)

ADOPTED.

13. ORD-24-900599: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with G Y Properties LLC for an office/warehouse building on 2.1 acres, generally located west of Westwind Road and south of Sunset Road within Enterprise. MN/dw (For possible action)

ADOPTED.

14. ORD-24-900699: 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 August 21, 2024. (For possible action)

ADOPTED.

15. ORD-24-900708: 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 August 7, 2024. (For possible action)

ADOPTED.

16. ORD-24-900710: 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 September 18, 2024. (For possible action)

ADOPTED.

17. ORD-24-900725: 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 September 4, 2024 and in Assessor's Books 059, 104, 140, 161, 162, 163, 164, 175, 176, and 177 the attached zone changes were approved to reclassify certain properties and amend the zoning map. (For possible action)

ADOPTED.

NON-ROUTINE ACTION ITEMS (18 – 61): These items will be considered separately.

18. CP-24-900629: Conduct a public hearing, adopt the Flood Control Master Plan Update, and authorize the Chair to sign a Resolution amending the Plan. (For possible action)

ADOPTED.

19. ET-24-400110 (UC-20-0493)-5051 SLV, LLC:
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) expand the Gaming Enterprise District; 2) a resort hotel; 3) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, conventions, back of house and parking structures; 4) associated accessory and incidental commercial uses, buildings, and structures; and 5) deviations from development standards.
DEVIATIONS for the following: 1) increase the height of high-rise towers; 2) encroachment into airspace; 3) reduce setbacks; 4) alternative landscaping; and 5) all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) for non-standard improvements (landscaping) within the right-of-way; and 2) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) a resort hotel with all associated and accessory uses, structures and incidental buildings and structures; and 2) finished grade on 4.68 acres in a CR (Commercial Resort) Zone and within the Airport Environs (AE-65) Overlay. Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Russell Road (alignment) within Paradise. JG/jm/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Until August 20, 2025 to commence or the application will expire unless extended with approval of an extension of time;**
- **As required by NRS 278.0205 and the Development Agreement Ordinance, applicant to submit their first report, due once every twenty-four (24) months, by November 30, 2024;**
- **Complete construction of perimeter wall on east side of the property within 90 days;**
- **Enclose the site with a solid 8 foot high wood construction fence made of dimensional lumber and faced with plywood, as required in Exhibit A of the Decommissioning Plan, within 90 days; only after contractor notifies the Clark County Building Department that the project has remobilized, and construction has restarted, can the wooden construction fence be removed;**
- **24 hour on-site manned security must be provided immediately and throughout the duration of the construction project.**
- **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Compliance with previous conditions.**

Department of Aviation

- **The applicant shall be 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 DOA;**
- **If the applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then it 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; the 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 will be issued until the applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA and is still valid, or a "Property Owner's Shielding Determination Statement" has been issued by the DOA;**
- **The applicant shall be 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 the FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; 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.**

20. UC-24-0319-VAN DIEPEN, RICHARD & KATHRYN:
USE PERMIT for an accessory living quarters.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation.
DESIGN REVIEW for existing accessory structures in conjunction with an existing single-family residence on 0.23 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Designation Overlay. Generally located on the east side of Cochise Lane, 110 feet north of Geronimo Way within Paradise. TS/jm/syp (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time;**
- **Paint roof of accessory living quarter to match the roof color of the residence.**
- **Applicant is advised that 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.**

21. UC-24-0436-MANNA INVESTMENT GROUP, LLC:
HOLDOVER USE PERMIT for a vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) alternative buffering and screening; and 3) allow attached sidewalks.
DESIGN REVIEW for a vehicle wash in conjunction with an existing shopping center on a portion of 4.09 acres in a CG (Commercial General) Zone. Generally located on the west side of Sandhill Road and the south side of Desert Inn Road within Paradise. TS/sd/kh (For possible action)

HELD - 12/18/24 - per the applicant.

22. UC-24-0460-GONZALEZ, DIMAS:
HOLDOVER USE PERMITS for the following: 1) stable (residential); 2) livestock (small); 3) livestock (medium); and 4) livestock (large).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow accessory structures prior to the principal structure; 2) reduce building separation; 3) allow a non-decorative fence in the front yard; 4) eliminate street landscaping; 5) full off-site improvements; and 6) allow 3 driveways in conjunction with proposed agricultural uses and future single-family residences on 1.47 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-65) Overlay. Generally located on the south side of Cartier Avenue and the east side of Walnut Road within Sunrise Manor. WM/dd/syp (For possible action)

HELD - 12/18/24 - per Commissioner McCurdy.

23. UC-24-0536-REHM, SCOTT & JEANALIN, JULIA:
USE PERMITS for the following: 1) home occupation; 2) stable; 3) livestock (small and large); and 4) household pets.
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks on 0.48 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Westwind Road, 610 feet south of Charleston Boulevard within the Spring Valley Planning Area. RM/tpd/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **60 days to bring the on-site activities into compliance with Title 30;**
- **Obtain any required permits for the increase in household pets from Clark County Animal Control.**
- **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.**

Southern Nevada Health District (SNHD) - Engineering

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

USE PERMITS #1 THROUGH #3 AND WAIVER OF DEVELOPMENT STANDARDS WERE DENIED.

24. VS-24-0277-PALM PROPERTIES, LLC:
HOLDOVER VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). TS/jor/syp (For possible action)

DENIED.

25. WS-24-0276-PALM PROPERTIES, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. TS/jor/syp (For possible action)

DENIED.

26. VS-24-0457-DBAC, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Pamalyn Avenue and Maule Avenue, and between Arville Street and Cameron Street, a portion of right-of-way being Arville Street located between Pamalyn Avenue and Maule Avenue, and portion of right-of-way being Maule Avenue located between Arville Street and Cameron Street within Enterprise (description on file). MN/lm/syp (For possible action)

HELD - 12/18/24 - per the applicant.

27. WS-24-0456-DBAC, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fill height; 2) increase retaining wall height; and 3) reduce driveway setback.
DESIGN REVIEW for a single-family residential subdivision on 3.11 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action)

HELD - 12/18/24 - per the applicant.

28. TM-24-500096-DBAC, LLC:
HOLDOVER TENTATIVE MAP consisting of 6 single-family residential lots and 1 common lot on 3.11 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action)

HELD - 12/18/24 - per the applicant.

29. VS-24-0462-OMNI FAMILY LIMITED PARTNERSHIP:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Capovilla Avenue and between Valley View Boulevard and Procyon Street within Enterprise (description on file). MN/hw/kh (For possible action)

APPROVED.
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

- **Right-of-way dedication to include 45 feet to the back-of-curb for Valley View Boulevard, 25 feet to the back-of-curb for Arby Avenue, 25 feet to the back-of-curb for Procyon Street, 25 feet to the back-of-curb for Capovilla Avenue and associated spandrels;**

- **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, 90 days to record said separate document for the Warm Springs storm drain improvement project;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**
- **Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

30. WS-24-0461-OMNI FAMILY LIMITED PARTNERSHIP:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce net lot area; 2) reduce street landscaping; 3) increase retaining wall height; 4) increase fill height; 5) alternative lot orientation; 6) off-site improvements (streetlights); and 7) reduce driveway setbacks.
DESIGN REVIEW for a single-family residential subdivision on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise. MN/hw/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **At a minimum, 5 gallon shrubs shall be provided within the landscaping strip between the tiered retaining wall;**
- **Provide for and include in the CC&Rs that a minimum of 15, 24 inch box Bay Laurel trees be planted and maintained 30 feet on center within the landscape strip between the tiered wall with any changes in landscaping to be approved by the HOA and adjacent property owners;**
- **Provide and include in the CC&Rs a gate to the landscape easement on Arby Avenue to be accessed and maintained by an HOA;**
- **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

- **Full off-site improvement on Valley View Boulevard;**
- **Full off-site improvements except streetlights on Arby Avenue, Capovilla Avenue, and Procyon Street with sidewalks consisting of asphalt instead of concrete;**
- **Install conduit and pull boxes for streetlights;**
- **Drainage study and compliance;**
- **Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard, 25 feet to the back of curb for Arby Avenue, 25 feet to the back of curb for Procyon Street, 25 feet to the back of curb for Capovilla Avenue and associated spandrels;**
- **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, 90 days to record said separate document for the Warm Springs storm drain improvement project.**

- **Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

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.**
- **Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed; 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 to show fire hydrant locations on-site and within 750 feet.**
- **Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0135-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

31. TM-24-500099-OMNI FAMILY LIMITED PARTNERSHIP:
HOLDOVER TENTATIVE MAP consisting of 13 single-family residential lots on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise. MN/hw/kh (For possible action)

APPROVED.
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

- **Full off-site improvement on Valley View Boulevard;**
- **Full off-site improvements except streetlights on Arby Avenue, Capovilla Avenue, and Procyon Street with sidewalks consisting of asphalt instead of concrete;**
- **Install conduit and pull boxes for streetlights;**
- **Drainage study and compliance;**
- **Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard, 25 feet to the back of curb for Arby Avenue, 25 feet to the back of curb for Procyon Street, 25 feet to the back of curb for Capovilla Avenue and associated spandrels;**
- **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, 90 days to record said separate document for the Warm Springs storm drain improvement project.**
- **Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

Building Department - Addressing

- **Approved street name list from the Combined Fire Communications Center shall be provided.**

Department of Aviation

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0135-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

32. VS-24-0509-USA:
VACATE AND ABANDON easements of interest to Clark County located between Craig Road and Alexander Road and between Chieftain Street and Fort Apache Road; a portion of right-of-way being Helena Avenue located between Chieftain Street and Fort Apache Road; and a portion of right-of-way being Hickam Avenue located between Chieftain Street and Fort Apache Road within Lone Mountain (description on file). RM/hw/kh (For possible action)

HELD - 12/04/24 - per the applicant.

33. WS-24-0510-USA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gross lot area; 2) reduce net lot area; 3) reduce front setbacks; 4) allow a gated community within the NPO-RNP; 5) reduce street landscaping; 6) reduce call box setback; 7) eliminate off-site improvements (curb, gutter, sidewalks, and streetlights); 8) increase the length of a non-through street without a county approved turnaround; and 9) eliminate street knuckles.
DESIGN REVIEW for a single-family residential subdivision on a 22.14 acre portion of 32.12 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Craig Road, north of Florine Avenue (alignment), east of Chieftain Street, and west of Fort Apache Road within Lone Mountain. RM/hw/kh (For possible action)

HELD - 12/04/24 - per the applicant.

34. TM-24-500108-USA:
TENTATIVE MAP consisting of 39 single-family residential lots and 2 common lots on a 22.14 acre portion of 32.12 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Craig Road, north of Florine Avenue (alignment), east of Chieftain Street, and west of Fort Apache Road within Lone Mountain. RM/hw/kh (For possible action)

HELD - 12/04/24 - per the applicant.

35. VS-24-0539-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
VACATE AND ABANDON easements of interest to Clark County located between Torino Avenue and Ford Avenue (alignment) and between Belcastro Street and Rosanna Street within Enterprise (description on file). JJ/jud/kh (For possible 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 25 feet to the back of curb for Torino Avenue, 25 feet to the back of curb for Belcastro Street, 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;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**

36. WS-24-0538-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce net lot size; 2) increase fill height; 3) increase retaining wall height; and 4) increase driveway width.
DESIGN REVIEW for a single-family residential subdivision on 2.34 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northeast corner of Belcastro Street and Torino Avenue within Enterprise. JJ/jud/kh (For possible 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;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 25 feet to the back of curb for Torino Avenue, 25 feet to the back of curb for Belcastro Street, and associated spandrel;**
- **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.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0214-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

37. VS-24-0542-GOLDENSITES, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Mistral Avenue and between Cimarron Road and Durango Drive and portion of a right-of-way being Gagnier Boulevard located between Mistral Avenue and Camero Avenue within Enterprise (description on file). JJ/sd/kh (For possible action)

APPROVED.

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

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

38. WS-24-0543-GOLDENSSITES, LLC, THE PARSONS FAMILY REVOCABLE LIVING TRUST):
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase retaining wall height; 3) increase fill height; 4) waive full off-site improvements; and 5) reduce street intersection off-set.
DESIGN REVIEW for a single-family residential subdivision on 10.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Camero Avenue and the east and west sides of Gagnier Boulevard (alignment) within Enterprise. JJ/sd/kh (For possible 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 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

- **Off-site improvements (curb, gutter, and paving) on Camero Avenue;**
- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0075-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

WAIVER OF DEVELOPMENT STANDARDS #4A WAS DENIED FOR OFF-SITE IMPROVEMENTS (CURB, GUTTER, AND PARTIAL PAVING).

39. TM-24-500117-GOLDENSSITES, LLC, THE PARSONS FAMILY REVOCABLE LIVING TRUST): TENTATIVE MAP consisting of 20 single-family residential lots on 10.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Camero Avenue and the east and west sides of Gagnier Boulevard (alignment) within Enterprise. JJ/sd/kh (For possible action)

APPROVED.
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

- **Off-site improvements (curb, gutter, and paving) on Camero Avenue;**
- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**

Building Department - Addressing

- **Approved street name list from the Combined Fire Communications Center shall be provided.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0075-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

40. WS-24-0522-CROCKER FAMILY REVOCABLE LIVING TRUST:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) eliminate full off-site improvements in conjunction with a proposed single-family residence on 0.5 acres in a RS20 (Residential Single-Family 20) Zone within the Neighborhood Preservation (RNP) Overlay. Generally located on the west side of El Capitan Way, 170 feet south of Washburn Road within Lone Mountain. RM/jm/kh (For possible action)

HELD - 12/04/24 - per the Board of County Commissioners.

41. WS-24-0523-WARREN FAMILY REV LIV TR & WARREN, JOSEPH F. & CARRYN B. TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation; 2) reduce setbacks; and 3) modify driveway geometrics for accessory structures in conjunction with an existing single-family residence on 2.28 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Fairfield Avenue, 320 feet south of Wigwam Avenue within Enterprise. MN/tpd/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -
Comprehensive Planning

- **1 year to complete the building permit and inspection process for existing accessory structures or this portion of the application will expire unless extended with approval of an extension of time;**
- **2 years to commence the proposed RV cover or this portion of the application will expire unless extended with approval of an extension of time;**
- **Paint the proposed RV cover to match the primary dwelling.**
- **Applicant is advised that 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.**

Southern Nevada Health District (SNHD) - Engineering

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

42. WS-24-0525-SEMMATERIALS ENERGY PTNRS, LLC:
AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height (no longer needed); 2) allow non-decorative fencing (no longer needed); 3) reduce access gate setbacks; 4) waive off-site improvements (streetlights); 5) allow attached sidewalks; 6) eliminate throat depth; and 7) eliminate driveway back-of-curb radius.
DESIGN REVIEW for site modifications for an existing asphalt batch plant on 6.76 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located on the southwest corner of Valley View Boulevard and Ponderosa Way within Paradise. MN/dd/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Paint the shipping containers to match the buildings and infrastructure on-site;**
- **Street landscaping along Ponderosa Way to consist of recommended plants from the Regional Plant List, or an approved alternative.**
- **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

- **Full off-site improvements except streetlights on Ponderosa Way;**
- **Install conduit and pull boxes on Ponderosa Way.**

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;**
- **Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.**
- **Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0185-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

43. WS-24-0526-GHANOLI HOLDINGS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; and 2) allow a non-decorative fence.
DESIGN REVIEW for modifications to a previously approved truck staging area on 0.49 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Martin Avenue and the east side of Crystal Street within Enterprise. MN/dd/kh (For possible action)

HELD - 01/22/25 - per the applicant.

44. WS-24-0527-COUNTY OF CLARK (AVIATION):
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase wall height; 3) increase fill height; 4) eliminate off-site improvements (curb, gutter, sidewalks, and streetlights); and 5) reduce the street intersection off-set.
DESIGN REVIEW for single-family detached residences on 4.92 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northwest corner of Valadez Street and Shelbourne Avenue within Enterprise. JJ/jud/kh (For possible 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 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

- **Comply with approved drainage study PW24-17122;**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0113-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

45. TM-24-500114-COUNTY OF CLARK (AVIATION):
TENTATIVE MAP consisting of 10 single-family residential lots and common lots on 4.92 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northwest corner of Valadez Street and Shelbourne Avenue within Enterprise. JJ/jud/kh (For possible action)

APPROVED.
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

- **Comply with approved drainage study PW24-17122;**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**

Building Department - Addressing

- **Approved street name list from the Combined Fire Communications Center shall be provided.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0113-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

46. WS-24-0535-BLUE DIAMOND PB HOLDINGS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscape planter width; and 2) reduce driveway geometrics.
DESIGN REVIEW for commercial buildings on 0.89 acres in a CG (General Commercial) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Blue Diamond Road and the west side of Pinkbox Drive within Enterprise. JJ/sd/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;**
- **Certificate of Occupancy and/or business license shall not be issued without 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;**
- **The installation of detached sidewalks will require vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way;**
- **Coordinate with Real Property Management and the Department of Aviation to dedicate Pinkbox Drive.**

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.**
- **Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0437-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

WAIVERS OF DEVELOPMENT STANDARDS #1 AND #2B WERE WITHDRAWN.

47. PA-24-700015-NEVADA POWER COMPANY:
PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) to Neighborhood Commercial (NC) on 1.89 acres. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley. JJ/gc (For possible action)

ADOPTED.

48. ZC-24-0310-NEVADA POWER COMPANY:
ZONE CHANGE to reclassify 1.89 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley (description on file). JJ/hw (For possible 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 #0323-2024 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.**

49. UC-24-0311-NEVADA POWER COMPANY:
USE PERMIT for a mini-warehouse facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate landscape buffer and screening; and 2) residential adjacency standards.
DESIGN REVIEW for a mini-warehouse facility on 1.89 acres in a CG (Commercial General) Zone. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley. JJ/hw/syp (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **The addition of balconies or other second story external additions are prohibited;**

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

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0323-2024 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.**

WAIVERS OF DEVELOPMENT STANDARDS #1A, #1B, AND #1E WERE WITHDRAWN.

50. PA-24-700020-ROOHANI KHUSROW FAMILY TRUST:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located between Wigwam Avenue and Cougar Avenue on the west side of Edmond Street within Enterprise. JJ/rk (For possible action)

ADOPTED.

51. ZC-24-0485-ROOHANI KHUSROW FAMILY TRUST:
ZONE CHANGE to reclassify the following: 1) 5.00 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone; 2) 4.77 acres from an RS20 (Residential Single-Family 20) Zone and an H-2 (General Highway Frontage) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 3) eliminate the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise (description on file). JJ/rg (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Department of Aviation

- **Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;**
- **If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;**

- **No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.**
- **Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0181-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

52. VS-24-0486-ROOHANI KHUSROW FAMILY TRUST:
AMENDED VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Ford Avenue, and between Mohawk Street and Decatur Boulevard; a portion of a right-of-way being Edmond Street located between Wigwam Avenue (previously notified as Mohawk Street) and Ford Avenue; and a portion of a right-of-way being Cougar Avenue located between Mohawk Street (previously notified as Decatur Boulevard) and Edmond Street within Enterprise (description on file). JJ/rg/kh (For possible action)

APPROVED.
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

- **Right-of-way dedication to include 25 feet to the back of curb for Cougar Avenue, between 25 feet and 50 feet to the back of curb for Edmond Street, 35 feet to the back of curb for Wigwam Avenue and associated spandrels;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**

- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **All other right-of-way and easement dedications to record with the subdivision map;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**
- **Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

53. WS-24-0487-ROOHANI KHUSROW FAMILY TRUST:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fill height; and 2) increase retaining wall height.
DESIGN REVIEW for a single-family detached residential development on 9.77 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise. JJ/rg/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;**
- **1 story homes on Lots 1 through 6;**
- **No more than 14 homes on the western half of the project consisting of no more than 6 homes on the western half and no more than 8 homes on the eastern half;**
- **No more than 38 homes on the eastern half of the project;**
- **Tiered retaining walls on any perimeter walls along a right-of-way that are above the allowed total of 9 feet (3 feet of retaining and 6 feet of screen);**
- **Wrought iron view fencing on top of any retaining walls on the eastern half of the project above the allowed total of 9 feet (3 feet of retaining and 6 feet of screen);**
- **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;**
- **Right-of-way dedication to include 25 feet to the back of curb for Cougar Avenue, 25 feet to 50 feet to the back of curb for Edmond Street, 35 feet to the back of curb for Wigwam Avenue and associated spandrels;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **All other right-of-way and easement dedications to record with the subdivision map.**

- **Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

Department of Aviation

- **Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;**
- **If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B 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.**
- **Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0181-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

54. TM-24-500101-ROOHANI KHUSROW FAMILY TRUST:
TENTATIVE MAP consisting of 54 single-family residential lots and 5 common lots on 9.77 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise. JJ/rg/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **No more than 14 homes on the western half of the project consisting of no more than 6 homes on the western half and no more than 8 homes on the eastern half;**

- **No more than 38 homes on the eastern half of the project.**
- **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 25 feet to the back of curb for Cougar Avenue, 25 feet to 50 feet to the back of curb for Edmond Street, 35 feet to the back of curb for Wigwam Avenue and associated spandrels;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **All other right-of-way and easement dedications to record with the subdivision map.**
- **Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

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.**

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0181-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

AGENDA ITEM

55. AG-24-900729 HOLDOVER: Discuss a potential amendment to Title 30 to address how setbacks are measured; and direct staff accordingly. (For possible action)

DISCUSSED.

ORDINANCES – INTRODUCTION

56. ORD-24-900565: Introduce an ordinance to consider adoption of a Development Agreement with Richmond American Homes of Nevada, Inc. for a single-family residential development on 7.11 acres, generally located north of Pebble Road and east of Durango Drive within Enterprise. JJ/dw (For possible action)

INTRODUCED - public hearing 12/04/24.

57. ORD-24-900572: Introduce an ordinance to consider adoption of a Development Agreement with SHLV LLC for a shopping center development on 4.0 acres, generally located south of Shelbourne Avenue and west of Rainbow Boulevard within Enterprise. JJ/dw (For possible action)

INTRODUCED - public hearing 12/04/24.

58. ORD-24-900582: Introduce an ordinance to consider adoption of a Development Agreement with BD Equities, LLC for an office/ warehouse complex on 6.7 acres, generally located west of Arville Street and north of Cougar Avenue within Enterprise. JJ/dw (For possible action)

INTRODUCED - public hearing 12/04/24.

59. ORD-24-900734: Introduce an ordinance to consider adoption of a Development Agreement with SD NORTH PARCELS LLC for an office/warehouse complex on 19.3 acres, generally located east of Tenaya Way and south of Patrick Lane within Spring Valley. MN/dd (For possible action)

INTRODUCED - public hearing 12/04/24.

60. ORD-24-900758: Introduce an ordinance to amend Title 30 to modify street landscaping requirements, regulations for manufactured homes, and providing for other matters properly related thereto; and set a public hearing. (For possible action)

INTRODUCED - public hearing 12/04/24.

61. ORD-24-900766: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on October 2, 2024. (For possible action)

INTRODUCED - public hearing 12/04/24.

PUBLIC COMMENTS

Comments by the General Public regarding any items not listed on the agenda as posted. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda.

ANNOTATED ZONING AND SUBDIVISION AGENDA AND RELATED ITEMS
BOARD OF COUNTY COMMISSIONERS
COMMISSION CHAMBERS
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
9:00 AM, WEDNESDAY, NOVEMBER 20, 2024

This meeting has been properly noticed and posted online at https://clarkcountynv.gov/agendas and Nevada Public Notice at https://notice.nv.gov/, and at the following Principal Office:
Clark County Government Center, 500 S. Grand Central Parkway, Las Vegas, NV.

The Clark County Commission Chambers are accessible to individuals with disabilities. With twenty-four (24) hour advanced request, a sign language interpreter may be made available (telephone number TT/TDD: Nevada Relay toll-free (800) 326-6868) and assisted listening devices are available at the meeting upon request. A copy of the agenda sheets for this meeting can be found at https://clarkcountynv.gov/agendas. Versión en español se puede encontrar en https://clarkcountynv.gov/agendas haciendo clic en "Detalles de la reunión". Ang bersyon sa Tagalog ay matatagpuan sa https://clarkcountynv.gov/agendas sa pamamagitan ng pag-click sa "Mga Detalye ng Pagpupulong". Supporting material for each item, including information provided at the meeting, is available at https://www.clarkcountynv.gov/comp-planning for inspection by clicking "Services" and selecting "Land Use Documents", visiting the Department of Comprehensive Planning located at 500 S. Grand Central Parkway, Las Vegas, NV 89106, or by contacting Nicole Razo at (702) 455-4314 (option 2, option 1).

MEETING PROTOCOL:

ITEMS 4 – 17 are routine items for possible action.

These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda and be heard separately when directed by the Board of County Commissioners.

ITEMS 18 – 61 are non-routine public hearing items for possible action.

These items will be considered separately.

If you wish to speak to the Board of County Commissioners about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Please clearly state your name and address and please spell your last name for the record. Please be advised that the Board of County Commissioners has the discretion to take items on the agenda out of order; combine two or more agenda items for consideration; remove an item from the agenda or delay discussion relating to an item on the agenda at any time; and they may impose up to a 3 minute time limit for speaking on an item.

If you wish to comment on an agenda item via email, you may send an email to zoningmeeting@clarkcountynv.gov. Please include the item and application number in the "subject" portion of the email. The entire comment will be included in the written record for the item.

OPENING CEREMONIES

CALL TO ORDER

1. Public Comments.

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

3. Approval of minutes. (For possible action)

ROUTINE ACTION ITEMS (4 – 17):

These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda and be heard separately when directed by the Board of County Commissioners.

4. SDR-24-0334-MGM RESORTS LAND HOLDINGS II, LLC
HOLDOVER SIGN DESIGN REVIEW for modifications to an approved comprehensive sign plan for a resort hotel (Bellagio) on 76.63 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action)

5. DR-24-0335-BCORE PARADISE, LLC:
HOLDOVER DESIGN REVIEW for an expansion and modification to an existing resort hotel (Bellagio) on 85.77 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action)

6. ET-24-400107 (UC-20-0288)-WTML WARM SPRINGS, LLC:
USE PERMIT SECOND EXTENSION OF TIME for a cannabis establishment (retail cannabis store). DESIGN REVIEW for a retail building for a cannabis establishment on 0.9 acres in a CG (Commercial General) Zone. Generally located on the south side of Warm Springs Road, 480 feet east of Haven Street within Enterprise. MN/mh/kh (For possible action)

7. WC-24-400111 (ZC-1965-04)-WIGWAM-PARVIN LIMITED PARTNERSHIP:
WAIVERS OF CONDITIONS of a zone change requiring the following: 1) a 45 foot setback on Las Vegas Boulevard South; 2) 20 foot minimum setback along all other street frontages; and 3) 20 foot wide landscape buffer with medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area and a detached sidewalk along Las Vegas Boulevard South unless prohibited by NDOT in conjunction with a proposed multi-family residential development on 9.23 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Jo Rae Avenue within Enterprise. MM/hw/kh (For possible action)

8. VS-24-0520-WIGWAM-PARVIN LIMITED PARTNERSHIP:
VACATE AND ABANDON easements of interest to Clark County located between Jo Rae Avenue and Pyle Avenue and between Las Vegas Boulevard South and Giles Street; a portion of right-of-way being Pyle Avenue located between Las Vegas Boulevard South and Giles Street; a portion of right-of-way being Jo Rae Avenue located between Las Vegas Boulevard South and Giles Street; and a portion of right-of-way being Giles Street located between Jo Rae Avenue and Pyle Avenue within Enterprise (description on file). MN/hw/kh (For possible action)

9. UC-24-0521-WIGWAM-PARVIN LIMITED PARTNERSHIP:
USE PERMIT to allow a multi-family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) alternative driveway geometrics.
DESIGN REVIEW for a proposed multi-family residential development on 9.23 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Jo Rae Avenue within Enterprise. MN/hw/kh (For possible action)

10. ZC-24-0518-USA:
ZONE CHANGE to reclassify a 5.55 acre portion of 58.7 acres from an IH (Industrial Heavy) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-70) Overlay. Generally located on the northwest side of Las Vegas Boulevard North and the north side of Nadine Petersen Boulevard within the Northeast County Planning Area (description on file). MK/rg (For possible action)

11. ORD-24-900529: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with SCT Silverado Ranch & Arville LLC for a commercial development on 0.8 acres, generally located east of Arville Street and north of Silverado Ranch Boulevard within Enterprise. JJ/jm (For possible action)

12. ORD-24-900546: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Fort Apache, LTD for a multi-family residential development on 9.1 acres, generally located west of Fort Apache Road and south of Pebble Road within Enterprise. JJ/dw (For possible action)

13. ORD-24-900599: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with G Y Properties LLC for an office/warehouse building on 2.1 acres, generally located west of Westwind Road and south of Sunset Road within Enterprise. MN/dw (For possible action)

14. ORD-24-900699: 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 August 21, 2024. (For possible action)

15. ORD-24-900708: 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 August 7, 2024. (For possible action)

16. ORD-24-900710: 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 September 18, 2024. (For possible action)

17. ORD-24-900725: 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 September 4, 2024 and in Assessor's Books 059, 104, 140, 161, 162, 163, 164, 175, 176, and 177 the attached zone changes were approved to reclassify certain properties and amend the zoning map. (For possible action)

NON-ROUTINE ACTION ITEMS (18 – 61):

These items will be considered separately.

18. CP-24-900629: Conduct a public hearing, adopt the Flood Control Master Plan Update, and authorize the Chair to sign a Resolution amending the Plan. (For possible action)

19. ET-24-400110 (UC-20-0493)-5051 SLV, LLC:
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) expand the Gaming Enterprise District; 2) a resort hotel; 3) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, conventions, back of house and parking structures; 4) associated accessory and incidental commercial uses, buildings, and structures; and 5) deviations from development standards.
DEVIATIONS for the following: 1) increase the height of high-rise towers; 2) encroachment into airspace; 3) reduce setbacks; 4) alternative landscaping; and 5) all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) for non-standard improvements (landscaping) within the right-of-way; and 2) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) a resort hotel with all associated and accessory uses, structures and incidental buildings and structures; and 2) finished grade on 4.68 acres in a CR (Commercial Resort) Zone and within the Airport Environs (AE-65) Overlay. Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Russell Road (alignment) within Paradise. JG/jm/kh (For possible action)

20. UC-24-0319-VAN DIEPEN, RICHARD & KATHRYN:
USE PERMIT for an accessory living quarters.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation.
DESIGN REVIEW for existing accessory structures in conjunction with an existing single-family residence on 0.23 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Designation Overlay. Generally located on the east side of Cochise Lane, 110 feet north of Geronimo Way within Paradise. TS/jm/syp (For possible action)

21. UC-24-0436-MANNA INVESTMENT GROUP, LLC:
HOLDOVER USE PERMIT for a vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) alternative buffering and screening; and 3) allow attached sidewalks.
DESIGN REVIEW for a vehicle wash in conjunction with an existing shopping center on a portion of 4.09 acres in a CG (Commercial General) Zone. Generally located on the west side of Sandhill Road and the south side of Desert Inn Road within Paradise. TS/sd/kh (For possible action)

22. UC-24-0460-GONZALEZ, DIMAS:
HOLDOVER USE PERMITS for the following: 1) stable (residential); 2) livestock (small); 3) livestock (medium); and 4) livestock (large).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow accessory structures prior to the principal structure; 2) reduce building separation; 3) allow a non-decorative fence in the front yard; 4) eliminate street landscaping; 5) full off-site improvements; and 6) allow 3 driveways in conjunction with proposed agricultural uses and future single-family residences on 1.47 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-65) Overlay. Generally located on the south side of Cartier Avenue and the east side of Walnut Road within Sunrise Manor. WM/dd/syp (For possible action)

23. UC-24-0536-REHM, SCOTT & JEANALIN, JULIA:
USE PERMITS for the following: 1) home occupation; 2) stable; 3) livestock (small and large); and 4) household pets.
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks on 0.48 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Westwind Road, 610 feet south of Charleston Boulevard within the Spring Valley Planning Area. RM/tpd/kh (For possible action)

24. VS-24-0277-PALM PROPERTIES, LLC:
HOLDOVER VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). TS/jor/syp (For possible action)

25. WS-24-0276-PALM PROPERTIES, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. TS/jor/syp (For possible action)

26. VS-24-0457-DBAC, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Pamalyn Avenue and Maule Avenue, and between Arville Street and Cameron Street, a portion of right-of-way being Arville Street located between Pamalyn Avenue and Maule Avenue, and portion of right-of-way being Maule Avenue located between Arville Street and Cameron Street within Enterprise (description on file). MN/lm/syp (For possible action)

27. WS-24-0456-DBAC, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fill height; 2) increase retaining wall height; and 3) reduce driveway setback.
DESIGN REVIEW for a single-family residential subdivision on 3.11 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action)

28. TM-24-500096-DBAC, LLC:
HOLDOVER TENTATIVE MAP consisting of 6 single-family residential lots and 1 common lot on 3.11 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action)

29. VS-24-0462-OMNI FAMILY LIMITED PARTNERSHIP:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Capovilla Avenue and between Valley View Boulevard and Procyon Street within Enterprise (description on file). MN/hw/kh (For possible action)

30. WS-24-0461-OMNI FAMILY LIMITED PARTNERSHIP:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce net lot area; 2) reduce street landscaping; 3) increase retaining wall height; 4) increase fill height; 5) alternative lot orientation; 6) off-site improvements (streetlights); and 7) reduce driveway setbacks.
DESIGN REVIEW for a single-family residential subdivision on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise. MN/hw/kh (For possible action)

31. TM-24-500099-OMNI FAMILY LIMITED PARTNERSHIP:
HOLDOVER TENTATIVE MAP consisting of 13 single-family residential lots on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise. MN/hw/kh (For possible action)

32. VS-24-0509-USA:
VACATE AND ABANDON easements of interest to Clark County located between Craig Road and Alexander Road and between Chieftain Street and Fort Apache Road; a portion of right-of-way being Helena Avenue located between Chieftain Street and Fort Apache Road; and a portion of right-of-way being Hickam Avenue located between Chieftain Street and Fort Apache Road within Lone Mountain (description on file). RM/hw/kh (For possible action)

33. WS-24-0510-USA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gross lot area; 2) reduce net lot area; 3) reduce front setbacks; 4) allow a gated community within the NPO-RNP; 5) reduce street landscaping; 6) reduce call box setback; 7) eliminate off-site improvements (curb, gutter, sidewalks, and streetlights); 8) increase the length of a non-through street without a county approved turnaround; and 9) eliminate street knuckles.
DESIGN REVIEW for a single-family residential subdivision on a 22.14 acre portion of 32.12 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Craig Road, north of Florine Avenue (alignment), east of Chieftain Street, and west of Fort Apache Road within Lone Mountain. RM/hw/kh (For possible action)

34. TM-24-500108-USA:
TENTATIVE MAP consisting of 39 single-family residential lots and 2 common lots on a 22.14 acre portion of 32.12 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Craig Road, north of Florine Avenue (alignment), east of Chieftain Street, and west of Fort Apache Road within Lone Mountain. RM/hw/kh (For possible action)

35. VS-24-0539-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
VACATE AND ABANDON easements of interest to Clark County located between Torino Avenue and Ford Avenue (alignment) and between Belcastro Street and Rosanna Street within Enterprise (description on file). JJ/jud/kh (For possible action)

36. WS-24-0538-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce net lot size; 2) increase fill height; 3) increase retaining wall height; and 4) increase driveway width.
DESIGN REVIEW for a single-family residential subdivision on 2.34 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northeast corner of Belcastro Street and Torino Avenue within Enterprise. JJ/jud/kh (For possible action)

37. VS-24-0542-GOLDENSITES, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Mistral Avenue and between Cimarron Road and Durango Drive and portion of a right-of-way being Gagnier Boulevard located between Mistral Avenue and Camero Avenue within Enterprise (description on file). JJ/sd/kh (For possible action)

38. WS-24-0543-GOLDENSSITES, LLC, THE PARSONS FAMILY REVOCABLE LIVING TRUST):
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase retaining wall height; 3) increase fill height; 4) waive full off-site improvements; and 5) reduce street intersection off-set.
DESIGN REVIEW for a single-family residential subdivision on 10.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Camero Avenue and the east and west sides of Gagnier Boulevard (alignment) within Enterprise. JJ/sd/kh (For possible action)

39. TM-24-500117-GOLDENSSITES, LLC, THE PARSONS FAMILY REVOCABLE LIVING TRUST):
TENTATIVE MAP consisting of 20 single-family residential lots on 10.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Camero Avenue and the east and west sides of Gagnier Boulevard (alignment) within Enterprise. JJ/sd/kh (For possible action)

40. WS-24-0522-CROCKER FAMILY REVOCABLE LIVING TRUST:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) eliminate full off-site improvements in conjunction with a proposed single-family residence on 0.5 acres in a RS20 (Residential Single-Family 20) Zone within the Neighborhood Preservation (RNP) Overlay. Generally located on the west side of El Capitan Way, 170 feet south of Washburn Road within Lone Mountain. RM/jm/kh (For possible action)

41. WS-24-0523-WARREN FAMILY REV LIV TR & WARREN, JOSEPH F. & CARRYN B. TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation; 2) reduce setbacks; and 3) modify driveway geometrics for accessory structures in conjunction with an existing single-family residence on 2.28 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Fairfield Avenue, 320 feet south of Wigwam Avenue within Enterprise. MN/tpd/kh (For possible action)

42. WS-24-0525-SEMMATERIALS ENERGY PTNRS, LLC:
AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height (no longer needed); 2) allow non-decorative fencing (no longer needed); 3) reduce access gate setbacks; 4) waive off-site improvements (streetlights); 5) allow attached sidewalks; 6) eliminate throat depth; and 7) eliminate driveway back-of-curb radius.
DESIGN REVIEW for site modifications for an existing asphalt batch plant on 6.76 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located on the southwest corner of Valley View Boulevard and Ponderosa Way within Paradise. MN/dd/kh (For possible action)

43. WS-24-0526-GHANOLI HOLDINGS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; and 2) allow a non-decorative fence.
DESIGN REVIEW for modifications to a previously approved truck staging area on 0.49 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Martin Avenue and the east side of Crystal Street within Enterprise. MN/dd/kh (For possible action)

44. WS-24-0527-COUNTY OF CLARK (AVIATION):
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase wall height; 3) increase fill height; 4) eliminate off-site improvements (curb, gutter, sidewalks, and streetlights); and 5) reduce the street intersection off-set.
DESIGN REVIEW for single-family detached residences on 4.92 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northwest corner of Valadez Street and Shelbourne Avenue within Enterprise. JJ/jud/kh (For possible action)

45. TM-24-500114-COUNTY OF CLARK (AVIATION):
TENTATIVE MAP consisting of 10 single-family residential lots and common lots on 4.92 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northwest corner of Valadez Street and Shelbourne Avenue within Enterprise. JJ/jud/kh (For possible action)

46. WS-24-0535-BLUE DIAMOND PB HOLDINGS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscape planter width; and 2) reduce driveway geometrics.
DESIGN REVIEW for commercial buildings on 0.89 acres in a CG (General Commercial) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Blue Diamond Road and the west side of Pinkbox Drive within Enterprise. JJ/sd/kh (For possible action)

47. PA-24-700015-NEVADA POWER COMPANY:
PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) to Neighborhood Commercial (NC) on 1.89 acres. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley. JJ/gc (For possible action)

PC Action - Adopted

48. ZC-24-0310-NEVADA POWER COMPANY:
ZONE CHANGE to reclassify 1.89 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley (description on file). JJ/hw (For possible action)

PC Action - Approved

49. UC-24-0311-NEVADA POWER COMPANY:
USE PERMIT for a mini-warehouse facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate landscape buffer and screening; and 2) residential adjacency standards.
DESIGN REVIEW for a mini-warehouse facility on 1.89 acres in a CG (Commercial General) Zone. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley. JJ/hw/syp (For possible action)

PC Action - Approved
Waivers of Development Standards #1A, #1B, and #1E were Withdrawn without prejudice

50. PA-24-700020-ROOHANI KHUSROW FAMILY TRUST:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located between Wigwam Avenue and Cougar Avenue on the west side of Edmond Street within Enterprise. JJ/rk (For possible action)

PC Action - Adopted

51. ZC-24-0485-ROOHANI KHUSROW FAMILY TRUST:
ZONE CHANGE to reclassify the following: 1) 5.00 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone; 2) 4.77 acres from an RS20 (Residential Single-Family 20) Zone and an H-2 (General Highway Frontage) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 3) eliminate within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise (description on file). JJ/rg (For possible action)

PC Action - Approved

52. VS-24-0486-ROOHANI KHUSROW FAMILY TRUST:
AMENDED VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Ford Avenue, and between Mohawk Street and Decatur Boulevard; a portion of a right-of-way being Edmond Street located between Wigwam Avenue (previously notified as Mohawk Street) and Ford Avenue; and a portion of a right-of-way being Cougar Avenue located between Mohawk Street (previously notified as Decatur Boulevard) and Edmond Street within Enterprise (description on file). JJ/rg/kh (For possible action)

PC Action - Approved

53. WS-24-0487-ROOHANI KHUSROW FAMILY TRUST:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fill height; and 2) increase retaining wall height.
DESIGN REVIEW for a single-family detached residential development on 9.77 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise. JJ/rg/kh (For possible action)

PC Action - Approved

54. TM-24-500101-ROOHANI KHUSROW FAMILY TRUST:
TENTATIVE MAP consisting of 54 single-family residential lots and 5 common lots on 9.77 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise. JJ/rg/kh (For possible action)

PC Action - Approved

AGENDA ITEM

55. AG-24-900729 HOLDOVER: Discuss a potential amendment to Title 30 to address how setbacks are measured; and direct staff accordingly. (For possible action)

ORDINANCES – INTRODUCTION

56. ORD-24-900565: Introduce an ordinance to consider adoption of a Development Agreement with Richmond American Homes of Nevada, Inc. for a single-family residential development on 7.11 acres, generally located north of Pebble Road and east of Durango Drive within Enterprise. JJ/dw (For possible action)

57. ORD-24-900572: Introduce an ordinance to consider adoption of a Development Agreement with SHLV LLC for a shopping center development on 4.0 acres, generally located south of Shelbourne Avenue and west of Rainbow Boulevard within Enterprise. JJ/dw (For possible action)

58. ORD-24-900582: Introduce an ordinance to consider adoption of a Development Agreement with BD Equities, LLC for an office/ warehouse complex on 6.7 acres, generally located west of Arville Street and north of Cougar Avenue within Enterprise. JJ/dw (For possible action)

59. ORD-24-900734: Introduce an ordinance to consider adoption of a Development Agreement with SD NORTH PARCELS LLC for an office/warehouse complex on 19.3 acres, generally located east of Tenaya Way and south of Patrick Lane within Spring Valley. MN/dd (For possible action)

60. ORD-24-900758: Introduce an ordinance to amend Title 30 to modify street landscaping requirements, regulations for manufactured homes, and providing for other matters properly related thereto; and set a public hearing. (For possible action)

61. ORD-24-900766: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on October 2, 2024. (For possible action)

PUBLIC COMMENTS

Comments by the General Public regarding any items not listed on the agenda as posted. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda.

togetherforbetter

Board of County Commissioners

Clark County, Nevada

Tick Segerblom, Chair
William McCurdy II, Vice Chair
Jim Gibson
Justin Jones
Marilyn K. Kirkpatrick
Ross Miller
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 20, 2024:

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 Click or tap here to enter text. a.m. by Chair Segerblom with the following members present:

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

Absent:
None

Commissioner Miller exited the meeting following Item 40 presentation.

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

SEC. 2. PUBLIC FORUM

1. Public Comment

ACTION: NO ACTION WAS TAKEN BY THE BOARD.

TICK SEGERBLOM
Good morning. This is the County Commission Zoning Meeting on Wednesday. Ms. Real.

SAMI REAL
So good morning, Commissioners. Before we start today's meeting, Commissioner Naft wishes to say a few words about George Garcia, longtime land use consultant, who sadly passed away on October 26 of this year. So, Commissioner Naft?

MICHAEL NAFT
Yeah. Thank you, Sami.

George had become a fixture of this Chamber: of J.C. Garcia, Inc. He passed away, as Sami said, on October 26 very suddenly after a short battle against an aggressive lymphoma.

George founded J.C. Garcia in 1995. The firm is an internationally recognized leader in commercial real estate in Southern Nevada. George had 26 years of local government planning experience, serving for five years as the Planning Director for the City of Henderson. In addition to his personal successes, George was an animal lover who actively supported local rescues and shelter groups.

In his honor, his family, including his children, Melissa, Jordan and Chris, and Melissa and Chris I believe are here with us today, they've created the George C. Garcia Lymphoma Foundation to provide diagnosed lymphoma patients in southern Nevada with access to care and education.

I know, like all of us here, worked closely with George, as did many in the audience today and we're thinking, Melissa, of you and your whole family at this hard time. But always look forward – we know how proud George was, Melissa, to work with you and of your brothers and we're glad that you're here to continue in his legacy in the work that he spent his career on, planning and preparing for the future growth of Southern Nevada. Thank you, Ms. Real.

SAMI REAL
So, with that, we will begin today's meeting. So, the first item on the agenda is public comment.

TICK SEGERBLOM
This is the first period for public comment and anyone wishing to speak on an item on the agenda, please come forward and you have up to three minutes. Identify the item you're speaking on.

MARGARET ANN COLEMAN
Yes, this is – my name is Margaret Ann Coleman, C-O-L-E-M-A-N. This is concerning the agenda approval and it held and did items deleted.

This is concerning the program for the housing over at – on Las Vegas across from the funeral department. This place here has $3 million that is credited due for my living arrangements. It's needing a lot of repairs and fixtures of that nature that I have views because I've been over there. Now I asked to be moved out due to the fact I am credit to be indoors and not on the ground or sleeping in that facility. They put me on navigation. You give me no credibility to maintain my own living arrangements. You want to take medication when you go in. You want to wheel and deal over that navigation in order to get your assistance. That is another default.

You made a statement concerning the people at the shelter. If they don't do right, they be arrested and put in jail. People being homeless due to the fact you all locked us outside with the constables. The Lopez and the Delregados have placed me in a situation of being locked out at 1316 Wizard and putting in Filipinos to, as you know, you open up a town section for them to live. Black people don't have that. You haven't given us that. I had Mormon Manor. You put each one of them and they are in that shelter. And they're talking about me, scorning and desecrating me every day.

I had an attorney called Attorney Welch that went to Florida that was – he was eight-balled it just for representing me to get my money. And from then on, I had been getting scorned and desecrated and never been able to collect. I'm needing you to cut me a check. Let me go. I help you, now help me. I need a car. I need to handle my own affairs. I'm 73 and I'm an adult and I would like to act that way. Thank you.

TICK SEGERBLOM
Thank you. Anyone else here wishes to speak – you want to come up on 55?

CARLOS IBARRA
Good morning, Commissioners. My name is Juan Carlos Ibarra, I-B-A-R-R-A. Me and my brother, we are a small developer here in Las Vegas and we support Item 55 proposed by Mr. Tick Segerblom. And it currently impacts our business. And again, we support Item 55. Thank you very much.

TICK SEGERBLOM
Thank you. Anyone else here wishing to speak? Seeing no one, well oh wait, here we go.

LEE DUSBABEK
Are you going to have public input after each one of these?

TICK SEGERBLOM
Yes. But also, but – I'm sorry, Sami. What were the three? There's three that have been –

SAMI REAL
So, Commissioner, we received a request to speak on Items 32, 33 and 34. Those items have requested to be held until December 4, 2024. I'll read those in next. So, if there's somebody here who wants to speak on Items 32, 33, 34, they can do so now during the public comment period or they can come back on December 4.

TICK SEGERBLOM
Yeah. So, you're welcome to speak now since you came all the way down there. So, thank you.

ROSS MILLER
It's in my district. So, I just wanted to let you know that it's undergoing a design change. So, some of you make comments may be relevant, some may not. But if you want to contact my office after the meeting, we'd be happy to discuss it with you as well. But look forward to listening to your comments this morning.

TICK SEGERBLOM
Well, you have to state your name and spell your last name for the record.

LEE DUSBABEK
Lee Dusbabek, 9355 Helena Avenue.

TICK SEGERBLOM
Thank you.

LEE DUSBABEK
Twenty-five years ago, I happened to be a member of the Lone Mountain Citizens Advisory Council when at that time you, the County and the City, came together in the same room and agreed to and signed a contract for the Rural Preservation Zone. And you promised us, the residents and everybody on TV watching here that's in the County, that you would uphold this. As you can tell, those three items are asking for waivers of all the things that you promised us. I'd just like to input that so you can consider it when you do vote. And was it December 9?

SAMI REAL
December 4.

LEE DUSBABEK
December 4. All right.

TICK SEGERBLOM
But also do you want to speak to Mr. Miller's staff? Are they – okay.

LEE DUSBABEK
Okay. So, I'll just contact him directly?

TICK SEGERBLOM
Yes.

LEE DUSBABEK
All right, thank you.

TICK SEGERBLOM
Thank you. Anyone else here wishing to speak?

CALVIN KOEHLER
My name's Calvin Koehler. I live at 9375 West Craig Road, and I'd like to speak on 32, 33 and 34 also.

The agreement he's talking about was between the City and the County on December 21, 2016, where they agreed to this. And then again on the 2021, Title 30 was passed by this Committee, which made it a Rural Estates area.

I'm only going to present two quick things. These are pictures of the development by Mr. Templeton that's up above my house in the same area. I'm not quite sure how he got in so many houses in such a small area, but this is a picture of what they look like and what the development he plans on making is going to look like. And this is a picture of the homes that exist there now and what they look like.

My neighbors have chickens, gardens, horses. There's actually a park on Lone Mountain for horses. That's what this area was developed for. It's what this Committee approved that development for. They're slowly chipping away on this and trying to make it Las Vegas City. And that's fine. If I wanted to live in Las Vegas City, I can afford to live in Las Vegas City. But I chose to live in Clark County. Reason behind that was so that I could have chickens, horses, gardens. If we allow this to happen now, it'll continue, and we might as well not even have Title 30. I thank you for your time.

TICK SEGERBLOM
Thank you. And I'm sorry, could you spell your last name?

CALVIN KOEHLER
Koehler. Koehler. It's K-O-E-H-L-E-R.

TICK SEGERBLOM
Great. Thank you.

CALVIN KOEHLER
Would you like to look at these pictures?

TICK SEGERBLOM
You could hand them to – here, right here.

CALVIN KOEHLER
Okay. Picture Number 1 is the development that's in existing above my place in the same area. And Picture Number 2 is normal homes in that area. They're not even close. Thank you.

TICK SEGERBLOM
Thank you.

CALVIN KOEHLER
Thank you for your time.

LUIS GUTIERREZ
Hello. Luis Gutierrez, 7500 West Lake Mead Boulevard here in Las Vegas. I also live in that general area. Regarding 33 and 34, why were we not notified about the extension or change of plans? Are we not communicating or is this – I would like some answers.

TICK SEGERBLOM
I'm sorry we can't – during public comment, we don't respond. But if you want to stick around –

LUIS GUTIERREZ
Well, for the public that's sitting here, we should have been notified of the extension. And also, just for the record, I'm not happy with the development.

TICK SEGERBLOM
Anyway, if you'll leave your name and number, we'll have Commissioner Miller's Office reach out to you.

LUIS GUTIERREZ
Are we going to be notified by mail?

TICK SEGERBLOM
I'm not sure. Sami?

ROSS MILLER
We just moved it this morning so there was no opportunity to let you know because they just put in the new design plan. So, we're moving it to December 5 – December 4, so you can come at that time.

LUIS GUTIERREZ
So hopefully we're not going to start playing these games with extensions and so people get all confused here. Because it may trigger worse than better. That's all.

TICK SEGERBLOM
All right, thank you. Anyone else here?

RUTH RIOS
Good morning. My name is Ruth Rios and I'm here with Dimas Gonzalez. My name is R-U-T-H R-I-O-S. His name is Dimas, D-I-M-A-S Gonzalez, G-O-N-Z-A-L-E-Z, on Item Number 22 that is being held.

Because we took the opportunity to come, we would like to speak just a little bit about it. We understand that it's being held. However, we want to address it. For the most part, we have taken care of all these items.

The only one that is remaining is the shipping containers in which we're going to be using license to make the structure of the house. We just want to make sure that we let you guys know that we are willing to comply with everything, but we are asking that at least the shipping containers, you guys allow us to keep it there since we're going to be using them for the construction of the house.

We are at this point just waiting for the grading plan to hopefully be approved within this month. And that's pretty much what we're asking. We have no more animals there because we do understand that we need to be living there to keep our animals there. There's no more selling any hay. Even though we had the permit, we didn't have the permit for the property, so we removed everything. So completely right now the lot is practically empty with the exception of the shipping containers that we are asking that you guys help us out with that.

WILLIAM MCCURDY II
We thank you for coming out today. While we can't go back and forth, we ask that you hang tight, or you wait for my office to reach out to you, and we'll be following up on some of the items that were in violation of the Code prior to this meeting. After this meeting. Excuse me. Is that okay?

RUTH RIOS
Say that again? I'm sorry.

WILLIAM MCCURDY II
My office will reach out to you afterwards.

RUTH RIOS
Okay.

WILLIAM MCCURDY II
Thank you.

RUTH RIOS
Thank you.

TICK SEGERBLOM
Thank you both. Anyone else here wishing to speak? Seeing no one, we'll close the – oops, here we go.

JEANALIN REHM
My name's Jeanalin Rehm. Good morning, guys. And this is Scott Rehm, and we are for Item 23 and we are asking for a home occupation, stable, livestock and to up our house count for household pets. And we are offering cow cuddles, and we wanted to –

TICK SEGERBLOM
Is this one, excuse me –

SAMI REAL
So, Commissioners, this item is actually off of the routine. So, we will hear this one.

TICK SEGERBLOM
This one is going to be heard if you want to stick around and-

JEANALIN REHM
Oh, okay.

TICK SEGERBLOM
– hear when the item is coming in.

JEANALIN REHM
Okay. All right.

TICK SEGERBLOM
Great. Thank you.

JEANALIN REHM
Sorry.

TICK SEGERBLOM
Sorry, we get a little confused. All right. Seeing no one else, we'll close the public hearing and ask Ms. –

SEC. 3. AGENDA

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

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 4, 2024, Zoning Meeting: Item 32, VS-24-0509; Item 33, WS-24-0510; and Item 34, TM-24-500108.
- Hold to the December 18, 2024, Zoning Meeting: Item 21, UC-24-0436; Item 22, UC-24-0460; Item 26, VS-24-0457; Item 27 WS-24-0456; and Item 28, TM-24-500096.
- Hold to the January 22, 2025, Zoning Meeting: Item 43, WS-24-0526.
- And hold till the February 19, 2025, Zoning Meeting: Item 4, which is SDR-24-0334: and Item 5, DR-24-0335.

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 4, 5, 21, 22, 26, 27, 28, 32, 33, 34, and 43, the agenda stands ready for your approval.

Additionally, just to put it on and request the Commissioners, Commissioner Miller needs to leave early today and requests that his items be taken out of order and those items are Item 23 and Item 40.

MOTION

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

TICK SEGERBLOM
There's a motion to approve the agenda. Cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes.

3. Approval of minutes. (For possible action)

SAMI REAL
The third item on the agenda is the approval of minutes. The minutes of the October 16, 2024, Zoning Meeting are ready for approval.

MOTION

WILLIAM MCCURDY II
Move approval of the minutes.

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

VOTE

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

TICK SEGERBLOM
That motion passes.

SEC. 4. ROUTINE ACTION ITEMS 4 THROUGH 17

SAMI REAL
Next are the Routine Action Items which consist of Items 4 through 17, except items previously deleted. These items may be considered together in one motion and are subject to the conditions listed with each agenda item.

In addition, staff has the following request: Item 9 for UC-24-0521, add a Public Works condition to read: a license and maintenance agreement for any non-standard improvements within the right-of-way along Las Vegas Boulevard South if required by Public Works Development Review.

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

WILLIAM MCCURDY II
Chair, I move to approve the Routine Action Items with the recommended changes read into the record.

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

VOTE

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

TICK SEGERBLOM
That motion passes.

4. SDR-24-0334-MGM RESORTS LAND HOLDINGS II, LLC
HOLDOVER SIGN DESIGN REVIEW for modifications to an approved comprehensive sign plan for a resort hotel (Bellagio) on 76.63 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO FEBRUARY 19, 2025, PER THE APPLICANT. APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA).

5. DR-24-0335-BCORE PARADISE, LLC:
HOLDOVER DESIGN REVIEW for an expansion and modification to an existing resort hotel (Bellagio) on 85.77 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO FEBRUARY 19, 2025, PER THE APPLICANT. APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA).

6. ET-24-400107 (UC-20-0288)-WTML WARM SPRINGS, LLC:
USE PERMIT SECOND EXTENSION OF TIME for a cannabis establishment (retail cannabis store).
DESIGN REVIEW for a retail building for a cannabis establishment on 0.9 acres in a CG (Commercial General) Zone. Generally located on the south side of Warm Springs Road, 480 feet east of Haven Street within Enterprise. MN/mh/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until August 19, 2026 to obtain valid business license for retail cannabis store or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

7. WC-24-400111 (ZC-1965-04)-WIGWAM-PARVIN LIMITED PARTNERSHIP:

WAIVERS OF CONDITIONS of a zone change requiring the following: 1) a 45 foot setback on Las Vegas Boulevard South; 2) 20 foot minimum setback along all other street frontages; and 3) 20 foot wide landscape buffer with medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area and a detached sidewalk along Las Vegas Boulevard South unless prohibited by NDOT in conjunction with a proposed multi-family residential development on 9.23 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Jo Rae Avenue within Enterprise. MN/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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 #0290-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

8. VS-24-0520-WIGWAM-PARVIN LIMITED PARTNERSHIP:

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

ACTION: APPROVED WITH CONDITIONS.

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, 100 feet for Las Vegas Boulevard South, 25 feet to the back-of-curb for Giles Street and associated spandrels;
- 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 Pyle Avenue improvement project, 90 days to record said separate document for the Pyle Avenue improvement project;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, dedication to back-of-curb, 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.

9. UC-24-0521-WIGWAM-PARVIN LIMITED PARTNERSHIP:

USE PERMIT to allow a multi-family residential development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) alternative driveway geometrics.

DESIGN REVIEW for a proposed multi-family residential development on 9.23 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Jo Rae Avenue within Enterprise. MN/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without 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

- A License and Maintenance Agreement for any non-standard improvements within the right-of-way along Las Vegas Boulevard South, if required by Public Works -Development Review;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include, 100 feet for Las Vegas Boulevard South, 25 feet to the back-of-curb for Giles Street and associated spandrels;
- 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 Pyle Avenue

improvement project, 90 days to record said separate document for the Pyle Avenue improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way, dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Clark County Water Reclamation District (CCWRD)
- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0290-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

10. ZC-24-0518-USA:
ZONE CHANGE to reclassify a 5.55 acre portion of 58.7 acres from an IH (Industrial Heavy) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-70) Overlay. Generally located on the northwest side of Las Vegas Boulevard North and the north side of Nadine Petersen Boulevard within the Northeast County Planning Area (description on file). MK/rg (For possible action)

ACTION: APPROVED.

11. ORD-24-900529: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with SCT Silverado Ranch & Arville LLC for a commercial development on 0.8 acres, generally located east of Arville Street and north of Silverado Ranch Boulevard within Enterprise. JJ/jm (For possible action)

ACTION: ADOPTED (ORDINANCE 5189).

12. ORD-24-900546: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Fort Apache, LTD for a multi-family residential development on 9.1 acres, generally located west of Fort Apache Road and south of Pebble Road within Enterprise. JJ/dw (For possible action)

ACTION: ADOPTED (ORDINANCE 5190).

13. ORD-24-900599: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with G Y Properties LLC for an office/warehouse building on 2.1 acres, generally located west of Westwind Road and south of Sunset Road within Enterprise. MN/dw (For possible action)

ACTION: ADOPTED (ORDINANCE 5191).

14. ORD-24-900699: 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 August 21, 2024. (For possible action)

ACTION: ADOPTED (ORDINANCE 5192).

15. ORD-24-900708: 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 August 7, 2024. (For possible action)

ACTION: ADOPTED (ORDINANCE 5193).

16. ORD-24-900710: 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 September 18, 2024. (For possible action)

ACTION: ADOPTED (ORDINANCE 5194).

17. ORD-24-900725: 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 September 4, 2024 and in Assessor's Books 059, 104, 140, 161, 162, 163, 164, 175, 176, and 177 the attached zone changes were approved to reclassify certain properties and amend the zoning map. (For possible action)

ACTION: ADOPTED (ORDINANCE 5195).

SEC. 5. NON-ROUTINE ACTION ITEMS 18 THROUGH 61

18. CP-24-900629: Conduct a public hearing, adopt the Flood Control Master Plan Update, and authorize the Chair to sign a Resolution amending the Plan. (For possible action)

ACTION: ADOPTED (RESOLUTION NO. 11-20-24-1).

SAMI REAL
All right. So, returning back to Item 18.

Item 18 is CP-24-900629. Conduct a public hearing, adopt the Flood Control Master Plan Update and authorize the Chair to sign a Resolution amending the plan. Commissioners, this is an update to the Flood Control Master Plan. Steve Parrish is here to give a brief presentation.

TICK SEGERBLOM
Good morning, Mr. Parrish. Two times in one week.

STEVEN PARRISH
I know, this is a record for me. Good morning, Mr. Chair, members of the Board. For the record, Steven Parrish, General Manager and Chief Engineer of the Clark County Regional Flood Control District.

I'm here today to present a master plan update for the Clark County outlying areas. We do five different master plans throughout Clark County. This master plan is dealing with those areas outside of the Las Vegas Valley and the outlying areas. The outlying areas are shown here. There are nine different areas. These are unincorporated areas. Just townships that are listed on the left-hand side of the slide there. So, we do one master plan update for all nine of these different areas.

We are required by NRS (Nevada Revised Statutes) to update our master plans every five years. So that prompted this update. And the purpose of these updates is to add any new information that we may

develop throughout the five-year period, identify areas perhaps that maybe need additional facilities shown on the master plan. We assess progress so if facilities have been completed, they're now shown as existing and then we identify any obstacles and recommend changes. The original master plan for Clark County included this area in 1986. The last update for the outlying areas was done in 2019.

This is the steps that we follow when we update a master plan. It starts with data collection. We check with Clark County, identify any different land uses that may be present or that have changed over the last five years. We normally will look at soils data to see if any changes occurred there. With that additional information, we'll update our facility planning and we'll update our hydrology model, so we'll determine how much water is draining out of here and then we'll identify facilities to deal with that water.

We will use a cost estimating tool that we developed in 2023 and during the Las Vegas Valley Master Plan update to develop cost estimates for those facilities. Once that work's all done, we'll go to the Town Advisory Boards or the Citizens Advisory Councils to talk about their areas. We did visit all six of those Advisory Boards and Councils and all recommended approval of their areas.

We develop a report at that point in time and then we submit for adoption. So, our Board adopted this plan in September and we're now here in front of the Board of County Commissioners to get adoption from Clark County.

I'm going to quickly go through each of the nine different areas. I'm going to go through this pretty fast, but if you have any questions or concerns, please stop me and we'll talk a little bit more in depth.

- The first area is the Blue Diamond area. There is no recommended changes on the plan for this area. Right now, we're showing a levee between the wash you see there on the north side of the town and the town itself to protect it. And then an all-weather crossing for Castelia Street is also proposed.

- In Coyote Springs there's no changes recommended for the plan here as well. All of these facilities were put on the plan per the developer's request that is doing the work out here. The developer is responsible for building these facilities and so there's no anticipated funds coming from the Regional Flood Control District for this work. As it's needed, the developer will build these facilities. There's no recommended changes to the plan here.

- In Good Springs there are two changes to the plan. The first is to the Pacific Avenue Channel. This is a channel proposed along Pacific Avenue. When we went to the Town Advisory Board, they expressed some concern about this channel was actually under design at the time. They were worried about aesthetics and other things and so the County has backed off on that design a little bit to address the Town Advisory Board's concerns. They may come back at a later time and continue the design after working with the Town Advisory Board.

  Also, there was a change to the alignment for the outfall of a proposed detention basins along the south side of the Town to better match existing conditions.

- In Indian Springs, no changes proposed to the plan here. There's an existing detention basin and levee on the west side of Indian Springs. It's already built. There's a proposed facility that takes flows from the south around the west side of Indian Springs and up to US-95. No changes to the plan proposed with this update.

- Similarly in Gene, no changes proposed. It's kind of small to see, but there is one proposed crossing under Las Vegas Boulevard there. No changes to the plan proposed in this area.

- In Laughlin, there were a couple of changes proposed. The first is the addition of a sediment basin. This basin was needed to capture material that was washing into the storm drain that goes under Casino Drive right near State Route 163. It was difficult to keep that pipe maintained, so we're adding a sediment basin to capture that material before it enters the pipe. We adjusted the outfall for the Bridge Canyon Detention Basin to better match existing topography through there, through that area.

  And then the last change was we moved the Bridge Canyon Detention Basin to the east. You can see in the yellow hatched area there is the Avi Kwa Ame National Monument was dedicated. This detention basin was originally proposed within that area and it's very difficult to get that permitted with the new monument dedication. So, we moved it downstream, made it a little longer and added some levees to act as a catcher's mitt for that water coming out of the canyon to the west.

  And then in the south area, the southland area of Laughlin, this is down where the new bridge has been built over the Colorado River for Laughlin Boulevard. We're showing some facilities here, but no changes recommended to the plan in this location.

- In the Mount Charleston area, we are proposing some changes and some of you may recall last summer we had some pretty significant flooding on Mount Charleston as a result of Tropical Storm Hillary. Some additional facilities have been added including a channel that's upstream of Rainbow Canyon Boulevard. There's an all-weather crossing that will be built up there for that road. That's their sole access into the Rainbow Canyon area so we'll have a bridge there, but we added a channel to collect the flow and get it underneath that bridge.

  And then along Echo Road, there was an existing berm that was along Echo Road that washed out during that storm event last summer. It wasn't built to 100-year standard, so we're proposing to rebuild that structure to a 100-year standard and protect the houses along Echo Road.

- In Nelson, we do have a channel proposed in Nelson. There were no changes recommended with the update to the master plan.

- And then the last area is Searchlight area and no recommended changes to the plan here. We do have a facility under design that will – this is the facility to the west that drains down to the southwest there. We're working on acquiring right away to build that facility, so be coming out to construction here shortly.

So, this is a table of the existing values of the existing facilities on the plan. In 2019, the value was $77 million. In 2024, that value went up to $133.8 million, which is an increase of about $57 million. Most of that is due to inflation as a result of the five-year period. We've seen our cost go up significantly over the last five years. And then, if there are any facilities that were built in the last five-year period, those get added to the existing facility table.

And then in terms of proposed facilities, in 2019, the proposed facility's estimated cost was $164 million. In 2024, that went up to $294 million, which is $130 million increase. Again, mainly due to inflation over the last five years and the addition of some new proposed facilities on the master plan.

So, we're asking today that the Board recommend or find that this MPU (Master Plan Update) is the most effective structural and regulatory means for correcting existing problems of flooding within the area and dealing with the probable effects of future development and adopt a master plan for Clark County outlying areas as amendment to the Master Plan.

I'd like to thank County staff as well and Public Works for all their hard work on this update as well as my own staff, Abby, Marina, and Lily Collins for all the hard work on this update. With that, happy to answer any questions.

TICK SEGERBLOM
Commissioner Naft.

MICHAEL NAFT
Thank you, Chairman. I just wanted to thank the District, and you personally for the work you put into Laughlin. Meeting both with me and without me, meeting with residents there and businesses there and allocating such significant resources to the area, which as we learned even recently, badly needs it, is greatly appreciated. Thank you for that. Chairman, if there – there is question to my left.

MARILYN K. KIRKPATRICK
Yeah, I just have one question and only because I know everybody in Moapa, Logandale and Overton are listening. They don't fall under this, they fall under the bigger Clark County budget, correct?

STEVEN PARRISH
We actually have a separate master plan just for the Moapa Valley. I think it's due to be updated next year, so it'll be the next one we do.

MARILYN K. KIRKPATRICK
Okay, perfect. Thank you.

TICK SEGERBLOM
All right, Commissioner Naft

MOTION

MICHAEL NAFT
I move for adoption of the Flood Control Master Plan Update.

TICK SEGERBLOM
Motion by Commissioner Naft. Cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes. Thank you so much.

STEVEN PARRISH
Thank you.

19. ET-24-400110 (UC-20-0493)-5051 SLV, LLC:

USE PERMITS SECOND EXTENSION OF TIME for the following: 1) expand the Gaming Enterprise District; 2) a resort hotel; 3) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, conventions, back of house and parking structures; 4) associated accessory and incidental commercial uses, buildings, and structures; and 5) deviations from development standards.

DEVIATIONS for the following: 1) increase the height of high-rise towers; 2) encroachment into airspace; 3) reduce setbacks; 4) alternative landscaping; and 5) all other deviations as shown per plans on file.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) for non-standard improvements (landscaping) within the right-of-way; and 2) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) a resort hotel with all associated and accessory uses, structures and incidental buildings and structures; and 2) finished grade on 4.68 acres in a CR (Commercial Resort) Zone and within the Airport Environs (AE-65) Overlay. Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Russell Road (alignment) within Paradise. JG/jm/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until August 20, 2025 to commence or the application will expire unless extended with approval of an extension of time;
- As required by NRS 278.0205 and the Development Agreement Ordinance, applicant to submit their first report, due once every twenty-four (24) months, by November 30, 2024;
- Complete construction of perimeter wall on east side of the property within 90 days;
- Enclose the site with a solid 8 foot high wood construction fence made of dimensional lumber and faced with plywood, as required in Exhibit A of the Decommissioning Plan, within 90 days; only after contractor notifies the Clark County Building Department that the project has remobilized, and construction has restarted, can the wooden construction fence be removed;
- 24 hour on-site manned security must be provided immediately and throughout the duration of the construction project.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Department of Aviation

- The applicant shall be 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 DOA;

- If the applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then it 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; the 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 will be issued until the applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA and is still valid, or a "Property Owner's Shielding Determination Statement" has been issued by the DOA;
- The applicant shall be 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 the FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; 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.

SAMI REAL

Next is Item 19, ET-24-400110 for (UC-20-0493); use permits second extension of time for the following: expand the Gaming Enterprise District, a resort hotel, public areas including the casino showrooms, live entertainment, retail center, indoor and outdoor dining, entertaining offices, conventions, back of house and parking structures. Associated accessory and incidental commercial uses, buildings and structures and deviations from development standards; deviations for the following: increase the height of the high-rise towers, encroachment into airspace, reduce setbacks, alternative landscaping and all other deviations as shown per plans on file. Waivers of development standards for the following: for non-standard improvements, landscaping within the right-of-way and alternative driveway geometrics. And then design reviews for the following, a resort hotel with all associated and accessory uses, structures and incidental buildings and structures and finished grade on 4.68 acres in a CR (Commercial Resort) Zone and within the Airport Environs (AE-65) Overlay, generally located on the east side of Las Vegas Boulevard South, 500 feet south of Russell Road alignment within Paradise.

Commissioners, I just want to add a couple things. So based on observations of site construction activities, construction has not been underway in over a year. Pursuant to the performance agreement for this project, project is deemed to be abandoned if construction is stopped for 180 days or longer and if abandoned, the applicant is to immediately commence decommissioning activities.

To address safety and security issues with an existing crane that remains on-site and a gap in a block wall on the eastern property boundary, the Department of Aviation is requesting an added condition to read: Owner is to complete construction of the security wall on the airport side of the project site, eastern property boundary, within 60 days in accordance with the previously approved design and specifications. And then additionally, they're requesting to replace their fifth condition to read that "On-site crane shall be dismantled and removed and the crane pads decommissioned within 90 days in compliance with the decommissioning plan per the performance agreement since the project has now been abandoned for more than 180 days."

Furthermore, staff recommends a review the decommissioning activities for the second meeting in February. That would be February 19, 2025, and then the required wooden fences outlined in the performance agreement also be constructed.

TICK SEGERBLOM
Good morning.

TONY CELESTE
Good morning, Mr. Chair, Town Board Members. My name is Tony Celeste, address 1980 Festival Plaza Drive here on behalf of the applicant. In the audience with me are Bill Shopoff and David Danasharouf who are the principals of the project, as well as Bill Smith who is the head of design and construction.

As you can see from the aerial, the site is about five acres located on the east side of Las Vegas Boulevard directly across the street from Bali Hai. To the northwest is the Mandalay Bay and we do share an eastern property line with the Airport.

I was here about three years ago where this Board graciously granted us entitlements to construct a brand new resort hotel. Part of those entitlements also expanded the Gaming Enterprise to this site. I'm here asking for an extension of time on this site so that we can resume construction. When you look at the extension of times, generally kinda two factors you take into consideration. One, is it still compatible with the area? And number two, what has gone on in the last few years with respect to the site or the development?

With respect to compatibility, we believe the site is more compatible than ever, especially in the last three years of what is coming in or planned to come in.

I'm blowing this out a little bit. Our site is here to the south. You can see you have the A's Ballpark and Integrated Resort hotel that is working its way through the system that is planned along Tropicana and Las Vegas Boulevard. As you go south, you do have the three tribes that have been accumulating property. While to my knowledge, nothing has been submitted with respect to any type of resort hotel, there have been publications in the news media outlets about some type of potential large-scale project.

You can see all of this is taking place not only south of Tropicana Boulevard, but importantly on the east side of Las Vegas Boulevard here. This is really the new corridor for potential development in this area. So, we think that not only have we always been compatible, but what you see, activities and developments over the recent years and moving forward that this is compatible more than ever. So, with that respect, we think we believe we still satisfy those requirements.

On the second part, as I mentioned, we've done actually substantial amount of work on the site. We have invested about $125 million into the site. There has been substantial work on the site. The work includes site grading, basement excavation, concrete pile and foundation, underground plumbing and electrical, foundational walls to grade and perimeter walls. All this activity shows that we have about 19% of the project complete and that investment dollars, as I said, is about $125 million into it.

We have a series of permits, active building permits. I outlined them all in our justification letter here, but I'll just show you the list of them here. They're ranging from foundational permits to garage structures, to the foundation to the walls, to concrete piles, everything that I just mentioned, EV chargers, grease interceptors, podium. So, all those are building permits we have and have remained active on the site.

So, as you can see, we've demonstrated that we have not just sat there and done nothing over the last several years. We have done a lot of construction, a lot of improvements to the site. Unfortunately, we did run into some financing issues. We are working to resolve that and that's why we are seeking the extension of time so that we can get back out there as soon as possible and recommence construction.

Speaking of some of the permits we have, over the last 24 hours to 48 hours, there's been a lot of different information I think that has been shared with you and that information I do think needs to provide some clarification, some context or additional background information. It had seemed to suggest that information that my client, the developer, has not been keeping the site clean, has not been keeping it orderly, has been derelict and we believe that is the furthest thing from the case here. So, by way of example, one of the things that was brought to our attention was the allegation that there was no dust control permit or that it had expired. We have provided Commissioner Gibson's office with our current dust control. As you can see right here, it does not expire until March of 2025. So, these are just some of the things I want to put on the record to make sure you understand that we are out there, we are taking care of the site and we're doing things that are necessary to advance this project.

Another thing is with respect to on-site security, this is our security agreement that we have with a third party to provide on-site security. That security is there 24/7. Right here is the contract. You can see it was executed a few years ago, but we did provide backup of the latest invoice November of this year showing the ongoing activities and on-site security that we have out there and that is part of our commitment that we made when we first came through with this entitlement process.

One of the other things that was mentioned and actually just read into the record, was about the back property line here and our security wall. As you may remember from three years ago, we had a lot of discussions and work with the Airport on how do we secure that back property line. And we came – there were conditions of approval, and we offered a very intricate design of a security wall back there that was crashproof and provided intense security along that wall. Now, there is a 35-foot wide opening as you can see there but let me give you some context on that. This was negotiated with the Airport to leave that area open for a period of time.

As you know, about a year ago, Clark County was doing public works improvement along Las Vegas Boulevard there, in front of our site and in order to limit additional truck traffic on the site, we came to an agreement with the Airport to utilize the private access road back there in order to help us not only alleviate construction traffic away from what the County was doing along Las Vegas Boulevard, but also it did help us with the backfill excavation there. That agreement, it was a written agreement right here, a temporary access permit. As you can see that was executed by our contractor, McCarthy, as well as the Airport. See right here at the end of the document is the execution of it by all the parties. Granted, this has now since expired and we have no problem with placing or filling in the rest of the wall and building it, but I think it's very important to give you context as to why that hole is on-site today. It was negotiated so that we could alleviate construction traffic on Las Vegas Boulevard as well as help us on the back portion of the site for the excavation. I understand now that that access road is closed off for most of the properties that share that property line, and we understand that, and we would ask for 90 days to be able to infill that piece of the wall.

What's interesting about that as well, this back portion of the wall, about – earlier this summer in May, June of this year, the Airport approached us because they were doing some fencing improvements on their side of the property, approached us in May or June of this year that they needed to tie into our wall with their fencing project as demonstrated by this exhibit here. We authorized them or granted them the ability to tie into our wall. The reason I bring that up is because at no point during this time period did the Airport reach out to us, or at least my understanding, reach out to us about wanting us to enclose that wall. So, we're happy to do so, but they've been out there, they've been monitoring, and we haven't had any of those course communication until just recently about the issue of that back wall. But like I said, we're going to fill that in hopefully, with this Board, if we could have it 90 days to do so. But I just again, some context on what has happened out there.

Other thing, when reading the staff report on the aviation section, you get into the FAA (Federal Aviation Administration) analysis. We have a, and the crane in particular, our crane tower is out there. It is permitted by the FAA until July 22, 2025. We have gone through those processes with the FAA and secured those approvals. There have been times where the flags, the red flags on there have deteriorated. The Airport has asked us to replace those, and we have, we have done it immediately. In fact, you can see right here correspondence again with the Airport and our general contractor on May 28, response May 28 saying the flags will be replaced the following day. So less than a 24-hour turnaround on replacing these flags so that everything is secure.

There's another reference in there about the light. The lighting on the boom seems to be dim. That is the first we have been made aware of it. We're working with our crane operator and the contractor right now and doing that analysis and that light will be changed as soon as possible, if in fact, it is dim. We are out there; we're monitoring the site, and we're working with the Airport on all these issues.

Another final point is that there was questioning whether we did have FAA approvals on the building height and the pylon. We have that until December 31, 2026. As you may recall, we initially came in with our FAA approval. We kinda had a – I'll just describe as a box that was approved and that was deemed to not be sufficient by the Airport. So, we held this item for several months so that our FAA consultant can go back and get 11 precise points on the building on the varying heights. We have gone back and renewed all 11 of those points on the building for our FAA determination of height. Those are still valid and valid until December 31, 2026. We have provided a copy of those.

So, with all that, we believe we have done a lot of work out there. It is still compatible. One of the things we are asking for obviously is an extension of time. When we submitted our first extension of time last year in October of 2023, it was our first extension and at that time you have a decision to make. You can either ask for a one-year administrative extension of time or you can ask for a two-year extension of time, which would then go through the public hearing process. We elected to do the administrative one. Had we come in with the public hearing, hopefully we would've been granted two years.

I guess where I'm going with this is we are asking technically for our second extension of time, but if we could get close to another year on the second extension of time, that'll really feel more like the first extension of time, which are generally given for two years. Gone back, looked at a lot of extension of times on the first one. The percentage of those approvals is extremely high, probably in the 99% range. So, while this is technically a second extension of time with an additional approximate one year, it really puts us still within the timeframe of that first extension of time, which is roughly two years. Like I said, we can agree with the Conditions of Approval with respect to the wall. Finishing the security wall, we'd ask for 90 days. We can also agree to the wood fencing around the property within 90 days if construction does not commence.

We agree with all of the conditions from the Airport with the exception of the last one that was read in. We would like to have the ability to have the crane remain up there. Obviously, there's going to be some reviews required of us prior to hopefully some type of extension of time that may be granted. So, at that time we'd like to provide an update as well. But considering we do have FAA approval for that crane until this summer, we would like to leave that crane up. With that, I appreciate your consideration and more than happy to answer any questions.

TICK SEGERBLOM
All right, this is a public hearing. Anyone here wishing to speak on this item? Seeing no one, I'll turn it over to Commissioner Gibson.

MOTION

JIM GIBSON
Thank you. There's been a lot of work over the past months. We've met you on behalf of your client, including phone calls and written submissions to us to keep us current on a regular basis as to the pursuit of the financing. Many of the things that you have approval for are, you've correctly stated what you have. The reality is when you abandon a project of course, and you know this, all of that goes away and that the determination today is really to establish whether or not it's abandoned in a technical way.

My concern has been that all of the questions that you've addressed have been brought to our attention and I wanted to make sure that the record was clear about them. I ask you to make sure that the dust control permit that has the year of expiration on it be repaired. Maybe you can go in and get a new one issued to you so there isn't a question about that.

I think it's important that your 24-hour manned security, you've provided our office with the evidence of security and the contract and the invoice, but it ought to be not on the Airport to notify the developer that the flag is gone. It ought to be on your client to ensure that the flag is always there. And so instead of responding immediately when you get a call about the light or the flag, please instruct your client that it's their responsibility to ensure that the light is burning brightly and that the flag is in repair.

The construction of the wooden fence is detailed in Item D of the Decommissioning Plan. I want to bring that forward so that just as it reads there, will be the current responsibility.

And so, what I'm inclined to do at this point, given that we are where we are and that we can't go on forever here. One of the things that cuts back the other way, yes, the area is ripe for development and that development has to be appropriate and has to fit within the Airport Environs and the other compatibility issues that are important to us along Las Vegas Boulevard.

But we're going to have projects that we believe are really happening. Where it appears as though the financing is all either in place or forthcoming reliably. And when you start taking a look at all of that, that puts a lot of pressure on us to not have a project that is started but can't complete itself. So, it's essential that the financing be found, in place, and that the work commence within the time I'm going to offer up as a suggestion to my colleagues. And if it's approved by a vote of the Commission, in all likelihood it is the very last extension that we'll be able to give, simply because we're trying to do everything we can do to accommodate a dressing up of the Boulevard on the east side, south of Tropicana. And I say that because it's important for you and your client to understand how tough this is, how serious this is for us as a County.

We know there are outstanding balances to be paid to contractors and subcontractors and potentially suppliers. That matters to us. We care that all of those dollars be paid in a timely way. They haven't been paid for a long time. So, it's essential that the financing efforts, we know that your folks have been working a lot, but we've got to find real success here.

And so, what I'm prepared to do is extend the special use permit, and this is my motion, for an additional nine months from today. So that will be August 20, 2025. That extension is to commence the work – recommence the work, I suppose is what I ought to say. And the application will expire unless it were extended and the likelihood of getting additional extension is remote.

The Development Agreement Ordinance requires a report that is due every 24 months. That report must be submitted by November 30, 2024, this year.

The construction of the perimeter wall on the east side needs to be completed within 90 days from today's date. The solid eight-foot wide fence that is described in more detail in the Decommissioning Plan under Item D needs to be in place within 90 days. So, it's not start building it in 90 days. It needs to be in place within 90 days.

Now there is an issue that is of concern in the area more because we don't want to have to deal with folks who don't have any business there, and it has to do with the height of the fence on the south side of the property. That problem is taken care of with an eight-foot fence. When construction recommences, you'll need to take a look at that, and our Building Department and you will have an opportunity to review how you deal with that when construction recommences. That wooden fence would need to remain in place until the construction is ready to recommence and then removed to the extent it is necessary in order to gain access to all of the property that is being developed.

Keep the security in place, and I think this is a part of what I read in your agreement, but ensure that they're every day, every shift, inspecting the whole property, not just in a trailer up on the Boulevard, but they need to be inspecting it all. For our interests, we care about anything that shouldn't be happening on the property, but we also care more than anything else about the integrity of the security on the east side of your property with the property line that is shared with the Airport. This would all be subject to the Comprehensive Planning and Public Works conditions that are in the staff report and the first four bullets enumerated in the DOA's recommended conditions. So, I'm not requiring that the crane come down.

TONY CELESTE
Thank you.

JIM GIBSON
The crane will have to come down if this doesn't work, and you'll have to have a plan to make sure that you can execute on that in the unfortunate circumstance that would require it. But for now, the crane can remain. But the maintenance of the crane, as I suggested earlier, is a must and we don't want to hear any different about that.

We have every reason to believe that there is a high level of commitment on the part of your clients, given the investment they've made up to this point, to get this refinanced and get the construction recommenced. For our part, we have all of the other pressures on us, including the integrity of the Boulevard, which is our most important street.

So that's my motion. And if it passes, I wish you the best. We remain open to conversation. We'll need regular reports to continue on the pursuit of the financing. And appreciate the good work that you've done on behalf of your clients, and the goodwill that has been exhibited by your clients as they've made decisions and agreed that this is not a two-year extension, this a nine-month extension. Do you understand what I've just indicated?

TONY CELESTE
We understand all of the conditions you've just read, and we agree with them. And I gratefully thank you for making that recommendation and working with us, not only today but previously and in the near future.

JIM GIBSON
Thank you. That's my motion, Mr. Chair.

TICK SEGERBLOM
I think that takes the record for the largest motion we've had, but very comprehensive and staff got all that. So, there's a motion, cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes.

TONY CELESTE
Thank you, I appreciate it.

TICK SEGERBLOM
Good luck.

20. UC-24-0319-VAN DIEPEN, RICHARD & KATHRYN:
USE PERMIT for an accessory living quarters.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation.
DESIGN REVIEW for existing accessory structures in conjunction with an existing single-family residence on 0.23 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Designation Overlay.
Generally located on the east side of Cochise Lane, 110 feet north of Geronimo Way within Paradise.
TS/jm/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –
Comprehensive Planning

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time;
- Paint roof of accessory living quarter to match the roof color of the residence.
- Applicant is advised that 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.

SAMI REAL
Next is Item 20, UC-24-0319, use permit for an accessory living quarters. Waivers of development standards for the following: reduce setback and reduce building separation. And then design review for existing accessory structures in conjunction with an existing single-family residence on .23 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Designation Overlay. Generally located on the east side of Cochise Lane and 110 feet north of Geronimo Way within Paradise.

TICK SEGERBLOM
Good morning.

RICHARD VAN DIEPEN
Good morning. Good morning, Commissioners and staff. We appreciate your time today. I'm Rick Van Diepen. My last name is spelled V-A-N D-I-E-P-E-N. And I'm here with my wife, Kathryn Van Diepen. We're the homeowners at 3586 Cochise Lane.

I'm showing the site plan of our property here. During COVID, we built a casita for our mother-in-law who lives with us. And in 2021, we started designing a carport, a solar carport. We hired a design-build contractor, two different contractors to do both of those. And we designed everything to be code compliant.

We're here today because we're somewhat a victim of timing, I think. Our carport project was approved. And I have the permit here. Where'd it go? There's the approved permit for the solar carport in December 2022. So, the carport was approved, was built, and was inspected. And on final inspection at the end of September, the County told us that, "You have the wrong permit." Or told our contractor, "You have the wrong permit. You need a residential new construction permit, not just a solar structure permit." So, we resubmitted everything, paid the fees, and went through that whole process. And then during the review time in January, the Title 30 was updated, our property was rezoned, and our neighborhood was changed to a Historic Designation Overlay District. So, we're here today dealing with the planning comments, which are the final comments that we need to get resolved in order to actually get our permit after the fact, to get that approved and get the final inspection signed off.

So, the real issue here is that our existing casita, Contractor Number One, who we're still fighting with about getting a single anchor bolt special inspection approved. So that permit has expired and we're in the process of getting that done. However, the carport kicked in a problem there as well. So, the new Title 30 is evidently measured from – the problem is that the separations between the structures are less than what's approved. However, when it was designed under Title 30, the carport structure was 6 feet, 9 inches away from the house. And however, staff, and I know they're doing their job absolutely, their contention is that the setback should be measured from overhang to overhang. Which hasn't been my experience in the past. However, that's what the comment is related to.

So today we're asking for the use permit to get reissued for the casita. And also asking for waivers for the reduced setbacks between the structures, which are measured from the overhangs instead of from the buildings. So, if you see here, the existing casita is 6 feet, 10. In the previous Title 30, it was 6 feet. So, we literally went an extra foot to just play it safe. And then also in the back there is a Costco gazebo that we built ourselves, and that's 5 feet from the wall. However, from the overhangs, it's 3 feet away. So that's what we're requesting.

And also, I just wanted to say that our neighborhood, while we love it, it's a mid-century modern neighborhood, Paradise Palms. We've lived there for about 13 years now. We love it. It's very cool looking. And we know all our neighbors. There's 53 houses in our large cul-de-sac. We know almost everybody there. During construction of the carport and subsequently, we've heard nothing but rave reviews from everybody. They really like it and think it's a benefit. It makes our neighborhood look better. And they also like that it's solar and that it's going to make our whole property net-zero. And one of our neighbors even copied our paint color because they liked it so much.

So, we really did design it to be modern and simple to fit in with the neighborhood. And one of the staff recommendations for denial is that it doesn't fit in the neighborhood. So, I think that's debatable. But I do

want to just show you the carport. So, there it is. It's nice, heavy-duty steel. The gray is painted to match the gray on our trim and on the casita, so it all matches there. And you can see it's a bifacial solar. So, you can see the bottom of the panels, which collect solar from the top and the bottom. The eave at the top is eight inches, and it matches the eave and dimensions of our house.

I also wanted to point out that while our neighborhood is now considered, since January, a historic neighborhood and we're glad about that, it's definitely not uniform and it's definitely eclectic. And the other thing I wanted to point out is that of the 53 homes, there's exactly one in the middle there that I would argue did a pretty good job of integrating with the design of the house. All the rest have built in the original carports into some version of a garage, which are mostly ugly. Or they did some kind of janky aluminum wood or some other weird carport. Our next-door neighbor – where's that one? I don't have a picture of that one. Our next-door neighbor actually built theirs out of three-inch pipes. So, we're just asking for –

MOTION

TICK SEGERBLOM
Anyway, we're going to have to go out and inspect every house now. But anyway, thank you so much for your presentation. This is a public hearing. Anyone here wishing to speak on this item? Seeing no one, I'll close the public hearing. And let me say, I love the neighborhood. I don't want you to tear down a solar facility, which we all need.

But going forward, please try to match your things with the neighborhood. Your great blue that your neighbor is copying, I'm not sure how mid-century modern that is. But anyway, thank you so much for enhancing the neighborhood and continuing to make that neighborhood something we're proud of. So, with that motion, I would approve whatever it is we're trying to approve.

KATHRYN VAN DIEPEN
Carport. Setback.

TICK SEGERBLOM
Can I just move to approve the items?

SAMI REAL
Yes.

TICK SEGERBLOM
Okay, I move to approve the items. Thank you so much.

VOTE

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

TICK SEGERBLOM
That motion passed. Thank you for coming down.

21. UC-24-0436-MANNA INVESTMENT GROUP, LLC:

HOLDOVER USE PERMIT for a vehicle wash.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) alternative buffering and screening; and 3) allow attached sidewalks.

DESIGN REVIEW for a vehicle wash in conjunction with an existing shopping center on a portion of 4.09 acres in a CG (Commercial General) Zone. Generally located on the west side of Sandhill Road and the south side of Desert Inn Road within Paradise. TS/sd/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 18, 2024, PER THE APPLICANT).

22. UC-24-0460-GONZALEZ, DIMAS:

HOLDOVER USE PERMITS for the following: 1) stable (residential); 2) livestock (small); 3) livestock (medium); and 4) livestock (large).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow accessory structures prior to the principal structure; 2) reduce building separation; 3) allow a non-decorative fence in the front yard; 4) eliminate street landscaping; 5) full off-site improvements; and 6) allow 3 driveways in conjunction with proposed agricultural uses and future single-family residences on 1.47 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-65) Overlay. Generally located on the south side of Cartier Avenue and the east side of Walnut Road within Sunrise Manor. WM/dd/syp (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 18, 2024, PER COMMISSIONER MCCURDY).

23. UC-24-0536-REHM, SCOTT & JEANALIN, JULIA:

USE PERMITS for the following: 1) home occupation; 2) stable; 3) livestock (small and large); and 4) household pets.

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks on 0.48 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Westwind Road, 610 feet south of Charleston Boulevard within the Spring Valley Planning Area. RM/tpd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- 60 days to bring the on-site activities into compliance with Title 30;
- Obtain any required permits for the increase in household pets from Clark County Animal Control.
- 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.

Southern Nevada Health District (SNHD) - Engineering

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

USE PERMITS # 1 THROUGH #3 AND WAIVER OF DEVELOPMENT STANDARDS WERE DENIED.

SAMI REAL
Next, if that's okay, we'll move to Item 23.

Item 23 is UC-24-0536. Use permits for the following: a home occupation, stable, livestock small and large, and household pets. Waiver of development standards for reduced setbacks on .48 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Westwind Road, 610 feet south of Charleston Boulevard within the Spring Valley Planning Area.

TICK SEGERBLOM
Good morning.

SCOTT REHM
Good morning.

JEANALIN REHM
Good morning. Yeah, I just want to say thank you for this opportunity.

TICK SEGERBLOM
I'm sorry, you need you to just state your name and spell your last name, please.

JEANALIN REHM
My name's Jeanalin Rehm and my last name is R-E-H-M.

SCOTT REHM
Scott Rehm, R-E-H-M.

JEANALIN REHM
And I blame him because he bought me four chickens. And so, it ended up – it's a gateway drug to more farm animals. And since I found out that our house was zoned to have 20 chickens and two large livestock, here I am. We bought a steer for cow cuddles to offer it to the Las Vegas community. And so, we found a lot of joy because we have four therapy-trained dogs and one service dog. He, Scott, is a USMC (United States Marie Corps.) veteran. And so, we have one of our dogs trained as a service dog. We do a lot of community work with our therapy dogs, and we've found a lot of joy in that. So, it's a trending thing where cuddling a cow is a thing. So here we are. We bought a steer, and we are approved. We have full liability insurance. We have our business license is Clark County and also with the City.

And I'm just asking for approval for a special use permit to legally sell eggs, which we have our producer certificate, everything. We're in compliance with everything. This is our eggs here that we sell. And I would love to be able to have an egg stand where people could pick up eggs legally. So, I'm asking for a waiver, a setback waiver, so people could pick up their eggs because the egg stand has to be 40 feet back. But I'm asking for it to be in the front of the house so customers could pick up easily.

And also, we're asking to up our dog count because I know, I believe you're only allowed to have three. But four of them are certified as therapy dogs. One is our –

SCOTT REHM
Guard dog.

JEANALIN REHM
– guard dog and one's a service dog for Scott. So, we are asking the special use permit to have customers on-site because we do travel off-site to offer cow cuddles to the community. Just this past weekend we're at a care home offering free cow cuddles to the residents. But we did have whoever came, they paid $10 for a Johnny Cash experience and that's to hang out with our cow. And yeah. So, I don't know, do you guys have questions?

TICK SEGERBLOM
All right. If that completes your presentation, this is a public hearing. Anyone here wishing to deny these people making eggs? All right. Turn it over to Commissioner Miller.

MOTION

ROSS MILLER
All right. Thank you. Well, I'm frankly surprised there aren't a lot of people here to deny you making eggs. I can tell that you're well-intentioned here and obviously have, I think, maybe a noble purpose in trying to provide this service. Unfortunately, these are just not uses that are allowable in this area. We have an organization called Horses for Heroes that does similar things, and you wouldn't believe, there are hardly enough seats for the people that show up anytime that they come in and ask for approval. So, these restrictions are here for a reason on the prohibitions that cap the number of chickens. They make noise, operating a business from your home, and it's just not compatible with the area to be able to do it out of your home. So, I'd encourage you to look towards another location that's more suitable to try to run a business if you really intend on providing this service to the community.

That said, I'm going to follow staff's recommendation on these items and move for denial of the request for the permits for Number 1, 2, and 3. As to the permit for Number 4, the number of dogs, I'll make a motion to approve that, provided that you obtain the necessary permits from Animal Control, which would allow you to have up to eight dogs. That's my motion.

TICK SEGERBLOM
All right. There's a motion to deny 1, 2, and 3 and grant 4 with permission. All right, there's a motion. Cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes.

So, is there a time period in which they have to, I don't know if you already have the animals or how's that?

ROBERT WARHOLA
The Board can direct give them a grace period to remove the animals. Usually, it's 30 to 60 days.

TICK SEGERBLOM
Do you want to give them 60 days?

ROBERT WARHOLA
So, we have direction on that one.

TICK SEGERBLOM
Okay.

ROBERT WARHOLA
Notify.

TICK SEGERBLOM
All right. Thank you so much.

SCOTT REHM
Wait. What's –

TICK SEGERBLOM
So, we denied the – maybe the staff can go through with the –

SAMI REAL
So, the request was to allow for a home occupation to be able to sell those eggs. To have customers come to the site for the therapy piece of their request was to have a stable and then to have livestock small and large, so that includes the increased number of chickens and then it would include the cow. I believe that they are allowed to have a cow. It's the increase in the number of chickens that they're asking for.

And then they're requesting an increase in household pets, which was Waiver of Development Standards Number- sorry, Use Permit Number 4.

And then waiver of development standards was for reduced setbacks and that was to have their egg stand out on the edge of their property. And so, the motion was to approve the request for the increase in household pets and then deny the rest.

ROSS MILLER
Can't up (inaudible) a business, correct? And then you can't have more than 20 chickens. Is that accurate?

SAMI REAL
That is correct.

ROSS MILLER
Yeah.

SAMI REAL
And we'll work on them with bringing them into Code compliance.

TICK SEGERBLOM
All right. So, there were four items you asked for and the first three were denied, but we'll work with you. And then the fourth one with respect of the dogs, that was granted but you have to deal with Animal Control, I think.

SCOTT REHM
Okay. What would be the next step as far as –

SAMI REAL
What I'll do is I'll have the planner who was working on this reach out to them and guide them on what they would need to do to bring their site into compliance. And then we will need to direct them to Animal Control to apply for the necessary permits to increase the number of household pets too.

TICK SEGERBLOM
All right. So, our staff will reach out to you and go through everything.

SCOTT REHM
Okay.

TICK SEGERBLOM
All right. Thank you so much.

JEANALIN REHM
Thank you.

SCOTT REHM
Thank you.

(Companion Items 24 and 25)

24. VS-24-0277-PALM PROPERTIES, LLC:
HOLDOVER VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). TS/jor/syp (For possible action)

ACTION: DENIED WITHOUT PREJUDICE (COMPANION ITEM 25).

SAMI REAL
Next are Items 24 and 25.

- Item 24, VS-24-0277; holdover, vacate, and abandon a portion of right-of-way, being Happy Valley Avenue, located between Nellis Boulevard and Aloha Avenue within Sunrise Manor.
- And then Item 25, WS-24-0276; holdover waiver of development standards to modify residential adjacency standards. Design review for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor.

TICK SEGERBLOM
Good morning.

MELISSA EURE
Morning, Chairman, Commissioners. Melissa Eure, E-U-R-E, 1055 Whitney Ranch Drive, Suite 210, here on behalf of the applicant.

So, what we have in front of you is an aerial to show you where the site location is. It is on Nellis and Happy Valley. What it used to be is a commercial shopping center at that site. The building came down several years ago, and what is there was a vacant lot for quite some time. Our client has developed the site to be for commercial truck parking. So, no actual structure beyond a guard shack would go there. And it's striped to allow trucks. So it is in the General Commercial Zone, which does allow a parking lot. And the underlying zoning is the Commercial Mixed Use.

This actually would be an administrative item, except for there is a waiver for the driveway on Happy Valley because this would be commercial traffic going onto a residential drive. Back around 2018 when it was still a commercial shopping center, there were three driveways accessing Nellis. NDOT (Nevada Department of Transportation), as part of their update to the Nellis Boulevard corridor, closed those driveways off, leaving the only legal access to the site off of Happy Valley.

The client here is proposing to put in landscaping to help buffer the site more fully. The guard shack would be located here. There isn't a gate, however, there is security cameras that could actually be accessed by Metro, along with LED solar lights placed throughout to improve the security and the visibility of this site.

So, as we know, given the increase of online ordering and e-commerce, there's become a need for a lot more to deliver those items that are being ordered. It used to be that there were fleets, and the companies would use their own trucks, their own drivers, and that's how deliveries would happen. Now, many of them are independent operators, and so they're purchasing their trucks and their vans. And many of them are branded. You can't tell them apart from the actual company's trucks that they do own. And they're using those to become entrepreneurs and have their own businesses. However, they aren't able to park those on the residential streets. So, I think we're well aware that there's quite a bit of issue with trucks being parked on roadways, making it difficult to see around and having other impacts on traffic circulation. So, this would help to pull those trucks off of the streets, give them a place that they could legally park their trucks. And many of the owner/operators are within the vicinity here, so this is close to home. If they drive, they're able to drive, park their vehicle where their truck is, then take their truck out while they're doing deliveries. Others could be dropped off to then use their truck during the day.

As mentioned, there is a guard shack there. There's a local veteran who works as the security guard on the site.

There would be a new trash enclosure added as well. So that way if they did have any trash that accumulated in their trucks, they'd have a place to take care of that.

We have received letters of support from the Nevada Trucking Association, also from the abutting residential neighbors here to the west and from the tavern across the street on Happy Valley, as well as from several of the truck drivers who are currently parking their trucks on the site. So, with that, would be happy to answer any questions that you have.

MOTION

TICK SEGERBLOM
This is a public hearing. Anyone here wishing to speak on this item? Seeing no one, we'll close the public hearing.

I appreciate the goal here, as far as having a place for truckers to park their trucks while they go home and get off the road. But truthfully, this is just not appropriate area in my mind. By having that many trucks enter on Happy Valley, which is a residential street, is not going to be good for the children that play there and everyone else.

And honestly, I think that we need to work with staff to create some type of a new zone or some type of something where we can have these truck lots. But just to put them on a major street like Nellis in an area like this, I just personally don't feel it's appropriate.

So, with that, I'm going to make a motion to deny the request. And they also wanted to request to change the sidewalk, I think we should deny that also. So, the future developers would have to come in for some type of waiver. But right now, I'd like to have the separated sidewalk. So, with that, I'd make a motion to deny.

JIM GIBSON
If you're denying the thing, you're requiring them to move the sidewalk not even on the property.

TICK SEGERBLOM
No, there's no sidewalk.

JIM GIBSON
Okay.

TICK SEGERBLOM
So, we're denying 24 and 25 without prejudice, so you can come back with something else. But the truth is, it's just not an appropriate area for these trucks. And I would like to work with staff to find an area. I know Marilyn, you have the same issue. But we need to figure out a way that we can accommodate the truckers who do have a need, but also work with neighborhoods and make sure.

MARILYN K. KIRKPATRICK
Mr. Chair, may I ask for a clarification? So currently it's an existing building, and their only issue with coming into code is that NDOT no longer allows as many drive wells on Nellis, which I've had to deal with that one myself. Because NDOT came through, and what they found out is back in the early 2000s, every 200 feet there was a driveway. So, we've closed a lot of them on our side. But if they close it, then you're denying them access that way. So, they'd have to just shut down the business? I'm asking, because –

TICK SEGERBLOM
Well truthfully, the business has been operating illegally for several years. And so, there's a lot of code violations involved in this too. That's what we're trying to –

MARILYN K. KIRKPATRICK
– no, I just wanted to be clear what we were doing, because I didn't want it to be just because of the NDOT stuff. But if you're saying they've got other issues and have had other issues – you're denying the vacation, I'm assuming, as well as the zoning, right? Because it's zone something?

TICK SEGERBLOM
– right, the vacation was just for the get rid of the requirement to have a detached sidewalk.

MARILYN K. KIRKPATRICK
Okay.

TICK SEGERBLOM
All right, that's my motion. Cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes. I want to point out it is without prejudice, and so I'd be happy to work with you on that side.

JIM GIBSON
Mr. Chair, might I just – Melissa and I spoke on the telephone a couple of weeks ago. And I wanted to echo the comments that Commissioner Naft made about your father. I knew him really well and worked with him a lot. And he left a legacy you can be very proud of. And you do honor to him every time we hear you and see you, so thank you very much for your good work. And I didn't mean to make you cry, but I felt like it because I knew him so well. Anyway, I just wanted to make that comment.

MELISSA EURE
Thank you. At least I have a little bit of time to recover before the next item.

TICK SEGERBLOM
Thank you.

SAMI REAL
Sorry, with that, I lost track. So, the votes were registered, correct?

TICK SEGERBLOM
Correct.

25. WS-24-0276-PALM PROPERTIES, LLC:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.

DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. TS/jor/syp (For possible action)

ACTION: DENIED WITHOUT PREJUDICE (COMPANION ITEM 24).

26. VS-24-0457-DBAC, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Pamalyn Avenue and Maule Avenue, and between Arville Street and Cameron Street, a portion of right-of-way being Arville Street located between Pamalyn Avenue and Maule Avenue, and portion of right-of-way being Maule Avenue located between Arville Street and Cameron Street within Enterprise (description on file). MN/lm/syp (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 18, 2024, PER THE APPLICANT).

27. WS-24-0456-DBAC, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fill height; 2) increase retaining wall height; and 3) reduce driveway setback.

DESIGN REVIEW for a single-family residential subdivision on 3.11 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 18, 2024, PER THE APPLICANT).

28. TM-24-500096-DBAC, LLC:

HOLDOVER TENTATIVE MAP consisting of 6 single-family residential lots and 1 common lot on 3.11 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 18, 2024, PER THE APPLICANT).

(Companion Items 29, 30, and 31)

29. VS-24-0462-OMNI FAMILY LIMITED PARTNERSHIP:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Capovilla Avenue and between Valley View Boulevard and Procyon Street within Enterprise (description on file). MN/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 30 AND 31).

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

- Right-of-way dedication to include 45 feet to the back-of-curb for Valley View Boulevard, 25 feet to the back-of-curb for Arby Avenue, 25 feet to the back-of-curb for Procyon Street, 25 feet to the back-of-curb for Capovilla Avenue and associated spandrels;
- 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, 90 days to record said separate document for the Warm Springs storm drain improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

SAMI REAL
Okay. Next are Items 29, 30, and 31.

- Item 29, VS-24- 0462; holdover vacate, abandon easements of interest to Clark County, located between Arby Avenue and Capovilla Avenue and between Valley View Boulevard and Procyon Street within Enterprise.
- Item 30, WS-24-0461; holdover waivers of development standards for the following: reduce net lot area, reduce street landscaping, increase retaining wall height, increase fill height, alternative lot orientation, off-site improvement streetlights, and reduce driveway setbacks. Design review for a single-family residential subdivision on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the neighborhood protection RNP overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise.
- And then Item 31, TM-24-500099; holdover tentative map consisting of 13 single-family residential lots on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection RNP Overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue 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 property is located in the center at the southeast corner of Arby and Valley View. I have three properties on this aerial, because we did do a neighborhood meeting on August 7 with all three of these properties. Most importantly because Richmond American Homes is coming in on all three of those sites and they're honoring the RS20 zoning category. Which at that neighborhood meeting, there were about 40 people in attendance. They were very happy to hear that we were not asking for a zone change, and that Richmond American Homes would be coming in with RS20 products. Also, all single-story. So, this is all of Richmond's single-story, million dollar plus homes. So, generally speaking, the neighborhood was ecstatic about all three of these.

Arville and Maule will be on your December 18 agenda, and El Dorado Valley View is already approved. So, the one that's before you is Arby and Valley View. We are proposing a 13 lot, as I mentioned, RS20 development. The density is about 1.73 units to the acre. That's the net density for the 13 lots. Four of them will front onto the streets, which oftentimes rural preservation areas like that because you don't

have the walls. However, there will be a wall here on Arby, as well as Valley View and on Capovilla a little bit on that southern side, with accesses both on Arby and on Capovilla.

At the neighborhood meeting there were a couple of things that the residents asked. Most importantly, they did not want streetlights on the neighborhood streets. I believe they understood Valley View is a pretty major thoroughfare and streetlights are probably necessary on Valley View. But after the meeting, we did add a waiver to waive the off-site improvements specific to streetlights on Arby, on Procyon, and on Capovilla. And so, there is an if approved condition, and we submitted that at the neighbor's request. So, there will be lights on all of the homes. They have coach lighting so it won't be completely dark. But in line with their neighborhood, they very much wanted those streetlights to be eliminated on Arby, Procyon, and Capovilla.

Also, there was a mix of opinion on the sidewalks. We are showing detached sidewalks, which we know is very important for the safety of the community and the safety of the area. And the neighbors pretty much agreed with that. But a few of them did ask for asphalt paveways instead of concrete. Richmond's fine either way. So, whatever the Commission decides, we're fine with that.

Lastly, we do have – there's some fill and some retaining on this site. And there was a pretty significant retaining wall proposed on this corner here adjacent to an existing homeowner. Which we've worked with that homeowner on reducing the impact of that wall by providing a tiered wall. Mark Bangin provided a beautiful exhibit that I will submit into the record. But what we've worked out with them is doing a tiered wall on that eastern boundary. Actually, the eastern boundary as well as southern boundary of their property, so that you'll have their existing wall, some landscaping. And we were very specific with their request. They want laurel bays. So, we are going to provide 24-inch box bay laurel trees in that landscape easement area. And then we'll have a reduced retaining, still some retaining and this screened wall. So, it'll have a much nicer, softer feel and really provide them some privacy. This landscape easement would run along this property line and right here as well.

So, I did work with Sami, and she revised my conditions to be much better than they were. So, I would want to propose two conditions. One, that we provide for and include in the CC&Rs that a minimum of 15 24-inch box laurel trees be planted and maintained 30 feet on center within that landscape strip between the tiered wall. And with any changing in the landscaping to be approved by the HOA and the adjacent property owner. And the reason for that is this easement area will be maintained by the HOA. If for some reason at some point that tree selection changes, we want to make sure that the property owners know what's happening.

The second condition, that we provide and include in the CC&Rs is a gate to the landscape easement on Arby Avenue to be accessed and maintained by the HOA. Again, this property owner was very concerned with having a dead area between the home and the home to the west of them. So, we will provide a gate there, and that gate will be only accessed by the HOA.

So, with that said, I'm happy to answer any questions. I very much appreciate the neighborhood support. And I think we've tried to revise the application to reflect their requests. First of all, with the requested waiver for the streetlights on Arby, Procyon, and Capovilla, the offering of doing the asphalt pathways instead of the concrete if that's the Commission's desire, and then the two conditions I just read into the record to reduce that retaining impact on the neighbor that's immediately to the east of us. I'm happy to answer any questions.

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

MOTION

MICHAEL NAFT
Thank you, Chairman. Thank you, Ms. Allen, for the presentation, for your work on this.

My motion will include the two conditions that you read in and worked with Planning on.

Also, I just want to highlight it, it's already in the agenda item, but yes, full off-sites will be required on Valley View. On the other three streets we'll do the detached asphalt path, which has been my standard in these areas. Antonio, you're giving me a look.

ANTONIO PAPAZIAN
Thank you, Commissioner. Just concrete on Valley View? Are we doing concrete path on Valley View and just asphalt on the side streets?

MICHAEL NAFT
Correct.

ANTONIO PAPAZIAN
Thank you.

MICHAEL NAFT
Then if I've not missed anything else, I'll move for approval of Items 29, 30, and 31 with the conditions read into the record.

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

VOTE

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

TICK SEGERBLOM
And that motion passes. Thank you.

STEPHANIE GRONAUER
Thank you very much. And I'll provide your staff this exhibit as well for the record.

30. WS-24-0461-OMNI FAMILY LIMITED PARTNERSHIP:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce net lot area; 2) reduce street landscaping; 3) increase retaining wall height; 4) increase fill height; 5) alternative lot orientation; 6) off-site improvements (streetlights); and 7) reduce driveway setbacks.

DESIGN REVIEW for a single-family residential subdivision on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise. MN/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 29 AND 31).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- At a minimum, 5 gallon shrubs shall be provided within the landscaping strip between the tiered retaining wall;
- Provide for and include in the CC&Rs that a minimum of 15, 24 inch box Bay Laurel trees be planted and maintained 30 feet on center within the landscape strip between the tiered wall with any changes in landscaping to be approved by the HOA and adjacent property owners;
- Provide and include in the CC&Rs a gate to the landscape easement on Arby Avenue to be accessed and maintained by an HOA;
- 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

- Full off-site improvement on Valley View Boulevard;
- Full off-site improvements except streetlights on Arby Avenue, Capovilla Avenue, and Procyon Street with sidewalks consisting of asphalt instead of concrete;
- Install conduit and pull boxes for streetlights;
- Drainage study and compliance;
- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard, 25 feet to the back of curb for Arby Avenue, 25 feet to the back of curb for Procyon Street, 25 feet to the back of curb for Capovilla Avenue and associated spandrels;
- 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, 90 days to record said separate document for the Warm Springs storm drain improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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.
- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed; 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 to show fire hydrant locations on-site and within 750 feet.
- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0135-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

31. TM-24-500099-OMNI FAMILY LIMITED PARTNERSHIP:

HOLDOVER TENTATIVE MAP consisting of 13 single-family residential lots on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise. MN/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 29 AND 30).

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

- Full off-site improvement on Valley View Boulevard;
- Full off-site improvements except streetlights on Arby Avenue, Capovilla Avenue, and Procyon Street with sidewalks consisting of asphalt instead of concrete;
- Install conduit and pull boxes for streetlights;
- Drainage study and compliance;
- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard, 25 feet to the back of curb for Arby Avenue, 25 feet to the back of curb for Procyon Street, 25 feet to the back of curb for Capovilla Avenue and associated spandrels;
- 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, 90 days to record said separate document for the Warm Springs storm drain improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Department of Aviation

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0135-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

32. VS-24-0509-USA:

VACATE AND ABANDON easements of interest to Clark County located between Craig Road and Alexander Road and between Chieftain Street and Fort Apache Road; a portion of right-of-way being Helena Avenue located between Chieftain Street and Fort Apache Road; and a portion of right-of-way being Hickam Avenue located between Chieftain Street and Fort Apache Road within Lone Mountain (description on file). RM/hw/kh (For possible action

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 4, 2024, PER THE APPLICANT).

33. WS-24-0510-USA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gross lot area; 2) reduce net lot area; 3) reduce front setbacks; 4) allow a gated community within the NPO-RNP; 5) reduce street landscaping; 6) reduce call box setback; 7) eliminate off-site improvements (curb, gutter, sidewalks, and streetlights); 8) increase the length of a non-through street without a county approved turnaround; and 9) eliminate street knuckles.

DESIGN REVIEW for a single-family residential subdivision on a 22.14 acre portion of 32.12 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Craig Road, north of Florine Avenue (alignment), east of Chieftain Street, and west of Fort Apache Road within Lone Mountain. RM/hw/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 4, 2024, PER THE APPLICANT).

34. TM-24-500108-USA:

TENTATIVE MAP consisting of 39 single-family residential lots and 2 common lots on a 22.14 acre portion of 32.12 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Craig Road, north of Florine Avenue (alignment), east of Chieftain Street, and west of Fort Apache Road within Lone Mountain. RM/hw/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 4, 2024, PER THE APPLICANT).

(Companion Items 35 and 36)

35. VS-24-0539-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

VACATE AND ABANDON easements of interest to Clark County located between Torino Avenue and Ford Avenue (alignment) and between Belcastro Street and Rosanna Street within Enterprise (description on file). JJ/jud/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 36).

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 25 feet to the back of curb for Torino Avenue, 25 feet to the back of curb for Belcastro Street, 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;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

SAMI REAL
Next are Items 35 and 36.

- Item 35, VS-24-0539, vacate and abandon easements of interest to Clark County located between Torino Avenue and Ford Avenue (alignment) between Belcastro Street and Rosanna Street within Enterprise.
- Item 36, WS-24-0538, waivers of development standards for the following: Reduce net lot size, increase fill height, increase retaining wall height, and increase driveway width. Design review for a single-family residential subdivision on 2.34 acres in an RS20 (Residential Single-Family) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northeast corner of Belcastro Street and Torino Avenue within Enterprise.

TICK SEGERBLOM
Good morning again.

STEPHANIE GRONAUER
Good morning again, Mr. Chairman, Commissioners. Stephanie Gronauer, 1980 Festival Plaza Drive, here on behalf of the applicant, Richmond American Homes.

This is a little over a two-acre site located at Belcastro and Torino. Again, this is similar to the last item, where Richmond is proposing to stick with the RS20 zoning category. They are not seeking a zone change. And we are proposing a four-lot development with a density that's under the two units to the acre. We do have a couple of waivers that I just want to walk through briefly. These are the four lots. Three of them would face onto Torino. Which again, most RNP areas prefer that than having blocked in neighborhoods. So, we have three homes that are fronting onto Torino, and then the fourth home will front on to Belcastro. There is some fill and some retaining on this site. And it's a little small parcel, as you can see. Much of it is, you can see on this aerial, along the north. There's some pretty significant drainage and contours going on there. So that fourth lot requires some retaining along the northern property line. Along the eastern property line, the grading plan did just get approved. And my understanding is we will not need quite as much retaining. And there is a five-foot drainage easement along the side of this lot, so there will be a bit of a tiered appearance. There'll be their existing block wall, the five-foot drainage easement, and then our retaining and block wall on the other side of that easement area. But on this northern property line, that's where most of the retaining will exist. It's an undeveloped parcel to the north. And it is just necessary due to topography and the drainage in the overall area.

Again, these are Richmond's big one-story, over $1 million homes that are very much in compliance and conformance with any RNP neighborhood fronting out onto the street. And I'm happy to answer any questions, but we'd very much appreciate your approval today.

TICK SEGERBLOM
This is a public hearing. Anyone here wishing to speak on this item? Seeing no one, I'll turn it over to Commissioner Jones.

MOTION

JUSTIN JONES
Thank you, Mr. Chair. Appreciate your efforts to keep this in line with the RNP, so I'll go ahead and move for approval of Agenda Items 35 and 36.

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

VOTE

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

TICK SEGERBLOM
And that motion passes. Thank you.

STEPHANIE GRONAUER
Thank you very much.

36. WS-24-0538-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce net lot size; 2) increase fill height; 3) increase retaining wall height; and 4) increase driveway width.
DESIGN REVIEW for a single-family residential subdivision on 2.34 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northeast corner of Belcastro Street and Torino Avenue within Enterprise. JJ/jud/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 35).

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;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Torino Avenue, 25 feet to the back of curb for Belcastro Street, and associated spandrel;
- 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0214-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

(Companion Items 37, 38, and 39)

37. VS-24-0542-GOLDENSITES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Mistral Avenue and between Cimarron Road and Durango Drive and portion of a right-of-way being Gagnier Boulevard located between Mistral Avenue and Camero Avenue within Enterprise (description on file). JJ/sd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 38 AND 39).

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

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

SAMI REAL

Next are companion Items 37 through 39.

- Item 37, VS- 24-0542; vacate and abandon easements of interest to Clark County located between Camaro Avenue and Mistral Avenue and between Cimarron Road and Durango Drive and a portion of right-of-way being Gagnier Boulevard located between Mistral Avenue and Camaro Avenue within Enterprise.
- Item 38, WS-24-0543; waivers of development standards for the following: reduce setbacks, increase retaining wall height, increase fill height, waive full off-site improvements, and reduce street intersection offset. Design review for a single-family residential subdivision on 10.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Camaro Avenue and the east and west sides of Gagnier Boulevard (alignment) with an enterprise.

- And then Item 39, TM-24-500117; tentative map consisting of 20 single-family residential lots on 10.63 acres and an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Camaro Avenue and the east and west sides of Gagnier Boulevard (alignment) within Enterprise.

TICK SEGERBLOM
Good morning.

BOB GRONAUER
Good morning, Mr. Chairman and Commissioners. My name's Bob Gronauer. 1980 Festival Plaza Drive. I'm here representing Pinnacle Homes on these matters.

As you can take a look at the overhead here, highlighted in yellow, this is approximately 10.6 acres of property. It's located in the RNP area. We are proposing 20 homes. However, we do have some waiver development standards, and the reason is as I go through the story here, you'll appreciate this piece of property is fairly difficult to develop.

First of all, Pinnacle Homes purchased this property here and this property here in the auction not too long ago. And then this piece of property my client purchased from this property owner here. However, the reason why you don't see it, it is perfectly shaped in this area. You can see these are solar panels here. So, the family that sold the property here wanted this type of configuration.

So, which has made it a little bit tricky here for development purposes, but also on top of that, you can see here as you focus in here, this is a big drainage area on this property that's being impacted. And matter of fact, when I did the developments for William Lyon Homes many years ago, this was a big drainage concern for the neighbors in the area. So, the good news is with Frank White and Pinnacle Homes, by purchasing the airport properties, purchasing this additional property here, we're going to be able to help fix that drainage issue that still also lingers in this area. But because of that, we do have some fill and wall height waivers that we're asking for, and that's based because of the existing conditions on the property.

So, on the site plan that I have here, we have 20 homes. We have six homes that are located up here off Gagnier, which will have access coming in and out of the cul-de-sac located right here. The other 14 homes are going to have access on Camaro, as you can see here, will come out through in this area. We do have a waiver development standard of street separation between Gagnier and our private street here. Staff is recommending – well, they were recommending approval that the Public Works with the separation distance series because this is in an RNP area, these are rural standards out in this area, and so very little traffic would be coming out in this area.

One of the waivers that we're asking for is for a 20-foot front yard setback. That is typical what you see in all the developments. I believe you're looking at your current code now to put that back. These are not the Pinnacle Homes that you see, but these are homes in the area that have that 20-foot setback that was approved at the Town Board. We'd ask you to approve that waiver of development standard.

When you look at the wall height, our highest point of the wall height that we'll have is along our east property line. Because we're lower on the west property line here, we're about nine feet, six feet, about five feet and five feet lower than the west side here. But because of the drainage and the topography of the property here over along the east property line, we're going to have some wall heights. What we are

about higher, the wall height in this area would be about 8 feet, 7 inches. This would be about 7 feet and 1 inch. The highest point is about 11 feet, 1 inch in this area. This would be the highest point of the wall. The wall waiver that we're asking for, this is about 9 1/2 feet, and this is about 10 feet, 3 inches.

Also, adjacent in this area, we have a five-foot wide drainage easement, which also goes to a 10-foot wide drainage easement in this area. With respect to the fill, because of the hole that is in here because of topography, we do have a waiver for infill located on Lot 10 and on Lot 14 in this area. And again, it's because of the constraints on the property.

We did go to the Town Board. They did recommend the approval of some of our waivers that we're asking for. These are single-story homes that Pinnacle builds. The price points are going to be anywhere from about $1.4 to $1.5 million per house on an average. The floor plans are anywhere from 3,600 square feet to about approximately 4,700 square feet.

With that being said, we'd ask you to approve the application that is before you. And then on a side note, we are continuing to work with the neighbors in this area with respect to some of the drainage issues and designs.

And as we finalize our drainage study, we will continue to communicate with them. And matter of fact, we've been communicating our client with Robert Cunningham today with some of the neighbors in the area with respect to some of the design. And the last thing I'll point out is in working with the neighbors, this gray area here is a sewer easement area, about 30 feet in width. We already have that open for pedestrian activity. It's not for vehicular access, but for the neighbors who walk in north and south in this area. So, we wanted to keep that open for connectivity purposes and that was something that the neighbors did definitely like. That being said, I can answer any of the questions on these applications that are before you.

TICK SEGERBLOM
This is a public hearing. Anyone here wishing to speak on this item?

ROBERT GLAU
Good afternoon or still morning. My name is Robert Glau, G-L-A-U. I live at 8260 Gagnier right across the street from the little six-person cul-de-sac there. I have no problem with this development whatsoever except for I don't see any need for any streetlights, which Enterprise had mentioned. And I know that they're asking not to have the streetlights and I'm in favor of that. And secondly, the little walkway, we're not exactly sure where that comes out. We're just hoping it's not right in the guy's driveway that sits right next to that.

And then also the Town Board had requested on the west side of Gagnier to put a five-foot asphalt sidewalk, which makes no sense. It's a dead end cul-de-sac. No five-foot asphalt sidewalk from Windmill all the way to there. And to just have that little piece of black top across the front of their place doesn't seem to make any sense to me. So, I would ask you not to request that and not to have the streetlights. Otherwise, I'm totally in favor. Thank you.

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

JUSTIN JONES
Thank you, Mr. Chair. Mr. Gronauer, do you want to address those comments?

BOB GRONAUER
No, I am good unless you have any questions.

JUSTIN JONES
Okay. All right, then I'm go ahead and move for – well, I would say with regards to Waiver of Development Standards 4A, while I appreciate that there are other areas out there on Camaro who have had all of their off-sites waived that I think that it makes sense to have at least some of the off-sites put in there. So, agree on the streetlights that they aren't necessary at this time, but I'll require the developer to install curb and gutter out there. Do you want to comment on that JaWaan?

BOB GRONAUER
Yeah. Oh, okay. I'm sorry. I just wanted for clarification on Camaro?

JUSTIN JONES
Yes, on Camaro.

BOB GRONAUER
And that's curb and gutter and I'm sorry, I'm interrupting Antonio. Go ahead Antonio.

JUSTIN JONES
Go ahead Antonio.

ANTONIO PAPAZIAN
Thank you, Commissioner. With the addition of the curb and gutter, I just want to make sure because their plans don't reflect it, that they'll be required to do full width paving as well.

JUSTIN JONES
Okay. All right. Curb gutter, full width paving and pull conduit in the event that there's a need for future streetlights but won't require a sidewalk at this time.

ANTONIO PAPAZIAN
Thank you, Commissioner. If they're not required to do the sidewalk at this time, we do not need the conduit and the pool boxes. The reason we typically require the conduit and pool boxes when someone is doing the sidewalk is so we don't have to lift those panels to put the conduit underneath. And because there's not going to be any sidewalk, there's no panels to lift, so it won't be a problem in the future to install that should we have a project that installs streetlights.

JUSTIN JONES
Okay. All right, what he said. All right. I'll go ahead and move for approval of Agenda Items 37, 38, 39 – 38, 37 and 39 with the modification to Waiver Request 4A.

LYNN GOYA
Excuse me, Commissioner, could you repeat the motion as it's the final motion for clarification?

MOTION

JUSTIN JONES
Sure. So, I'm going to move for approval on Agenda Items 37, 38 and 39 with regards to Waiver request 4A. The requirement for streetlights and sidewalk will be granted, but the curb and gutter and partial paving will be denied. Is that accurate? Okay.

LYNN GOYA
Thank you.

JUSTIN JONES
That's a motion.

TICK SEGERBLOM
All right, there's a motion. Cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes. Thank you.

BOB GRONAUER
Thank you.

38. WS-24-0543-GOLDENSSITES, LLC, THE PARSONS FAMILY REVOCABLE LIVING TRUST):

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase retaining wall height; 3) increase fill height; 4) waive full off-site improvements; and 5) reduce street intersection offset.

DESIGN REVIEW for a single-family residential subdivision on 10.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Camero Avenue and the east and west sides of Gagnier Boulevard (alignment) within Enterprise. JJ/sd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 37 AND 39).

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

- Off-site improvements (curb, gutter, and paving) on Camero Avenue;
- Drainage study and compliance;

- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0075-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #4A WAS DENIED FOR OFF-SITE IMPROVEMENTS (CURB, GUTTER, AND PARTIAL PAVING).

39. TM-24-500117-GOLDENSSITES, LLC, THE PARSONS FAMILY REVOCABLE LIVING TRUST):
TENTATIVE MAP consisting of 20 single-family residential lots on 10.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Camero Avenue and the east and west sides of Gagnier Boulevard (alignment) within Enterprise. JJ/sd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 38 AND 39).

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

- Off-site improvements (curb, gutter, and paving) on Camero Avenue;
- Drainage study and compliance;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0075-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

40. WS-24-0522-CROCKER FAMILY REVOCABLE LIVING TRUST:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) eliminate full off-site improvements in conjunction with a proposed single-family residence on 0.5 acres in a RS20 (Residential Single-Family 20) Zone within the Neighborhood Preservation (RNP) Overlay. Generally located on the west side of El Capitan Way, 170 feet south of Washburn Road within Lone Mountain. RM/jm/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 4, 2024, PER THE BOARD OF COUNTY COMMISSIONERS).

SAMI REAL
All right. Next is Item 40, WS-24-0522; waiver of development standards for the following: reduce setbacks and eliminate full off-site improvements in conjunction with a proposed single-family residence on 0.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Preservation (RNP) Overlay. Generally located on the west side of El Capitan Way, 170 feet south of Washburn Road within Lone Mountain.

TICK SEGERBLOM
Is anyone here on this application? Item 40?

MOTION

ROSS MILLER
I'm not sure where they are. Can we move to pass it to the December 4 meeting?

SAMI REAL
Hold to December 4?

ROSS MILLER
Hold. Yes.

SAMI REAL
So then there is a motion to hold till December 4.

TICK SEGERBLOM
There's a motion to hold it until December 4. Cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes.

41. WS-24-0523-WARREN FAMILY REV LIV TR & WARREN, JOSEPH F. & CARRYN B. TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation; 2) reduce setbacks; and 3) modify driveway geometrics for accessory structures in conjunction with an existing single-family residence on 2.28 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Fairfield Avenue, 320 feet south of Wigwam Avenue within Enterprise. MN/tpd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- 1 year to complete the building permit and inspection process for existing accessory structures or this portion of the application will expire unless extended with approval of an extension of time;
- 2 years to commence the proposed RV cover or this portion of the application will expire unless extended with approval of an extension of time;
- Paint the proposed RV cover to match the primary dwelling.
- Applicant is advised that 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.

Southern Nevada Health District (SNHD) - Engineering

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

SAMI REAL

Next is Item 41, WS-24-0523; waivers of development standards for the following: reduced separation, reduce setbacks and modified driveway geometrics for accessory structures in conjunction with an existing single-family residence on 2.28 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Fairfield Avenue, 320 feet south of Wigwam Avenue within Enterprise.

KAREN WARREN

Hello, thank you for your time today. My name is Karen Warren, W-A-R-R-E-N. And I am the homeowner in this case.

I also wanted to thank the staff for walking me through this whole process.

Okay. So, you will notice a lot on this item, but I am going to keep it short as I was advised to do. Essentially, we are looking to erect an RV shade cover on this part of the lot. This is the north facing right? So right here on the lot in working with Land Use, they brought up a lot of issues in terms of waivers, so we're just hoping to bring everything else on the property in compliance. Since we purchased it in 2017, we've made significant improvements. So, I open that up to any questions?

TICK SEGERBLOM
All right. This is a public hearing. Anyone here wishing to speak on this item? I see no one. It sounds like you've resolved all things. Commissioner Naft.

MICHAEL NAFT
Yeah. Thank you, Mr. Chairman. Thank you, Ms. Warren, for your patience today. But through this whole process, you bought a property that was in pretty bad distress that your neighbors were pretty unpleased with, and you have, one, cleaned it up, but two are bringing most of what you're here to waive today were pre-existing issues prior to your purchase of the property, with the exception of what you just laid out. Yeah.

KAREN WARREN
Those were before pictures.

MICHAEL NAFT
Yeah. Thank you.

KAREN WARREN
Of our property. So yes.

MOTION

MICHAEL NAFT
So, thank you and I'm prepared to move for approval of Item 41 and appreciate your patience through this process.

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

VOTE

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

TICK SEGERBLOM
That motion passes. Thank you so much.

KAREN WARREN
Short and sweet. Thank you for your time. I appreciate it.

42. WS-24-0525-SEMMATERIALS ENERGY PTNRS, LLC:

AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height (no longer needed); 2) allow non-decorative fencing (no longer needed); 3) reduce access gate setbacks; 4) waive off-site improvements (streetlights); 5) allow attached sidewalks; 6) eliminate throat depth; and 7) eliminate driveway back-of-curb radius.

DESIGN REVIEW for site modifications for an existing asphalt batch plant on 6.76 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located on the southwest corner of Valley View Boulevard and Ponderosa Way within Paradise. MN/dd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Paint the shipping containers to match the buildings and infrastructure on-site;
- Street landscaping along Ponderosa Way to consist of recommended plants from the Regional Plant List, or an approved alternative.
- 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

- Full off-site improvements except streetlights on Ponderosa Way;
- Install conduit and pull boxes on Ponderosa Way.

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;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or

other temporary equipment; the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0185-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

SAMI REAL
Next is Item 42, WS-24-0525; amended waivers of development standards for the following: increased fence height, which is no longer needed, allow non-decorative fencing. Again, no longer needed. Reduce access gate setbacks, wave off-site improvements being streetlights, allow attached sidewalks, eliminate throat depth and eliminate driveway back of curb radius. Design review for site modifications for an existing asphalt batch plant on 6.76 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay generally located on the southwest corner of Valley View Boulevard and Ponderosa Way within Paradise.

TICK SEGERBLOM
Good morning.

MELISSA EURE
Good morning, Melissa Eure, E-U-R-E. 1055 Whitney Ranch Drive, Suite 210. Here on behalf of the applicant.

So again, here you can see on the aerial exactly where this batch plant sits. It's been there since the 1960s. So, it has been there for quite some time, and everything has developed around it.

Just importantly to note on here, there is a stormwater detention basin that is on this site and then there's already some paved area here. So, what has happened is on here you can see everything in the pink color is existing and what they'll be doing is adding some new tanks in order to decommission other tanks that are on the site as well as adding a new shade structure. They use polymer pellets that unfortunately the UV tends to deteriorate and destroy. So, in order to lose less of their supplies, they're putting this new shade structure. With these new equipment, it did trigger the need for the site to come into greater conformance with the current Title 30. And so quite a bit of what we have here and the waivers which I will focus on are in regards to the off-sites here along Ponderosa. The sidewalk and full off sites are existing on Valley View Boulevard.

What there is currently there's a berm here. This is where the stormwater detention basin is. The way the site operates is that trucks come in off Ponderosa, they enter on the far west gate here. They go through the scales, they come around, they load on here, they come back around, they stay with on the property to loop back around to then get weighed with their full weight before exiting out of this gate. So, gates do remain open during business hours, and we are asking to go ahead and put in an attached sidewalk. Currently, there is no sidewalk for this part of the property as well. There is some curb and gutter, however this would be adding the sidewalk. And then there is the existing oleanders on this side and what they would do is replant any oleanders that need to be replanted as they pulled back.

Because of these existing conditions there is a security fence that's also there in the gates and unfortunately, they're within the setbacks that our Title 30 currently requires. So, one of those is to allow the gates to be 7 feet and 8 feet from the property line versus 18 feet. Again, as mentioned, they are open during business hours, and they are one way only and we try to keep the trucks circulating on site versus on the actual right-of-way. These fencing here it is security fencing for a portion of it. It is non-decorative. You can kind of see the oleanders do a great job of screening what is there.

One of the bigger waivers we have is asking for the zero radius and some reduced throat depths, particularly for the western drive. So, the eastern drive will meet the standards. It's only on the westernmost driveway and you can see from the photo here. As trucks swing in to go to the scales, unfortunately in order to meet the driveway standards, the driveway would have to be moved more to the east. And what that would do is actually put it back up against where you have parking right here on the other side. So, if they move the driveway to put in the standard, it would then have the trucks turning in right behind where there's parking here and there is no curb gutter or entryway. It's literally just parked there. So, it would potentially back items up.

Also, because of the location of the stormwater basin, if that was moved over, the trucks would be entering basically right into the stormwater basin and there's no way to push back the interior drive without again impacting that existing stormwater basin on the site. So, any changes to the gate or to those drives would then be impacting the existing equipment and the stormwater tension Basin. So that's why we're asking that this driveway remain as it is on this side. So that way we don't impact the site operations. If we had to get rid of that drive, it would then force circulation onto the existing public right-of-way instead of keeping it on the site.

Finally, we are proposing the attached sidewalk as well as putting in the curb and gutter. However, we've requested a waiver of the streetlights on Ponderosa, all of the existing streetlights that there are on the north side of the street, that is where the electrical wiring and conduit is. There are none on the south side of the street where the property is located. So, we've asked that those streetlights not be required. One, it would cut off the drive. This is Ponderosa does end in a cul-de-sac. So, it would create quite a bit of impact for the existing businesses but also just because it'd be a little more difficult to bring all that in. There isn't an electrical connection very close by for that. So, we've asked to waive that, but we are fine with accepting staff's conditions on this. And with that, 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 turn it over to Commissioner Naft.

MOTION

MICHAEL NAFT
Thank you, Mr. Chairman. I'm sure your client probably regrets wanting to put up a shade structure, but we're glad they're doing it and making the investment in the property. As you laid out, nearly all of these waivers are necessitated by permanent infrastructure that's on the property. So that's convinced me to move for approval of Item 42.

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

VOTE

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

TICK SEGERBLOM
That motion passes.

MELISSA EURE
Thank you.

43. WS-24-0526-GHANOLI HOLDINGS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; and 2) allow a non-decorative fence.

DESIGN REVIEW for modifications to a previously approved truck staging area on 0.49 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Martin Avenue and the east side of Crystal Street within Enterprise. MN/dd/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO JANUARY 22, 2025, PER THE APPLICANT).

(Companion Items 44 and 45)

44. WS-24-0527-COUNTY OF CLARK (AVIATION):

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase wall height; 3) increase fill height; 4) eliminate off-site improvements (curb, gutter, sidewalks, and streetlights); and 5) reduce the street intersection off-set.

DESIGN REVIEW for single-family detached residences on 4.92 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northwest corner of Valadez Street and Shelbourne Avenue within Enterprise. JJ/jud/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 45).

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

- Comply with approved drainage study PW24-17122;

- Execute a Restrictive Covenant Agreement (deed restrictions).

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0113-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

SAMI REAL
Next are Items 44 and 45.

- Item 44 WS-24-0527. Waivers of development standards for the following: reduced step backs, increase wall height, increase fill height, eliminate off-site improvements being curb gutter sidewalks and streetlights and reduce the street intersection offset. Design review for single-family detached residences on 4.92 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northwest corner of Valdez Street and Shelbourne Avenue within Enterprise.
- Item 45 TM-24-500114. Tentative map consisting of 10 single-family residential lots and common lots on 4.92 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northwest corner of Valdez Street and Shelbourne Avenue 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 Pinnacle Homes on these next few matters.

What I have before you is an aerial map of our site. It's approximately five acres. This is also another one of these purchases through the Airport auction that Pinnacle Homes has purchased. And matter of fact this is in a rural neighborhood area. These are actually homes that Pinnacle came in and has already built. As you can see, we are sandwiched in between existing rural neighborhood preservation homes. These are single-story homes that we're proposing on the five acres. These are the elevations that you would see here that are being proposed.

We do have a waiver. Our first waiver is a waiver of the front yard setback, which is typical that you see in all these rural neighborhoods that are built like this. And it has that 20 foot yard setback in there. It's just a matter of the reason way you actually measure the distance to the setback, but this is no different than other developments in the area.

With respect to the site plan, this is 10 homes that are located on approximately five acres. We have our access coming in here off of Shelbourne Avenue. And this is another piece of property here where we have some drainage issues that we're dealing with because to the north, to the east, west and south of us, the grades have all been set on the property here. So, it's very hard for us to do anything more or less than what's already been set in the area.

So, our wall heights, we're low on the west side here of our property. On the east side we're a little bit higher. Our wall heights are going to be anywhere from 2 or 3 feet higher than the existing walls. You do have a 5 foot – in this area, a 5 foot drainage easement that separates the property walls in this area. Just

for the record, this would be about a 9 foot high, 9 foot 7inch wall. This is about 10 foot and 4 inch wall. This is also 10 foot and 2 inch wall. And this would be about a 9 foot, 9 inch wall in this area here. And again, that's just dealing with the topography and the grade on the property that's been set.

We'd ask you to approve the applications that are before you. And again, these are single story homes, same price points as I mentioned earlier with Pinnacle's proposal.

TICK SEGERBLOM
That completes your presentation, we'll –

BOB GRONAUER
Yes, sir.

TICK SEGERBLOM
– open it up for a public hearing. Anyone here wishing to speak on this item? Or these items? See no one. We'll close the public hearing and Commissioner Jones.

MOTION

JUSTIN JONES
Move for approval of 44 and 45.

TICK SEGERBLOM
There's a motion. Cast your vote

VOTE

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

TICK SEGERBLOM
That motion passes. Thank you.

BOB GRONAUER
Thank you very much and I want to wish all of you a happy Thanksgiving with your families. Have a good one, take care.

45. TM-24-500114-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 10 single-family residential lots and common lots on 4.92 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northwest corner of Valadez Street and Shelbourne Avenue within Enterprise. JJ/jud/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 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

- Comply with approved drainage study PW24-17122;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0113-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

46. WS-24-0535-BLUE DIAMOND PB HOLDINGS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscape planter width; and 2) reduce driveway geometrics.

DESIGN REVIEW for commercial buildings on 0.89 acres in a CG (General Commercial) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Blue Diamond Road and the west side of Pinkbox Drive within Enterprise. JJ/sd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without 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;
- The installation of detached sidewalks will require vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way;
- Coordinate with Real Property Management and the Department of Aviation to dedicate Pinkbox Drive.

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.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace
  determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0437-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVERS OF DEVELOPMENT STANDARDS #1 AND #2B WERE WITHDRAWN.

SAMI REAL
Next is Item 46, WS-24-0535; waivers of development standards for the following. Reduced street landscape planner width and reduced driveway geometrics, design review for commercial buildings on 0.89 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay generally located on the south side of Blue Diamond Road and the west side of Pink Box Drive within Enterprise.

TICK SEGERBLOM
Good morning.

GREG BORGEL

Good morning, Mr. Chairman. I'm Greg Borgel, 3747 Heritage Avenue here for the Pink Box Project, which is the first phase of development proposed for this property. With me in the audience is if you have questions appropriate for his consideration, is the Vice President of Development for the Siegel Group. The Pink Box item before you now is of course an element of the Siegel Group. And so, if you have questions that are beyond my capability, he's available to help out.

Secondly, we were advised fairly late in the game that some of the waivers were problematic, and we have put ourselves in the position of what we think is resolving those questions.

So, to work through it casually – and by the way, this is the elevation of the Pink Box that is before you. There are three waivers called out in the agenda or were, if you will, since we have resolved two of the three with certainty. On the reduced width of street landscaping, which is Waiver Number One, that's been eliminated. It was a very small area that was basically overlooked in the first analysis. And so, we would ask in conjunction with what we hope is your approval of the balance of the item, that that could be allowed to be withdrawn here.
And secondly on Item 2B, which was the throat depth question on which Public Works was quite concerned. The engineer for our side has gone through the equations and restructured the throat depth and that has been provided to staff for analysis and we think that that one can now be withdrawn as well. So that takes care of the throat depth and the landscaping waiver.

The remaining item is a reduction of the departure distance for the driveway on Pink Box Drive to 161 feet where 190 is required. First of all, we would point out that the Pink Box Drive, which amounts to being our private drive, although it has of course to be dedicated to the public for the purpose of extending utilities. But it is a very minor street which although it is adjacent to Blue Diamond Road, they are in a position where it can never cross Blue Diamond. So, it's a very minor intersection in question.

And secondly, by virtue of the redesign of the – and hoped for withdrawal that you will allow for the other waiver, we are now in a position where the redesign to accommodate the full throat depth as required by staff, has enabled a tentative and what we would suggest resolution to that remaining waiver. And that is that by virtue of redesigning – I put the landscape plan up so you could see that it is abundantly landscaped, but I'm drawing on the black line because it's easier to explain what we've done. By moving the throat depth question and resolving it, we believe, to here, we create a situation where we now have a location for a sign, which would, we think, resolve the last remaining waiver question, which is the distance along Pinkbox Drive.

This we believe strongly is the correct location for signage in order to create specifically the situation. And there is no sign waiver in front of you because we'll have to submit a sign program in the future. But we would want to put a sign in this area where the expansion of the throat depth has taken place. So that since this driveway serves –

JUSTIN JONES
Mr. Borgel, can you just skip to what you still need?

GREG BORGEL
We think we only need the remaining waiver for the reducing the driveway distance on Pink Box. And I was leading up to saying and concluding, I realize I've been accused of talking too much sometimes.

TICK SEGERBLOM
All the time.

GREG BORGEL
Well only when I'm here.

JUSTIN JONES
Sometimes when you're not.

GREG BORGEL
Well, there, I try to be quieter.

The purpose is because the driveway is now at the correct location in our opinion. And that is because the two sides of the building need to be served. One side for the access to the drive-thru and one side for the access to parking for people who don't choose to use the drive-thru. And that is where we have the handicapped parking, which was the conclusion I was reaching to and hoping that you would therefore approve of the reduction in departure distance for the driveway in light of the fact that it serves those two purposes.

TICK SEGERBLOM
Does that complete your presentation?

GREG BORGEL
I was finished.

TICK SEGERBLOM
Okay. All right. This is a public hearing. Anyone here wishing to speak about doughnuts? Seeing no one will close the public hearing. Did you have a comment Sami?

SAMI REAL
I just wanted to clarify. So, I think what Mr. Borgel was trying to say is that he withdraws Waiver of Development Standards Number 1 and 2B and finds that the Waiver of Development Standards 2A is still needed and then that's when I would defer to Public Works whether or not the Waiver of Development Standards 1, sorry, 2B is still needed.

ANTONIO PAPAZIAN
Thanks Sami. It is not needed anymore. They meet the minimum requirement.

MOTION

JUSTIN JONES
Great. With that withdrawal of Waiver Requests Number 1 and 2B, I'll go ahead and move for approval of Agenda Item Number 46 with the request for Waiver 2A.

TICK SEGERBLOM
All right, there's a motion by Commissioner Jones, cast your vote.

VOTE

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

ABSTAIN: None

TICK SEGERBLOM
Thank you. That motion passes Mr. Borgel.

GREG BORGEL
Thank you very much and we'll see you again another day and I'll try to be quieter or at least list –

TICK SEGERBLOM
It tough to have an old dog learn new tricks.

GREG BORGEL
We're trainable. Thank you.

(Companion Items 47 through 49)

47. PA-24-700015-NEVADA POWER COMPANY:
PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) to Neighborhood Commercial (NC) on 1.89 acres. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley. JJ/gc (For possible action)

ACTION: ADOPTED (RESOLUTION NO. R-11-20-24-2) (COMPANION ITEMS 48 AND 49).

SAMI REAL
Next are companion Items 47 through 49.

- Item 47, PA-24-700015; plan amendment to redesignate the existing land use category from Public Use to Neighborhood Commercial on 1.89 acres. Generally located on the north side of Russell Road 550 feet east of Hualapai Way within Spring Valley.
- Item 48, ZC-24-0310; zone change to reclassify 1.89 acres from an RS20 (Residential Single Family 20) Zone to a CG (Commercial General) Zone. Generally located on the north side of Russell Road 550 feet east of Hualapai Way within Spring Valley.
- Item 49, UC-24-0311; use permit for a mini warehouse facility. Waivers of development standards for the following: reduce and eliminate landscape buffer and screening and residential adjacency standards. Design review for a mini warehouse facility on 1.89 acres in a CG (Commercial General) Zone. Generally located on the north side of Russell Road 550 feet east of Hualapai Way within Spring Valley.

TICK SEGERBLOM
Good morning.

LEBENE OHENE
Good morning, Commissioners. Lebene Ohene, 520 South Fourth Street representing the applicant with three separate applications that have been read into the record by Ms. Real.

To orient you to the site, the parcel is located north of Russell Road and approximately 550 feet east of Hualapai Way. And to explain the PA application, which was the first application read into the record, which is the plan amendment. The parcel as it exists is a portion of a Nevada Energy site that was

subdivided Nevada Energy no longer needs the parcel. The parcel currently is zoned RS20 and master plan which is below master plan PU for Public Use.

Because they did not need the parcel anymore, the request is to change the master plan to NC and the zoning to CG. Now based on the master plan to our east is single-family residential, but that area is zone CM, which was the existing master plan before the residences were built and the residences in the area surrounding the Nevada Energy substation were all constructed after Nevada Energy constructed the location. On the zone change request, the zone change request is to go to CG to allow for the future mini storage warehouse.

The site is approximately 1.89 acres and the zoning surrounding it currently is RS3 and RS3.2 as well as some C2 to the west along Hualapai.

The development is a 29-unit mini storage warehouse for RVs and luxury vehicles. Based on the existing location and the site, we do have with the special use permit application some waivers and the design review to allow for the development. There is an existing driveway that serves both the existing and the energy station and will serve the site as well.

Because of the location of the site, there are some waivers. Some of those waivers primarily deal with some residential adjacency and some issues that are pre-existing. For instance, to the north because this is still residential even though it is more, it's a power station and more kind of an industrial use. There is landscaping that we've asked a waiver for to maintain.

In working through that development process through the neighborhood meeting, Town Board and Planning Commission, we worked with a Planning Commissioner, and we listened to the neighbors and also to the Town Board and have made some adjustments to the site.

For instance, three of the waivers, 1A, 1B and 1E, we withdrew those at Planning Commission without prejudice and that remains.

To the east, we proposed an eight-foot-high wall with a required fifteen-foot landscaping and even though to the northeast with a residential to the northeast NV Energy only provided 10 feet of landscaping. We're sticking to code and providing that.

On the west side we had to maintain the waiver because the roadway, existing roadway splits, there's an existing condition so therefore the landscaping, even though fifteen-foot is required, we had to request a waiver because there's only 7 feet and 14 feet. Because of that and for additional mitigation, we have proposed additional landscaping along the west side, which is split by the existing roadway.

Also, to mitigate some of the issues, sorry, I have this elevation which will properly depict our design. So, there's the two areas of landscaping. There's the required landscaping to the east and also the required landscaping buffer. And on the west, we included 11 additional trees to make sure that we mitigated the residential adjacency waivers, which are all the waivers, Number 2 in this area, the landscaping as well. Also taking into consideration of the residential on both sides, although the main building, Building A, which is to the west is 27 feet high, we made sure that the buildings were dropped in such a way that we didn't impact the residential to the west, although we are more than 120 feet from there with the two rows of landscaping.

The building to the east is 19.5 feet and this plan depicts how the main building, which is two-story sits as adjacent to the Western property line, which shows that even though we may be 28 feet, their residences are higher than us and we comply with all the grading requirements adjacent to the site.

With that said, we would appreciate your recommendation of approval with the waivers that were deleted and I'm here to answer any questions. Thank you.

TICK SEGERBLOM
All right, this is a public hearing. Anyone here wishing to speak on this item, please come forward.

HARSHA SARMA
Good morning.

TICK SEGERBLOM
Can you speak into the – yeah, hold the microphone.

HARSHA SARMA
Good morning. My name is Mr. Sarma, Harsha Sarma. I live at 5664 Teton Glacier Street, and this is my wife, Pilar. We are the neighbors to the west.

We live in the community called San Mateo, which is directly impacted by this site and this project, this is our community here and this is the proposed site underneath the two power lines. The –

WILLIAM MCCURDY II
Can we have you speak right into that mic? He's having a hard time –

HARSHA SARMA
We want to go on the record and state that my wife and I and our neighbors in the community are a hundred percent opposed to the zone change in this project. This lot falls within Commissioner Jones's jurisdiction and we're delighted with the work he's done with the park that he's built on Patrick that's coming up online here shortly. However, we think that the zone change is a mistake. We don't need additional mini storage.

Currently, there are six mini storage units within two miles of this property. I don't know if they should mention that at all. There's one here, that's My Self Storage, which is 0.8 miles away from the property. There's another one here on Cube Smart, which is 1.1 miles from the property. There's another one here, Extra Space, 1.3 miles from the property, another one Public Storage, 1.5 miles, another one that's 2.2 miles, Town Storage, another one that's 2.3 miles, another Extra Space.

So, she's pitching this as a luxury mini storage. I don't think a box with a bow matters, it's still storage and it's a 30,000 square foot structure that's going to be built directly behind our neighborhood with 15-foot trees I think is what she said. 10-foot trees. Am I incorrect on that? Was that the size of the building? She mentioned? I don't know if we're allowed to ask questions or not.

JUSTIN JONES
She can respond when she gets up again but –

HARSHA SARMA
Oh, and the primary reason we're opposed to this property, this project is the traffic impact. We have a new neighborhood development coming up across the street. I'll show you that. KB Homes is building right here on this lot. It's another 20 plus houses going in.

There are three schools close to this corner. There's Batterman, Fertitta, and Bishop Gorman right across the street. So, there's going to be more foot traffic for the students, more people walking around, and I don't think we need the traffic and the cars and that's why we respectfully asked the Commission to vote no on this project and see if there's any alternatives that could be used for this lot. I mean I don't know that NV Energy needs the money. I don't think they're desperate to sell it, so we want to see if the Commission would investigate another highest and best use for this parcel. I think that's it. I thank you for your time.

TICK SEGERBLOM
All right, thank you. Anyone else wishing to speak on this item? See no one will close the public hearing. Turn over to Commissioner Jones.

JUSTIN JONES
Thank you very much Mr. Chair and I appreciate the neighbors coming down and expressing their concerns with the site.

Initially I would say normally given the location I would not even consider a land use plan amendment change, or a zone change for this parcel because it is surrounded on three sides by residential. In this case because it is such an awkward parcel and a remnant from NV Energy's site, I think that there is a challenge for developing the residential for which it is currently zoned and if it were it would be a high-density residential project which would create in my mind far more traffic than what is proposed there. When Miss Ohene pitched this to me, I made it clear that the only commercial that would be permissible if this Board allows it would be mini storage because it is so low intensity. So just to clarify with regards to the waivers are 1, 1B and 1E?

LEBENE OHENE
Yes sir.

MOTION

JUSTIN JONES
Okay. So, I want to make sure it's very clear on the record that my motion will be to allow for the plan amendment and for the zone change to Neighborhood Commercial. However, that is not to say that if the applicant or some future developer decide that they want something else here that will be permissible. I will not recommend any other type of commercial on this parcel because I think it would be very inappropriate and would have detrimental effects to the neighborhood. I think that mini storage in this case is low-impact and has a benefit to the neighborhood in a way that other commercial ventures would not. So –

LEBENE OHENE
Yes sir, I understand.

JUSTIN JONES
I'll go ahead and move for approval of Agenda Items 47, 48 and 49 recognizing the withdrawal of Waivers 1A, 1B and 1E.

TICK SEGERBLOM
All right there's a motion. Cast your vote.

VOTE

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

LEBENE OHENE
Thank you, Commissioner Jones. Thank you, Commissioners. Have a good day and happy Thanksgiving.

48. ZC-24-0310-NEVADA POWER COMPANY:

ZONE CHANGE to reclassify 1.89 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley (description on file). JJ/hw (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 47 AND 49).

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 #0323-2024 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.

49. UC-24-0311-NEVADA POWER COMPANY:

USE PERMIT for a mini-warehouse facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate landscape buffer and screening; and 2) residential adjacency standards.

DESIGN REVIEW for a mini-warehouse facility on 1.89 acres in a CG (Commercial General) Zone. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley. JJ/hw/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 47 AND 48).

CONDITIONS OF APPROVAL –
Comprehensive Planning

- The addition of balconies or other second story external additions are prohibited;
- Business licenses shall not be issued for businesses conducted within individual units;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has

not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0323-2024 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.

WAIVERS OF DEVELOPMENT STANDARDS #1A, #1B, AND #1E WERE WITHDRAWN.

(Companion Items 50 through 54)

50. PA-24-700020-ROOHANI KHUSROW FAMILY TRUST:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located between Wigwam Avenue and Cougar Avenue on the west side of Edmond Street within Enterprise. JJ/rk (For possible action)

ACTION: ADOPTED (RESOLUTION 11-20-24-3) (COMPANION ITEMS 51, 52, 53, AND 54).

SAMI REAL

Next are companion items 50 through 54.

- Item 50, PA-24-700020, plan amendment to redesignate the existing land use category from Ranch Estate Neighborhood to Low Intensity Suburban Neighborhood on five acres. Generally located between Wigwam Avenue and Cougar Avenue on the west side of Edmonds Street within Enterprise.
- Item 51, ZC-24-0485, zone change to reclassify the following five acres from an RS20 (Residential Single Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone, 4.77 acres from an RS20 (Residential Single-Family) Zone and an H-2 (General Highway Frontage) Zone to an RS3.3 (Residential Single-Family 3.3) Zone and eliminate the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Wigwam Avenue in the east side of Edmonds Street within Enterprise.
- Item 52,VS-24-0486 amended vacate and abandon easements of interest to Clark County located between Wigwam Avenue and Ford Avenue and between Mohawk Street, Decatur Boulevard; a portion of right-of-way being Edmonds Street located between Wigwam Avenue (previously notified as Mohawk Street) and Ford Avenue and a portion of right-of-way being Cougar Avenue located between Mohawk Street (previously notified as Decatur Boulevard) and Edmonds Street within Enterprise.
- Item 53, WS-24-0487, waivers of development standards for the following: increased fill height, increased retaining wall height. Design review for a single-family detached residential development on 9.77 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Wigwam Avenue in the east and west sides of Edmonds Street within Enterprise.

- And then finally Item 54, TM-24-500101 map consisting of 54 single-family residential lots and five common lots on 9.77 acres and an RS5.2 (Residential Single-Family 5.2) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmonds Street with an Enterprise.

TICK SEGERBLOM
Good morning.

STEPHANIE GRONAUER
Good morning. Mr. Chairman Commissioner. Stephanie Gronauer, 1980 Festival Plaza Drive here on behalf of the applicant, Richmond American Homes.

This property is a unique piece of property. It's in the southwest just to the north of Blue Diamond Road. Edmond bisects the property with about five acres on the east side and about five acres on the west side of Edmond. This area has a mix of master plan, a mix of zoning just to the north of Blue Diamond. And additionally, the parcel on the west side has some very significant constraints with respect to development because it has a 100 foot power pole easement running up and down Edmond in this area. So, it makes it a difficult parcel to lay out an actual developable project.

This is the master plan. So, you can see everything in yellow is Ranch Estates and within the RNP. The beige is Mid-Intensity Suburban so that allows up to eight units to the acre. And then you can see along Blue Diamond you've got a whole bunch of commercial and industrial, but there is a small RNP in this area. Edmond right now is somewhat the dividing line, but you can see on the zoning map it's a pretty interesting dividing line because you have RS2 immediately across the street, which means 2,000 square foot lots across the street from what is the RNP.

Also, there's an overlay on a portion of that western or eastern parcel, excuse me, for RNP even though it's master planned Mid-intensity allowing up to eight units to the acre. So, this is a mix and an interesting parcel with as I said, a mix of overlays, a mix of master plan and then also a mix of density. So, when Richmond decided to look at this, they thought the best thing to do would be to conform and comply on the east side with the master plan that allows up to eight units to the acre. And on the west side provides somewhat of a transition because there are 2,000 square foot lots immediately across the street.

So that's what we have before you today is a plan that we think does just that provides that transition. Also, you'll see on the site plan it takes into account the fact that there is a power line easement. This exhibit shows it better. Everything in yellow on this western portion is encumbered by a power line easement, which means it's undevelopable for structures. So, about a third of the width of this parcel you can't put homes in. So, it presents a different challenge when they were laying this out on how and what is best for this area.

This is what's before you today as I mentioned on the east side we conform with the master plan. We do not have a plan amendment. It's Mid-Intensity Suburban allows up to eight units to the acre. I believe there's 38 homes on this east side with a density just around up to eight to the acre. The small lot development is to the north of us and to the east of us with those small compact lots. And this is certainly compatible with what's in the area and what the master plan contemplates.

As you go across to Edmonds, we have laid out 10,000 square foot lots on this western boundary because it is clearly RNP to the west of us; also, one-story homes. So, Richmond's proposing their one-story homes to provide that additional buffer. However, as we flip across the street here, we have roughly 7,000 square foot homes or lots, excuse me, with two-story homes. And the reason they have to be two-story is

because we cannot develop within that easement area. And you all know I just had two projects on this agenda where Richmond's the first to do all two-story homes. They're also the first to develop in an RNP and do half acre lots. Unfortunately, because of this power line easement, this lot is not ideal for those large half acre lots and can't be developed on in this yellow area. So, the homes that are on this eastern edge are two-story homes so that they can simply be backyards in that area and not have a structure there.

At the Town Board and at our neighborhood meeting way back in June, we did not have any neighbors in attendance. Mr. Van is counsel for a couple neighbors in the area and he did come to Planning Commission. Since that time, we've met with him to discuss possible amendments to the plan. He represents homeowners that live immediately to the west of the site, and I know he's here to speak on their behalf. Since that meeting, we sat down and basically at the meeting the two things, their first preference would be that this whole area be one-story homes.

So, Richmond did look at possibly doing really small one-story homes on these lots right here. They could fit a small one-story, but it doesn't pencil from an economic standpoint because you'll have large two stories across the street and then trying to put small one-story's even with the premium for one stories, it just doesn't pencil out unfortunately. But they did come up with two other alternatives that I did email to Mr. Van, all of which we're okay with and could live with. This is what we think is the best option because it has all one-stories on this Western Edge Option II or I guess Option Alternative I. We laid it out such that we would have one-story homes, four of them located right here and then put a really large two-story Paxton home on these two lots on the corner. And then proposing still the two stories on the east side but losing a lot as well.

So, the density would go down slightly, but we'd have to have some flexibility to put the big 2 story, 4,300 square foot homes on a couple of the lots. I don't think personally this is the better option because I think when you have one stories buffering an RNP that's better. But this will work for Richmond, and they would still have the four one-story homes which are adjacent to their homes.

Option II was we lose 2 lots, and we put 3 two-story homes on this western edge. Again, they're more profitable because they're large two-story homes. So, this pencils as well, the density certainly goes down with the loss of two lots. We still have one-story homes in this corner adjacent to Mr. Van's clients, but there would be some two-story homes up here and then also across the street.

So, as I mentioned, I've shared these plans – I don't know the preference from Mr. Van. Again, I think his preference would be that it be all one story. Unfortunately, that just doesn't work with the power poles or – I should say first preference would probably be all half-acre lots.

This property is just a unique parcel in the sense that it's difficult to develop and it also is adjacent to 2,000 square foot homes. So, putting million-dollar, half-acre lots on Edmond across from 2,000 square foot lots, not homes, lots is not a great transition. We think this provides a really good transition between the RNP and the higher density across Edmond and it'll certainly set a precedent.

So, Mr. Van mentioned his clients being concerned with the parcel to the northwest. This would certainly set a precedent to make sure that one-story homes and quarter-acre lots would be the appropriate transition there. So, with that said, I'm happy to answer any questions.

We did have five conditions that we submitted at Planning Commission and that are in your staff report. I'll quickly just walk through them. It was that we would do one-story homes on Lots 1 through 6 that we would have no more than 16 homes on this Western portion, no more than 38 homes on the eastern

portion, that we would tier any wall that's on the perimeter along a right-of-way that is above the allowed 3 foot of retaining and 6 foot screen and then that we would do wrought iron fencing on top of any retaining wall on this eastern portion that's over the three feet of retaining. That's mostly in this corner. We have some tall walls and so at Planning Commission we offered on top of those screen walls doing some view fencing just to break that up a little bit. So those conditions are in your staff report.

We're happy to agree to all of those. One final condition that we did talk about with the neighbors, the neighbors immediately west of us have a drainage channel that is adjacent to us. They asked if we would be willing to gate that with their permission. We're happy to do that. Obviously, we have to have their permission to touch their land, but Richmond's happy to add a gate on that easement area. So, with that said, I'm happy to answer any questions and we'd ask that you follow Planning Commission's recommendation of approval.

TICK SEGERBLOM
This is a public hearing. Anyone wishing to speak on this item, please come forward.

MICHAEL VAN
Good morning. Good morning, Chair and members of the Commission. I've been doing this a long time and what I do know is the designation, RNP is a term that should be sacrosanct, and it should continue with it a long-term reverence associated with it. It's longstanding in the area and in the County that what you want it to is if you can get something that's RE with an RNP. Then you know that you've got a nicer home, you've got nicer quality areas and neighbors bought based upon that protection. They moved there for the lifestyle. And you'll hear from neighbors who said that they sold homes, that they have done everything they could to get to that area for that very purpose. And now they feel like they are being encroached upon essentially for just for money. When you get right down to it's going to get down to the dollars.

There are two competing groups. One group is the neighbors who are there to preserve their neighborhood RNP. We want to preserve our neighborhoods. The developer is there to preserve their bottom line and the discussions that we've talked about, what they have said are things like, it just doesn't pencil, we just can't make it to the bottom line. However, I've heard today three different instances where there were RNP properties and lo and behold we can get half acre locks on all of those with all the other issues.

And there's also been, and I heard that Richmond American actually does have a half-acre product that they can put in there. It just doesn't pencil. So, for the developer, it's simply that it's the profitability. For the neighbors, the citizens, the Clark County residents. It's all about their lifestyle, their homes, where they bought, where they want to raise their children.

And with regard to this property, this current project, it's kind of interesting to me that it's not a master planned community. You have on the right-hand side of this on the east side I believe, that is higher density. It absolutely is. And there's nothing my clients have said. I've told them, "You got to give up on that argument, you're not going to win that argument". But on the left-hand side, this is RNP. And Edmonds creates a natural barrier. It's a barrier there. That's where you can say, “Yep, this is where it's going to go over.” Everything on the one hand, you don't need this transitional period because if you go down a little bit further, they're half acre lots.

And speaking with Stephanie, she's been very professional. I appreciate that. I asked this simple question even with this area down here when you got the easement. So, let's just say that you take that property and instead of 16 lots, you have eight lots. Now you're going to have four lots that can be, you can build

the two-story on the front of it and they're going to have really big backyards because they can't build on the back part under that easement. But you can still put eight lots in there as opposed to 16, without a problem. And you are going to honor the integrity of the RNP. Edmonds is that natural barrier. There's no connecting roadways. They act as a, sorry.

TICK SEGERBLOM
You can go ahead and finish up.

MICHAEL VAN
All right. They act as though this is some type of master plan. It's not, there's no roadways, there's nothing that connects the two. And the developer is not the end user, he is not the neighbor, he is not going to be a citizen of Clark County.

The RNP is very important. When we did talk, they did propose a couple of proposals, and I apologize. I told Commissioner Jones this, my wife had surgery, and I was driving back Sunday or Monday and Tuesday and didn't get a chance to get the email, didn't get a chance to get it to the neighbors. And I asked Sephanie, I says, is there any way you can push this out a month so we can sit down and talk about it? And they can't for other reasons, and I understand that. But the Rural Alliance Advisory Committee states that the purpose is to encourage infill developments within Ranch Estate neighborhoods in accordance with compatible considerations contained in the Neighborhood Land Use Category definitions. Again, this is not a master planned community. They're trying to plug 54 homes into a very small area. 38 I get, I understand that, but the 16, you could just as easily have that be eight and continue with the RNP. Again, Edmonds is that natural barrier.

Lastly, you'll hear from some of the neighbors, there's a lot of issues that have been raised that we just don't know yet. Of course, there's the construction, the parking, the traffic, the streetlights, the height of the walls, which they did raise. But again, Richmond American, you heard earlier that they do have products that they can put on half acre lots in a quarter acre – on a half-acre lot in that area. And I appreciate the fact – I appreciate your time. I've been around Greg Borgel, and I don't want to be tagged with that, so I'm going to wrap it up right now. Please understand that the neighbors do not want this at all. The number one choice is to keep it an RNP.

TICK SEGERBLOM
Thank you. Anyone else here wishing to speak?

JOE KRATHWOHL
Good afternoon, gentlemen. My name is Joe Krathwohl. I live at 8435 Lindell Road. I am right in the middle of this RNP. And I was smiling, I see these big banners on the front of the walls here, "Together for Better." Well, together doesn't include existing homeowners.

I've been in Las Vegas now for 36 years, and the first place that I bought was a big half acre lot. And I remember because I supply animals to shows, Renaissance fairs, Springs Preserve, shows up and down Las Vegas Strip, that's my main job. And I remember I rescued a young tiger cub, and I don't know how the County found out, but next thing I know, I had a letter on my front door that said, "You have 30 days to move." I came down and after a big meeting I said, "Where can I live where I can live in peace and still do what I do?" And they said, "Oh, you got to be RNP. Once you're an RNP, you'll be okay."

Found a place, an RNP, this RNP. And when I saw what kind of a lifestyle it is, here's a picture of those poles. This is what people in my neighborhood use the setback for, space for their animals. I said, "This is awesome. This is where I need to be." Got my zoning changed, my tigers, condors, eagles, everything that

lives with me. It's been pretty good until about the last eight or nine years. Now, two or three times a year, I'm at one of these hearings trying to figure out exactly how to stop us from being bulldozed over. Because every time one of these projects, even along the perimeter, gets approved, all those cars shoot through our neighborhood. We have Star Nursery sending their big semi-trucks full of rocks through our neighborhood, crunching up the pavement that was there. It was never meant to be a truck route.

And we still can't get a light at Decatur and Windmill to help break down the traffic. So, you can't even get across Decatur anymore. And now we have people just walking up and down the street. It used to be we knew all of our neighbors, and now people slow down and case the front yard, taking an inventory of things that you have out there.

We have a church that was approved, ridiculous decision, because when they have an event, there'll be 400 cars parked up and down these streets blocking everybody's home, parked all over the BLM lots. And it's like, wow, what is happening here? Not to mention the ones that want to use our neighborhood as a cut-through to get from Blue Diamond Road up to Decatur. I've been almost hit several times in front of my own home just getting the mail, and it makes you just wonder, what do we do? Do we have to have a full-time police officer in the neighborhood? So, every time one of these gets approved it just gets worse.

And I noticed all day long it's abandonments and waivers. Well, why have rules at all then? I haven't heard a single developer today get denied. But I feel like I'm going to walk out of here because these are the homes that are in our neighborhood, and this is one of the last projects you approved of right across the street from my house. And this type of approval is ridiculous to me. I'm sorry, I don't want to die in front of my house so some developer can make a few extra bucks.

TICK SEGERBLOM
All right. Thank you so much. Anyone else here wishing to speak on this item?

CHRISITIAN HAGENBEEK
Hello everybody. I'm Chrisitian Hagenbeek, 8580 Mohawk Street. I'll keep it short. But we purchased in the area because we wanted the benefits of the RNP. We worked with Stephanie, we're the lot that's right next to the build that they're building. We welcome growth in the area, but we would like to keep it at two homes per acre. That's why we purchased into that area. We talked to them, and we tried to compromise. We said that we would like single-story homes in that 16-home section instead of two-story homes. Unfortunately, we didn't get an option for that, so we opposed the build. They say they can't pencil in something because of the easement in that area. Well, I would like to use that easement for our benefit to keep our rules for the RNP. That's it. Thank you.

TICK SEGERBLOM
Thank you. Anyone else here wishing to speak?

GRANT PALM
Mr. Commissioner, Commission, thank you for your time here. My name's Grant Palm, P-A-L-M, and I'm a resident on that dividing line 8665 Edmond Street, and my concern is the density. I do have a young child. There really isn't any parks or anything like that for our children to go and play, ride bikes, anything like that in the area. So, with that extra density I've seen on the way taking my child to school, multiple accidents along Decatur just increase since all the building in that area. Again, my concern is just solely for the safety of the kids and just having a community to be able to enjoy and raise my son. So, thank you for your time.

TICK SEGERBLOM
Thank you. Anyone else? All right. Seeing no one else, we'll turn it over to Commissioner Jones.

JUSTIN JONES
Thank you, Mr. Chair. Is it okay if I ask Mr. Van to come back down?

So, I appreciate that you didn't have a chance to fully go through everything with the neighbors, but as you stand here today, you prefer more single stories or fewer lots?

MICHAEL VAN
Can I get both?

JUSTIN JONES
Nope.

MICHAEL VAN
The first option is probably better than the other two options. If there were a way to have – just because the one-stories are all on the one side. If they could cut down the number of lots on the opposite side from – I think it's eight, six or so, that would probably be better. But as it sits right now, these will all be one-stories. If they could cut this down to two or three lots instead of five or six and have one-stories, I think that would be better, or if they could just spread that out a little bit more. But literally you're doubling the number of homes in what everyone believed was what they were getting. Of course, the first option is keep it in the half acre lots. That's the first option.

JUSTIN JONES
Thank you. Ms. Gronauer, I've never said that before. Ms. Gronauer, or your client, I know there's constraints with regards to some of the other lots. With regards to Lot 16.

STEPHANIE GRONAUER
Yes.

JUSTIN JONES
Can that be single story because it is a larger lot?

STEPHANIE GRONAUER
I asked that question. I think it would be a pretty small single story. It wouldn't be the large, more expensive single story we have proposed because you can see it's oriented kind of funny with the driveway so it's not very deep. So that's why right now it has a two-story on it. The lot fit that I think Mr. Van just said if we lost – oops, sorry. If we lost two lots on that side, like he mentioned, these two-stories are called the Seth product. It would fit with their depth. We could put the bigger two-story here, which is a more expensive home. It's the most expensive home of all of them that we just would incorporate. But you can see it's still pretty constrained with the depth. The one-stories are the Powells, and one-stories take up a bigger footprint unfortunately.

But the Paxton, which we hadn't originally proposed is a 4,300 square foot two-story home. So, from a price point it would be the most expensive home probably in all of them. I know they don't want two-stories, but we could still keep the one-stories in this corner. I believe all of his clients live adjacent to these one-stories. The parcel in this corner is vacant. This is where his clients live is the southern half, and then this is vacant land. I know he's worried about precedent on this land next to us. And so again, back to – I think Richmond does a pretty good job of thinking through it. I think precedentially this is probably

the best because you have all one-stories on this, but if we need to lose lots, unfortunately the compromise was to try to add in some of the larger, nicer two-story products.

MOTION

JUSTIN JONES
All right. My motion will be to require that the developer reduce the number of homes on the home count on the southern side of the proposal. That south?

STEPHANIE GRONAUER
East.

JUSTIN JONES
Eastern side of the proposal by two, and to maintain single-story homes for the first – for lots – can we to go back to your lot thing?

STEPHANIE GRONAUER
One, two, and three, I believe.

JUSTIN JONES
For one, two, three and four.

MICHAEL VAN
Is there any way they can just keep all single-story on that left-hand side? That's one of the things that they were looking for. A fair compromise would be the single-story on the left-hand side, two less lots on the right-hand side, if they could go there.

JUSTIN JONES
All right. I'm going to require single-stories on all of those lots on the western side, and I understand that's the burden and I will talk to the seller about reducing the sales price if necessary.

STEPHANIE GRONAUER
Okay.

JUSTIN JONES
Okay. So, Sami?

SAMI REAL
Can I just ask for clarification? So, it's the western side of the western half –

JUSTIN JONES
Yes.

SAMI REAL
– is the single story? So going back to Lots one through six.

STEPHANIE GRONAUER
Yes.

JUSTIN JONES
So, Planning Commission and also an additional condition of reducing the lot count on the eastern side by two lots.

STEPHANIE GRONAUER
A maximum of 14 homes on the west side?

JUSTIN JONES
Yes. That's my motion.

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

VOTE

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

TICK SEGERBLOM
The motion passes.

STEPHANIE GRONAUER
Thank you very much.

TICK SEGERBLOM
Thank you.

51. ZC-24-0485-ROOHANI KHUSROW FAMILY TRUST:

ZONE CHANGE to reclassify the following: 1) 5.00 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone; 2) 4.77 acres from an RS20 (Residential Single-Family 20) Zone and an H-2 (General Highway Frontage) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 3) eliminate within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise (description on file). JJ/rg (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 50, 52, 53, AND 54).

CONDITIONS OF APPROVAL –
Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code;

applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)
- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0181-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

52. VS-24-0486-ROOHANI KHUSROW FAMILY TRUST:

AMENDED VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Ford Avenue, and between Mohawk Street and Decatur Boulevard; a portion of a right-of-way being Edmond Street located between Wigwam Avenue (previously notified as Mohawk Street) and Ford Avenue; and a portion of a right-of-way being Cougar Avenue located between Mohawk Street (previously notified as Decatur Boulevard) and Edmond Street within Enterprise (description on file). JJ/rg/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 50, 51, 53, AND 54).

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

- Right-of-way dedication to include 25 feet to the back of curb for Cougar Avenue, between 25 feet and 50 feet to the back of curb for Edmond Street, 35 feet to the back of curb for Wigwam Avenue and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

53. WS-24-0487-ROOHANI KHUSROW FAMILY TRUST:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fill height; and 2) increase retaining wall height.

DESIGN REVIEW for a single-family detached residential development on 9.77 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise. JJ/rg/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 50, 51, 52, AND 54).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- 1 story homes on Lots 1 through 6;
- No more than 14 homes on the western half of the project consisting of no more than 6 homes on the western half and no more than 8 homes on the eastern half;
- No more than 38 homes on the eastern half of the project;
- Tiered retaining walls on any perimeter walls along a right-of-way that are above the allowed total of 9 feet (3 feet of retaining and 6 feet of screen);
- Wrought iron view fencing on top of any retaining walls on the eastern half of the project above the allowed total of 9 feet (3 feet of retaining and 6 feet of screen);
- 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;
- Right-of-way dedication to include 25 feet to the back of curb for Cougar Avenue, 25 feet to 50 feet to the back of curb for Edmond Street, 35 feet to the back of curb for Wigwam Avenue and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B 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.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0181-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

54. TM-24-500101-ROOHANI KHUSROW FAMILY TRUST:

TENTATIVE MAP consisting of 54 single-family residential lots and 5 common lots on 9.77 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise. JJ/rg/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 50, 51, 52, AND 53).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- No more than 14 homes on the western half of the project consisting of no more than 6 homes on the western half and no more than 8 homes on the eastern half;
- No more than 38 homes on the eastern half of the project.
- 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 25 feet to the back of curb for Cougar Avenue, 25 feet to 50 feet to the back of curb for Edmond Street, 35 feet to the back of curb for Wigwam Avenue and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0181-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

SEC. 6. AGENDA ITEM

55. AG-24-900729 HOLDOVER: Discuss a potential amendment to Title 30 to address how setbacks are measured; and direct staff accordingly. (For possible action)

ACTION: DISCUSSED.

SAMI REAL
Commissioners, next is Item 55, AG-24-900729. This is a holdover of a discussion to discuss a potential amendment to Title 30 to address how setbacks are measured and direct staff accordingly.

This item was requested to be put on the agenda by Commissioner Segerblom. Prior to the rewrite of Title 30, we allowed the setbacks for certain residential lots. Those would be the now RS20, 40 and 80 to be measured from the center line or from property line when there was a private road easement within the front portion of the property. And so, then that would then reduce the amount of setbacks. So, for instance, if the property line was in the center line of a private road easement and that private road easement was 40 feet, then the 40 foot required setback was then essentially reduced down to 20 feet. We removed that provision when we did the rewrite of Title 30 in an effort to standardize how we measured setbacks, and because those same lots when they were on public roads didn't get the benefit of that reduction. So again, this is a discussion item for the Board to possibly direct us to modify how we measure setbacks in those zoning districts.

TICK SEGERBLOM
Thank you. Well, just to start out, I would just like to just continue with the private but go back to the 20 foot as it was before Title 30 was amended. I think we heard a couple of things today about people talking about that, and the developers or the contractors that came in on my behalf also say that that's what they're used to and that makes it easier for them. But I'd open it up for discussion.

MARILYN K. KIRKPATRICK
Mr. Chair, I want to ask a couple questions. So, we worked pretty hard to try and save the rural component of it. So, the one acres, the three quarters acres, two acres, all of those. I wouldn't want that to apply because they can figure out how to make that work. And I struggle a little bit because as I said to you yesterday, I don't understand how – and we've been doing it I guess, how already the arterials, we let them take 10% off the net and all that other stuff so you don't actually end up with a half acre lot. So, the whole point is to have a half-acre lot and the whole reason for that is so that code, Animal Control has requirements on the horse turnouts, when horses can turn out and how much that you can have back there. And then people start asking for waivers on their garage setback because they want to open up the side of their home so they can go in and out.

So, I just hope that whatever we come up with, we protect those areas that we said we were going to protect for one, and two, we just have a streetscape that makes sense, because I don't know – we did detached sidewalks, we did all these things to try and keep it back and now we seem to undo most of our

work. So, I don't know, but I for sure don't want it on the larger lots because they can figure it out, whether private or public. And that's par for the course because I don't have a real direction today because it's just – I don't know why we couldn't just offer them a waiver to come in as opposed to change the Code.

TICK SEGERBLOM
Well, and that's the question. It just seemed like most people on those private cul-de-sacs would just like the 20-foot as an option, and having to go through the waiver process is obviously time-consuming. But is there something we could continue to work on this that you would support?

MARILYN K. KIRKPATRICK
Well, I'm going to be honest, and visually I'd have to see what it looks like visually on the street. But I do think whatever we do, it has to be consistent. But everybody's district is different for a variety of reasons. We're all trying to build something that looks good. Maybe it's the waiver. I don't know. I'm happy to be open-minded, but don't bother my one-acre, two-acre parcels, because they could figure it out regardless.

TICK SEGERBLOM
Well, and I don't think this was intended for the one-acres, obviously.

MARILYN K. KIRKPATRICK
But the way the Code reads it applies uniformly.

TICK SEGERBLOM
Well, but couldn't we limit that to half acres or less?

SAMI REAL
Correct. So, before the provision applied to the zoning districts that had the two-acre, one-acre and then we'll call it the half-acre, even though they're not true half-acres. So, if the direction is to not apply any reductions to the two-acre, one-acres, we can definitely do that.

Commissioner Segerblom, you had said for the cul-de-sac lots. So, if this is about the cul-de-sac lots, that's something else that we can narrow the exception down to if that's the direction of the Board. So those lots that front on a bulb of the cul-de-sac, because the cul-sac lots are a little bit larger in the sense that the private road easement for that cul-de-sac is a little larger. Then we could also just limit the exception to that, should the Board choose to proceed with that now and then continue to allow for the waiver process for all the other lots.

TICK SEGERBLOM
Commissioner Jones.

JUSTIN JONES
So, I'm just trying to think through stuff that we've just done recently. So how would that affect – there were proposals that we had at our last meeting, for example, that we had this discussion. So, if it were just the cul-de-sac – so I'll give you the example of the one that was today. It was a 10-lot development. Is that entire development considered a cul-de-sac?

SAMI REAL
I think that would be part of the direction. So, there's lots that front on cul-de-sac roads, and then there's lots that front on actual the bulb of the cul-de-sac. So, if the request is to have it apply to all the lots that

front on a private road, then we can do that. If the request is the concern with regards to those lots that are on the bulb of cul-de-sac, then we can narrow it down to that.

I'll also add that the City of Las Vegas, North Las Vegas and the City of Henderson don't allow their setbacks to be measured from property line when the property line is encumbered by a private road easement in the front. They instead require it to be measured from the edge of easement. The City of Las Vegas has a reduced width for those lots. So normally they require 50 feet when it's on a public road and then they reduced it down to 30 feet when it's on a private road.

And then City of North Las Vegas and City of Henderson have a 20-foot setback for, we'll just say those same lots, the 20,000 square foot lots. But again, they don't allow those to be measured from the center line or from the property line. For instance, there was a project earlier today where Commissioner Naft in his district, there was a private road easement, and the private road easement wasn't in the center line of the property line. So, on one side, the private road easement, I think probably was 30 feet, and on the other side it was only 10 feet into the property line. So, in that case, if it was measured from property line and there was 30 feet on one side, then the front yard setback theoretically would've been 10 feet. So there might be an argument to say if there is a proposal to do a reduce, that we do from the edge of easement instead of starting to allow people to measure from the front just to address the situation like that, where we do have an RNP lot that is now potentially, if the code was to reflect the regulations that were in effect prior to the rewrite, would then be 10 feet off of a road easement. And I don't think that that's the intent of the RNP or these half acre lots.

JUSTIN JONES
Yeah, I would say I'm definitely with Commissioner Kirkpatrick on not changing anything with regards to the one acre and above, and I feel like I'm a visual person and it would be really helpful to see photos to your point with regards to these cities. Maybe they're doing it better or something like that, but I don't know that I can visualize it unless we have some examples. So maybe if we can get that for the half acres?

TICK SEGERBLOM
That's why I said can we pull it and then I can try to work on it more, and we can get together and see what we're talking about.

SAMI REAL
And I can have staff work on that as well.

TICK SEGERBLOM
I honestly didn't realize this was so complicated, but we don't want to open a can of worms. So anyway, thank you so much and we'll continue to work on it.

SEC. 7. INTRODUCTION OF ORDINANCES

56. ORD-24-900565: Introduce an ordinance to consider adoption of a Development Agreement with Richmond American Homes of Nevada, Inc. for a single-family residential development on 7.11 acres, generally located north of Pebble Road and east of Durango Drive within Enterprise. JJ/dw (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, DECEMBER 4, 2024, AT 10 A.M. (BILL 11-20-24-1).

SAMI REAL
Thank you. All right, the next items are ordinances for introduction. Those are Items 56 through 61. These are, again, ordinances for introduction.

- Item 56 is ORD-24-900565, is an ordinance for our Development Agreement with Richmond American Homes of Nevada Inc for a single family-residential development on 7.11 acres.
- Item 57 is ORD-24-900572 for an ordinance for a Development Agreement with SHLV LLC for a shopping center on four acres.
- Item 58 ORD-24-90-0582 is an ordinance for a Development Agreement with BD Equities LLC for an office warehouse complex on 6.7 acres.
- Item 59 ORD-24-900734 is an ordinance for Development Agreement with SD North Parcels LLC for an office warehouse complex on 19.3 acres.
- Item 60 is ORD-24-900758. This is an ordinance to amend Title 30 to modify the street landscaping requirements and the regulations for manufactured homes.
- And then lastly is Item 61 ORD-24-900766, is an ordinance to amend the official zoning map to reclassify certain properties as approved by the Board of County Commissioners on October 2, 2024.

Commissioners, we request that you set the public hearing for December 4, 2024.

TICK SEGERBLOM
All right. What was the date?

SAMI REAL
December 4, 2024.

TICK SEGERBLOM
Okay, I'll introduce the ordinances and set up for a public hearing for December 4, 2024.

57. ORD-24-900572: Introduce an ordinance to consider adoption of a Development Agreement with SHLV LLC for a shopping center development on 4.0 acres, generally located south of Shelbourne Avenue and west of Rainbow Boulevard within Enterprise. JJ/dw (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, DECEMBER 4, 2024, AT 10 A.M. (BILL 11-20-24-2).

58. ORD-24-900582: Introduce an ordinance to consider adoption of a Development Agreement with BD Equities, LLC for an office/ warehouse complex on 6.7 acres, generally located west of Arville Street and north of Cougar Avenue within Enterprise. JJ/dw (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, DECEMBER 4, 2024, AT 10 A.M. (BILL 11-20-24-3).

59. ORD-24-900734: Introduce an ordinance to consider adoption of a Development Agreement with SD NORTH PARCELS LLC for an office/warehouse complex on 19.3 acres, generally located east of Tenaya Way and south of Patrick Lane within Spring Valley. MN/dd (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, DECEMBER 4, 2024, AT 10 A.M. (BILL 11-20-24-4).

60. ORD-24-900758: Introduce an ordinance to amend Title 30 to modify street landscaping requirements, regulations for manufactured homes, and providing for other matters properly related thereto; and set a public hearing. (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, DECEMBER 4, 2024, AT 10 A.M. (BILL 11-20-24-5).

61. ORD-24-900766: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on October 2, 2024. (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, DECEMBER 4, 2024, AT 10 A.M. (BILL 11-20-24-6).

PUBLIC COMMENTS

SAMI REAL
All right. This is the last time set aside for public comment.

TICK SEGERBLOM
All right. Ms. Coleman.

MARGARET ANN COLEMAN
Yes.

TICK SEGERBLOM
Three minutes.

MARGARET ANN COLEMAN
Good afternoon. My name is Margaret Ann Coleman. I have been fighting for 43 years for my equal rights and for my life. Credit and due from a win on the job upon a writ of execution and garnishment upon collection. I have worked every day on A204984 on my collections. This is one reason why I say cut me a check. I ask you to let me go so I can grow with my money. I am trying to be a part of Nevadan society on growth of development and living arrangements. HUD was introduced to me by Deputy Shannon MulHughes that created the partnership and ownership under my name, placing it under the Mormon manner.

I have the right to take control and be a part of it and move in so I can be part of the society of helping the homeless people and placing them in the locations or getting a job where you have placed homeless people, and making calls to different of the Housing of Authority to see how many empty buildings do they have in order to position these people in the homeless shelter.

We're needing keys, we're needing places to move to. I know I had one and you took that from me, and I need to go back. If not back, pay me the $642,000. That is $300,507 that was from an insurance policy of my father placed in there for my public accommodation. You sold my house for $301,500. All it adds up to $642,000. Thank you.

TICK SEGERBLOM
Thank you. Anyone else wish to make a public comment?

MARGARET ANN COLEMAN
So, could you cut me a check and call me at (702) xxx-xxxx?

WILLIAM MCCURDY II
Don't put your number online.

TICK SEGERBLOM
All right. We'll close the public hearing and adjourn the meeting. Thank you so much.

SAMI REAL
And Happy Thanksgiving, everybody.

TICK SEGERBLOM
Happy Thanksgiving.

END PUBLIC COMMENTS

There being no further business to come before the Board at this time, at the hour of 12:03 p.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:

Tick Segerblom (Dec 22, 2024 15:55 PST)

TICK SEGERBLOM, CHAIR

ATTEST:

Lynn Marie Goya

LYNN MARIE GOYA, CLARK COUNTY CLERK

Zoning 11/20/2024 Minutes was Approved on 12/18/2024

Final Audit Report 2024-12-23

Created:	2024-12-18 (Pacific Standard Time)
By:	Ricky McColl (FYM@ClarkCountyNV.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAbcIlzQpbHRZM-3PPAaqM0XCxLZCSh_jN

"Zoning 11/20/2024 Minutes was Approved on 12/18/2024" History

Document created by Ricky McColl (FYM@ClarkCountyNV.gov)
2024-12-18 - 2:13:51 PM PST- IP address: 198.200.132.41

Document emailed to tsegerblom@clarkcountynv.gov for signature
2024-12-19 - 7:17:28 AM PST

Email viewed by tsegerblom@clarkcountynv.gov
2024-12-19 - 7:17:41 AM PST- IP address: 20.159.64.138

Agreement viewed by tsegerblom@clarkcountynv.gov
2024-12-19 - 7:18:04 AM PST- IP address: 20.159.64.138

Signer tsegerblom@clarkcountynv.gov entered name at signing as Tick Segerblom
2024-12-22 - 3:55:07 PM PST- IP address: 198.200.132.69

Document e-signed by Tick Segerblom (tsegerblom@clarkcountynv.gov)
Signature Date: 2024-12-22 - 3:55:09 PM PST - Time Source: server- IP address: 198.200.132.69

Document emailed to Lynn Goya (Lynn.Goya@ClarkCountyNV.gov) for signature
2024-12-22 - 3:55:10 PM PST

Email viewed by Lynn Goya (Lynn.Goya@ClarkCountyNV.gov)
2024-12-22 - 3:55:22 PM PST- IP address: 20.159.64.152

Agreement viewed by Lynn Goya (Lynn.Goya@ClarkCountyNV.gov)
2024-12-23 - 2:09:20 PM PST- IP address: 198.200.132.69

Document e-signed by Lynn Goya (Lynn.Goya@ClarkCountyNV.gov)
Signature Date: 2024-12-23 - 2:09:25 PM PST - Time Source: server- IP address: 198.200.132.69

Powered by
Adobe
Acrobat Sign

Agreement completed.

2024-12-23 - 2:09:25 PM PST

Powered by
Adobe
Acrobat Sign

Electronically Filed
3/24/2025 2:48 PM
Steven D. Grierson
CLERK OF THE COURT

ROP

STEVEN B. WOLFSON
District Attorney
CIVIL DIVISION
State Bar No. 001565
By: ROBERT T. WARHOLA
Chief Deputy District Attorney
State Bar No. 4410
500 South Grand Central Pkwy., Suite 5075
Las Vegas, Nevada 89155-2215
(702) 455-4761
Fax (702) 382-5178
E-Mail: Robert.Warhola@ClarkCountyDANV.gov
Attorneys for Respondent
Clark County

DISTRICT COURT

CLARK COUNTY, NEVADA

PALM PROPERTIES, LLC, a Nevada limited liability company; LEADING EDGE VENTURES, LLC, a Nevada limited liability company; ROBERT LAUER, an individually. Petitioners, vs. COUNTY OF CLARK, a political subdivision of the State of Nevada, et al., Respondent.	Case No: A-24-907944-J Dept No: 18

RECORD OF THE PROCEEDINGS, VOLUME II

Respondent hereby files with the Court the Record of the Proceedings pursuant to Eighth Judicial District Court Rule 2.15 consisting of documents from the Clark County Clerk, Commission Division, and the Clark County Current Planning Division numbered ROP 000146 through ROP 000377.

DATED this 24th day of March, 2025.

STEVEN B. WOLFSON
DISTRICT ATTORNEY

By: */s/ Robert T. Warhola*
ROBERT T. WARHOLA
Chief Deputy District Attorney
State Bar No. 4410
500 South Grand Central Pkwy., Suite 5075
Las Vegas, Nevada 89155-2215
Attorney for Respondent

Case Number: A-24-907944-J

CERTIFICATE OF ELECTRONIC SERVICE

I hereby certify that I am an employee of the Office of the Clark County District Attorney and that on this this 24th day of March, 2025 I served a true and correct copy of the foregoing **RECORD OF THE PROCEEDINGS, VOLUME II** (United States District Court Pacer System or the Eighth Judicial District Court Wiznet), by e-mailing the same to the following recipients. Service of the foregoing document by e-mail is in place of service via the United States Postal Service.

Amy L. Sugden, Esq.
SUGDEN LAW
375 E. Warm Springs, Ste. 104
Las Vegas, Nevada 89119
Attorney for Petitioners
amy@sugdenlaw.com

/s/Patricia C. Villa
An Employee of the Clark County District Attorney's Office – Civil Division

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 161-08-810-082 & -083

PROPERTY ADDRESS/ CROSS STREETS: Nellis & Happy Valley Ave (3125 S Nellis Blvd)

DETAILED SUMMARY PROJECT DESCRIPTION

Parking Lot for Commercial Vehicles and a vacation of 5' on Happy Valley

PROPERTY OWNER INFORMATION

NAME: Palm Properties LLC
ADDRESS: 6050 S FORT APACHE RD STE 100
CITY: Las Vegas STATE: NV ZIP CODE: 89148
TELEPHONE: _____ CELL 702-429-7354 EMAIL: raj@milestoneconst.us

APPLICANT INFORMATION

NAME: Leading Edge Ventures LLC
ADDRESS: 850 E Desert Inn #PH3
CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: centurywest1@hotmail.com

CORRESPONDENT INFORMATION

NAME: G.C. Garcia, Inc c/o George Garcia
ADDRESS: 1055 Whitney Ranch Dr, Suite 210
CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID # _____
TELEPHONE: 7024359909 CELL 7023408042 EMAIL: acole@gcgarciainc.com

*Correspondent will receive all project communication

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)* | RAJWINDER S. DHALIWAL Property Owner (Print) | 01-16-2024 Date

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☒ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER _____

APPLICATION # (s) WS-24-0276 ACCEPTED BY JUD
PC MEETING DATE — DATE 07/08/24
BCC MEETING DATE 09/04/24
TAB/CAC LOCATION Sunrise Manor DATE 08/15/24

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 161-08-810-082 & -083

PROPERTY ADDRESS/ CROSS STREETS: Nellis & Happy Valley Ave (3125 S Nellis Blvd)

DETAILED SUMMARY PROJECT DESCRIPTION

Parking Lot for Commercial Vehicles

PROPERTY OWNER INFORMATION

NAME: Palm Properties LLC
ADDRESS: 6050 S FORT APACHE RD STE 100
CITY: Las Vegas STATE: NV ZIP CODE: 89148
TELEPHONE: _____ CELL 702-429-7354 EMAIL: raj@milestoneconst.us

APPLICANT INFORMATION

NAME: Leading Edge Ventures LLC
ADDRESS: 850 E Desert Inn #PH3
CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: centurywest1@hotmail.com

CORRESPONDENT INFORMATION

NAME: G.C. Garcia, Inc c/o George Garcia
ADDRESS: 1055 Whitney Ranch Dr, Suite 210
CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID # _____
TELEPHONE: 7024359909 CELL 7023408042 EMAIL: acole@gcgarciainc.com

*Correspondent will receive all project communication

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)* RAJWINDER S. DHALIWAL Property Owner (Print) 01-16-2024 Date

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	☐ OTHER _____

APPLICATION # (s) _____ ACCEPTED BY _____
PC MEETING DATE _____ DATE _____
BCC MEETING DATE _____
TAB/CAC LOCATION _____ DATE _____

APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-24-0276 & VS-24-0277

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Sunrise Manor TAB Time: 6:30 p.m.

Date: 8/15/2024

Location: *Refer to listing on other side*

Draft staff reports: *Available 3 business days prior to the TAB/CAC meeting on the following website*

https://clarkcountynv.gov/TABCACInformation

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: Click or tap to enter a date. N/A Time: 7:00 PM

Location: *500 S. Grand Central Pkwy, Commission Chambers*

Staff reports: *Available 3 business days prior to the PC meeting on the following website*

https://clarkcountynv.gov/agendas

BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 9/4/2024 Time: 9:00 AM

Location: *500 S. Grand Central Pkwy, Commission Chambers*

Staff reports: *Available 3 business days prior to the BCC meeting on the following website*

https://clarkcountynv.gov/agendas

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

  Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
2) To forward the concerns or problems of residents for resolution by County staff.
3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE
Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE
Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gilespie Street, Las Vegas

GOODSPRINGS
Jeri Pinkerton, Secretary
(702) 806-8660
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS
Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN
Tammy Harris, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN
Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

LOWER KYLE CANYON
Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

MOAPA
Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY
Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS
Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON
Dawn VonMendenhall, Secretary
(702) 289-0196
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE
Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK
Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY
Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT
Tammy Harris, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY
Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR
Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr
1650 S. Hollywood, Las Vegas

WHITNEY
Samantha Crunkilton, Secretary
(702) 854-0878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER
Valerie Leiva, Secretary
(702) 468-9839
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Liane Lee	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Timothy Castello	(702) 455-3113*	Ross Miller	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.
*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 4/1/2024

Department of Comprehensive Planning
500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314.
http://www.clarkcountynv.gov/comprehensive-planning

Department of Comprehensive Planning

500 S Grand Central Pkwy · Box 551741 · Las Vegas NV 89155-1741
(702) 455-4314 · Fax (702) 455-3271

Sami Real, Director

NOTICE OF FINAL ACTION

December 03, 2024

G. C. GARCIA, INC.
1055 WHITNEY RANCH DRIVE, SUITE 210
HENDERSON, NV 89014

REFERENCE: WS-24-0276

On the date indicated above, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, pursuant to NRS 278.0235 and NRS 278.3195, which starts the commencement of the twenty-five (25) day limitation period specified therein.

The above-referenced application was presented before the Clark County Board of County Commissioners at their regular meeting of **November 20, 2024.** Please be advised that the application was **DENIED.**

If you have any questions regarding your Notice of Final Action, please call the Department of Comprehensive Planning at (702) 455-4314 (option 2, option 1).

BOARD OF COUNTY COMMISSIONERS
TICK SEGERBLOM, Chair · WILLIAM MCCURDY II, Vice Chair
MICHAEL NAFT · MARILYN KIRKPATRICK · JUSTIN C. JONES · ROSS MILLER · JAMES B. GIBSON
KEVIN SCHILLER, County Manager

BOARD OF COUNTY COMMISSIONERS
AGENDA LOG AMENDMENT
WEDNESDAY, September 4, 2024

Hold to the September 18, 2024 Zoning meeting:

- Item 33 – UC-24-0268 per the applicant. Enterprise/lm
- Item 36 – WS-24-0312 per the Board. Moapa Valley/jud

Hold to the October 2, 2024 Zoning meeting:

- Item 9 – VS-24-0277 per the applicant. Sunrise Manor/jor
- Item 10 – WS-24-0276 per the applicant. Sunrise Manor/jor

Hold to the November 6, 2024 Zoning meeting:

- Item 35 – WC-24-400060 (NZC-22-0028) per the applicant. Enterprise/rg

Hold no date:

- Item 46 – ZC-24-0357 per Commissioner Kirkpatrick. Sunrise Manor/rr
- Item 47 – WS-24-0358 per Commissioner Kirkpatrick. Sunrise Manor/rr

Sami Real, Director — September 4, 2024

09/04/2024

BOARD OF COUNTY COMMISSIONERS
AGENDA LOG AMENDMENT
WEDNESDAY, OCTOBER 2, 2024

Hold to the November 6, 2024 Zoning meeting:

- Item 4 – AR-24-400090 (WC-0174-16 / UC-0849-14) per the applicant. Paradise/bb
- Item 8 – VS-24-0277 per the applicant. Sunrise Manor/jor
- Item 9 – WS-24-0276 per the applicant. Sunrise Manor/jor
- Item 16 – SC-24-0261 per the applicant to rewrite and renotify. Renotification fees are required. Spring Valley/sd
- Item 20 – WS-24-0419 per the applicant. Spring Valley/sd

Sami Real, Director — October 2, 2024

10/02/2024

BOARD OF COUNTY COMMISSIONERS
AGENDA LOG AMENDMENT
WEDNESDAY, NOVEMBER 6, 2024

Hold to the November 20, 2024 Zoning meeting:

- Item 7 – VS-24-0277 per the Commissioner Segerblom. Sunrise Manor/jor
- Item 8 – WS-24-0276 per the Commissioner Segerblom. Sunrise Manor/jor
- Item 12 – UC-24-0436 per the Commissioner Segerblom. Paradise/sd
- Item 26 – AG-24-900729 per the Commissioner Segerblom.

Hold to the December 4, 2024 Zoning meeting:

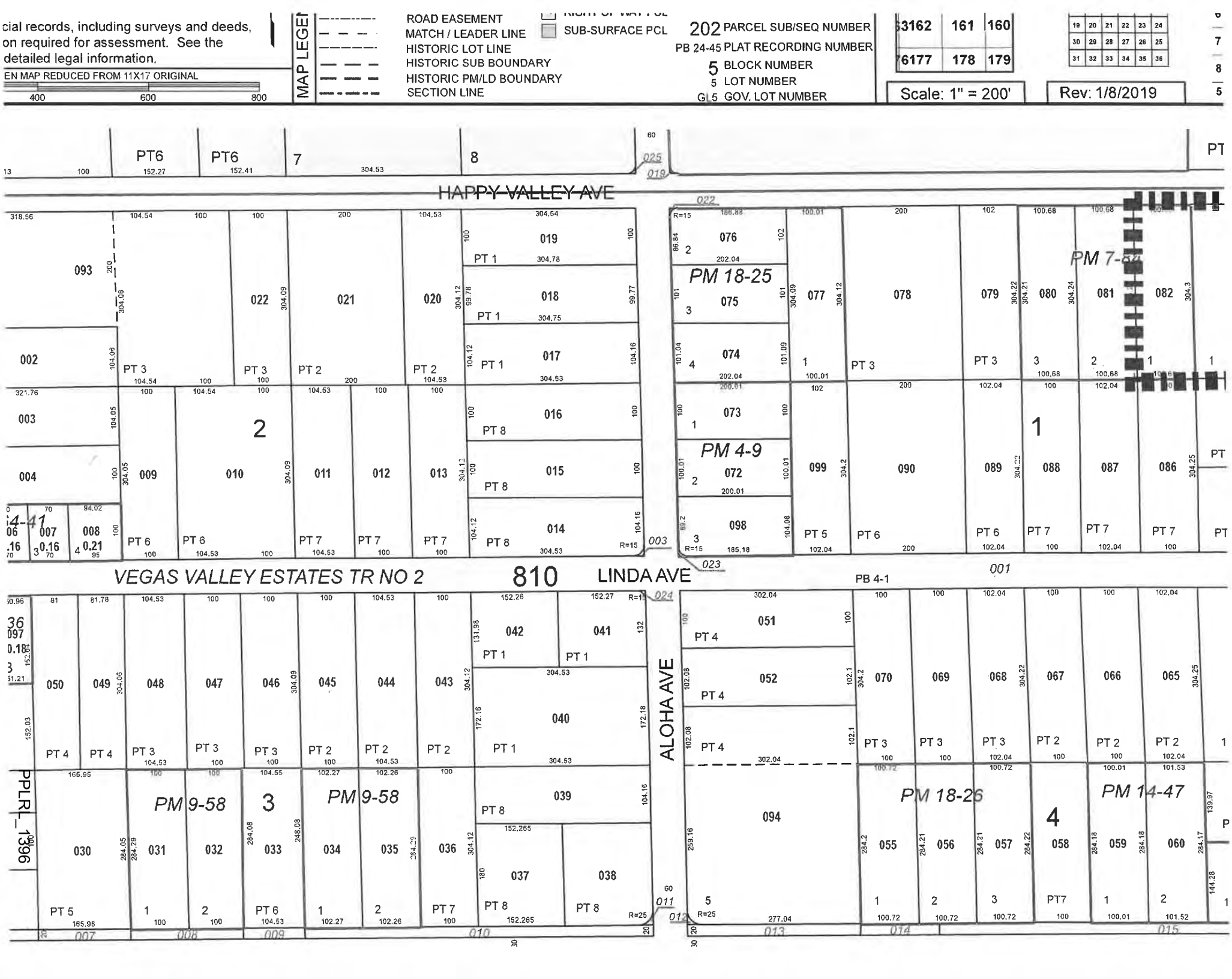
- Item 4 – AR-24-400090 (WC-0174-16 (UC-0849-14)) per the applicant. Paradise/bb
    - NOTE: Application to return to the November 26, 2024 Paradise Town Board meeting per prior email due to data entry error in Accela. Town Board meeting date to be corrected in Accela to ensure application gets placed on the November 26, 2024 meeting agenda.

Hold to the February 5, 2025 Zoning meeting:

- Item 19 – WC-24-400060 (NZC-22-0028) per the applicant. Fees are required to place the item back on an agenda. Enterprise/rg

Sami Real, Director — November 6, 2024

11/06/2024


cial records, including surveys and deeds,
on required for assessment. See the
detailed legal information.
EN MAP REDUCED FROM 11X17 ORIGINAL
400
600
800
MAP LEGEND
ROAD EASEMENT
MATCH / LEADER LINE
HISTORIC LOT LINE
HISTORIC SUB BOUNDARY
HISTORIC PM/LD BOUNDARY
SECTION LINE
SUB-SURFACE PCL
202 PARCEL SUB/SEQ NUMBER
PB 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GL5 GOV. LOT NUMBER
3162
161
160
6177
178
179
Scale: 1" = 200'
Rev: 1/8/2019
HAPPY VALLEY AVE
VEGAS VALLEY ESTATES TR NO 2
810
LINDA AVE
ALOHA AVE
PB 4-1
PM 18-25
PM 4-9
PM 9-58
PM 18-26
PM 14-47
PPLRL_1396

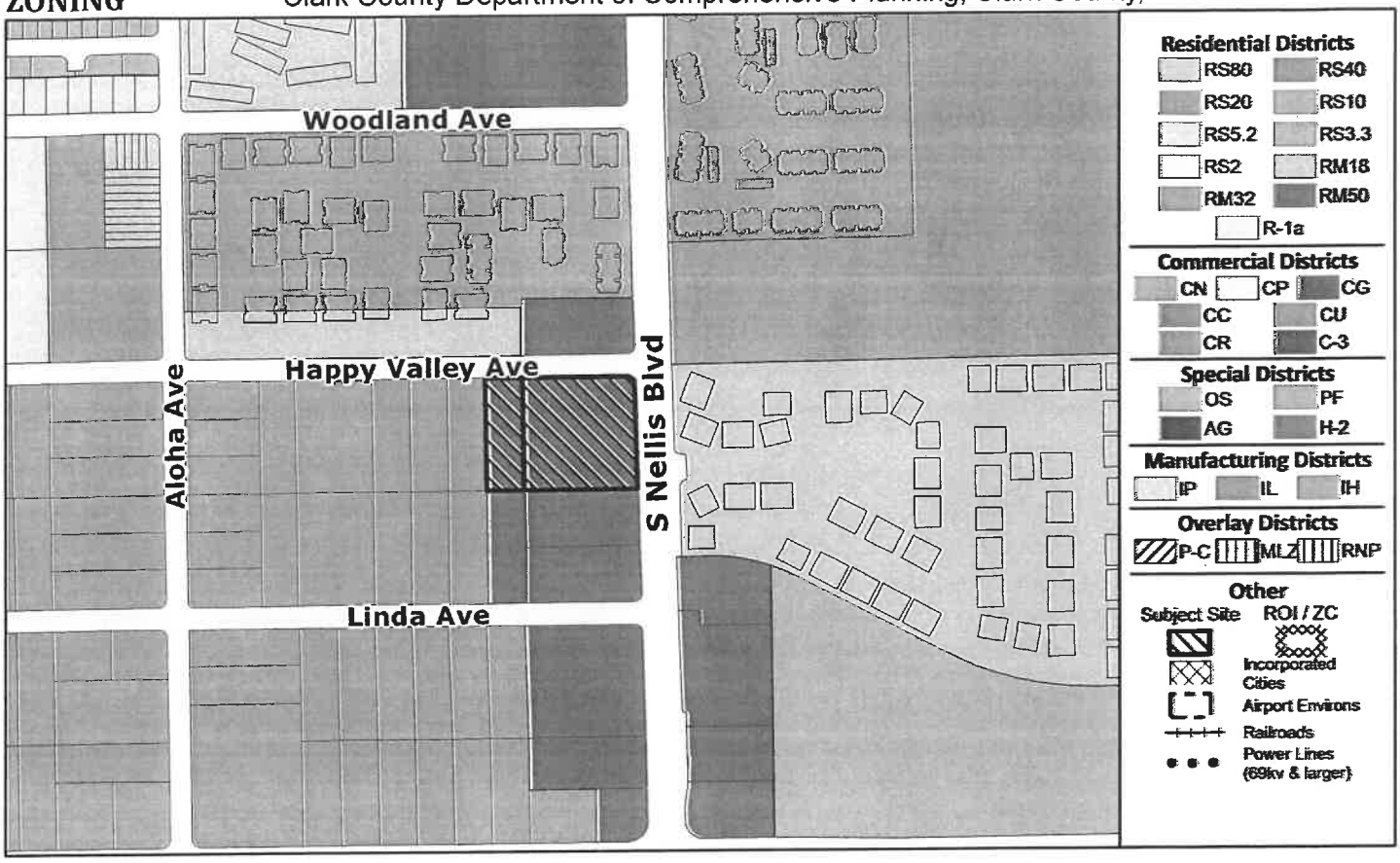
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Commission Agenda Map

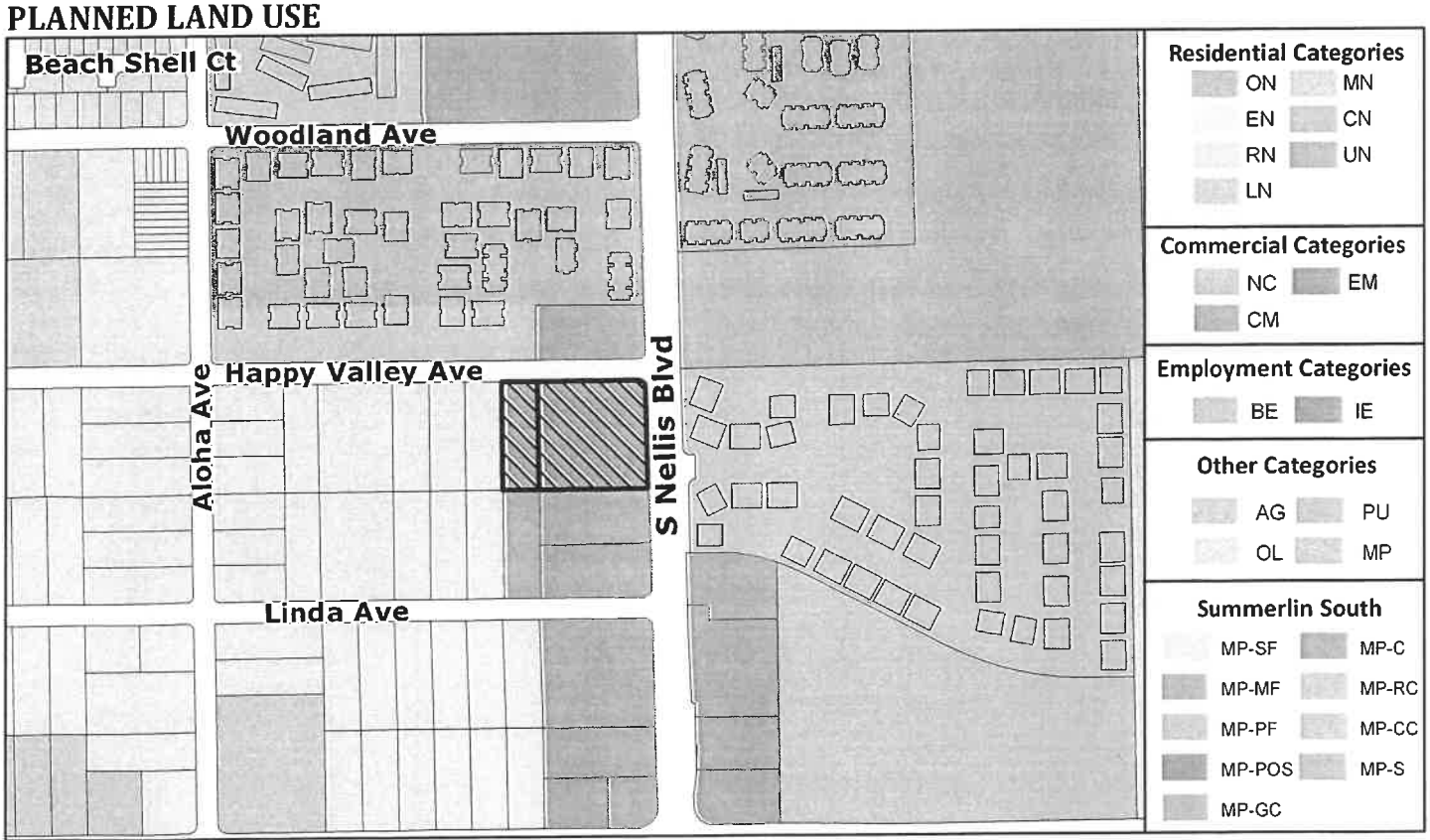
WS-24-0276

Clark County Department of Comprehensive Planning, Clark County, Nevada

ZONING

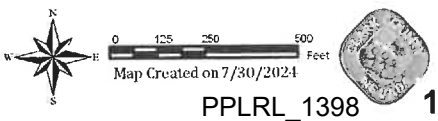


PLANNED LAND USE



This information is for display purposes only.No liability is assumed as to the accuracy of the data delineated hereon.

Subject Parcel(s)
16108810082
16108810083



Map Created on 7/30/2024

09/04/24 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-24-0276-PALM PROPERTIES, LLC:

WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone.

Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. TS/jor/syp (For possible action)

RELATED INFORMATION:

APN:
161-08-810-082; 161-08-810-083

WAIVER OF DEVELOPMENT STANDARDS:
Allow nonresidential vehicular access to a residential local street (Happy Valley Avenue) where not permissible per Section 30.04.06.D.

LAND USE PLAN:
SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
General Summary
- Site Address: 3125 S. Nellis Boulevard
- Site Acreage: 2.83
- Project Type: Commercial truck parking lot
- Number of Stories: 1 (Proposed guard building)
- Building Height (feet): 8 (Proposed guard building)/8 feet, 4 inches (Proposed carport north of guard building)
- Square Feet: 25 (Proposed guard building)/720 (Proposed carport north of guard building)
- Parking Provided: 99
- Sustainability Required/Provided: 7.5/7

History & Site Plan
Records show that as early as the 1980's, parcel 161-08-810-083 included an existing shopping center building (in-line rectangular building) adjacent to Nellis Boulevard. A vehicle sales lot was approved on the southern end of this parcel via DR-1464-97 but expired after 1 year.

ZC-0480-98 reclassified both subject parcels (161-08-810-082 and 161-08-810-083) to C-2 zoning (now CG zoning) for a proposed 34,000 square foot shopping center (L-shaped building along the south and west property lines) with a portion of the existing shopping center building along Nellis Boulevard to the east to be expanded as a grocery store. The proposed 34,000 square foot shopping center under the zone change did not commence. Additional land use applications were approved on-site for vehicle sales, check cashing, a communication tower, and a waiver of conditions of a zone change (WC-0025-99) which re-applied conditions related to landscaping, site circulation, parking, access, and screening. Under DR-0727-99 (a design review for vehicle sales), the conditions of approval under WC-0025-99 were complied with. The existing building and vehicle sales lot adjacent to Nellis Boulevard remained on-site until 2012 and has since been demolished.

Today, the applicant is requesting approval of a design review for a proposed commercial truck parking lot. A waiver of development standards related to modifying residential adjacency to allow access to a local street being Happy Valley Avenue is also part of this application. Access is provided via 1 driveway along the north property line adjacent to Happy Valley Avenue. Although Title 30 does not allow nonresidential vehicular access to a local street, access to Happy Valley Avenue has existed for more than 25 years. The Nevada Department of Transportation (NDOT) closed the existing driveways along the east property line adjacent to Nellis Boulevard, and NDOT reconstructed the attached sidewalk.

The site plan depicts a proposed parking lot with 99 commercial vehicle parking spaces, which are the following:

- 35 parking stalls (40 feet by 12 feet) are located along the north property line and on the southwest corner of the site.
- 17 parking stalls (35 feet by 12 feet) are located along the west property line.
- 42 tandem parking stalls (70 feet by 12 feet) are located along the east property line.
- 4 parking stalls (20 feet by 9 feet) are located east of the driveway along the north side of the site adjacent to Happy Valley Avenue.
- 1 accessible parking stall south of the 4 parking stalls, adjacent to the guard building.

The site plan also shows a proposed guard building adjacent to the driveway on the southeast corner of the driveway throat depth area. There is also a proposed carport north of the guard building to be constructed over 4 parking stalls. The existing communication tower along the south property line will remain, and the applicant will install a trash enclosure along the south property line. There is an existing 8 foot high CMU block wall which will remain on-site along the west property line adjacent to an existing residence. The existing 8 foot high CMU block wall along the south property line will also remain. Proposed light poles up to 18 feet high are located adjacent to the driveway along the north property line at the northeast corner, 2 at the southeast corner, and 2 additional light poles that are centrally located within the parking area. Lastly, proposed lighting meets residential adjacency standards per Title 30.

Landscaping

Detached sidewalks will be installed along the north property line along Happy Valley Avenue with an 8 foot high beige colored vinyl fence set back over 10 feet from the future property line (back of curb). The existing attached sidewalk will remain along the east property line along

Nellis Boulevard. The applicant will continue the 8 foot high beige colored vinyl fence behind the landscape area along Nellis Boulevard.

The applicant provided a landscape plan drafted by a licensed landscape architect. The proposed landscape plan shows that all existing palm trees will remain on-site. The street landscaping along the north property line includes detached sidewalks with 5 foot wide landscape strips on either side of the sidewalk which will feature large trees and shrubs. The west property line includes a 20 foot wide landscape buffer with a double row of large trees and shrubs. The east side of the site will include a 10 foot wide landscape area with large trees and shrubs adjacent to the existing attached sidewalk.

Elevations

The proposed guard building has an overall height of 8 feet and will be constructed of pre-manufactured steel. The exterior color of the guard building is blue and features 6 windows and 1 door. The proposed carport north of the guard building has an overall height of 8 feet, 4 inches. This carport is comprised of pre-treated cedarwood for outdoor durability.

Floor Plans

The proposed guard building has an overall area of 25 square feet. The proposed carport has an overall area of 720 square feet.

Applicant's Justification

The applicant is proposing a commercial truck parking lot which will enable truck drivers to have a place to legally park their local trucks (no long haul trucks). This will help keep trucks from parking on public streets creating enforcement and neighborhood issues. It will also provide a safer, more secure parking environment that will have solar powered cameras that the Las Vegas Metropolitan Police Department can access. Additionally, a security guard is always present. The site as proposed is compatible as a parking lot on an arterial street (Nellis Boulevard) with completion of infrastructure, lighting, landscaping, and fencing.

The site is zoned for commercial (CG), and the prior development had access from Happy Valley Avenue. The Nevada Department of Transportation (NDOT) closed previously existing driveways along Nellis Boulevard in 2021 during NDOT's improvements to Nellis Boulevard. Happy Valley is the sole means of access given this limitation. The proposed commercial truck parking lot use will provide a location for truck drivers to park their vehicles outside of residential subdivisions and not on public roadways. This will also help minimize safety hazards, trash dumping, graffiti control, homeless encampments, and Code citations. It will also add to the appearance with fencing and landscaping. The use is compatible with the surrounding commercial and residential development in the area as it is supported by the neighbors.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0630	Temporary construction storage for an off-site Las Vegas Valley Water District project (main replacement and The Dales subdivision)	Approved by PC	October 2019

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0578	Increased height of existing communication tower, and design review for additional antenna	Approved by PC	October 2018
ADR-0333-05	73 foot high monopole communication tower with an antenna array	Approved by ZA	April 2005
UC-0040-04	Vehicle, watercraft, and recreational vehicle sales	Approved by PC	February 2005
UC-0431-02	Check cashing facility	Approved By BCC	June 2002
ADR-1086-01	Communication facility	Approved by ZA	November 2001
DR-0727-99	Revised plans for a previously approved shopping center and to continue the use of a vehicle sales lot	Approved by BCC	June 1999
WC-0025-99 (ZC-0480-98)	Waiver of conditions of a zone change for the proposed shopping center with an existing restaurant building on site	Approved by BCC	March 1999
ZC-0480-98	Reclassified the site (both subject parcels- 161-08-810-082 and 161-08-810-083) to C-2 zoning (now CG) for a proposed 34,000 square foot shopping center	Approved by BCC	May 1998
DR-1464-97	Vehicle sales lot within an existing shopping center - expired	Approved by PC	September 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	CG & RM18	Multi-family residential & a tavern
South	Corridor Mixed-Use	CG	Commercial center
East	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

Related Applications

Application Number	Request
VS-24-0277	A request to vacate and abandon a portion of a right-of-way is a companion item on this agenda.

CLARK COUNTY PUBLIC RESPONSE OFFICE:
There is an active case, CE23-05369, for vehicles parked on unpaved areas.

STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis
Comprehensive Planning
Waiver of Development Standards
The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

The applicant provided correspondence from NDOT which states that access to Nellis Boulevard is not required, and if access is requested in the future, the applicant must comply with NDOT's 2017 Access Management System and Standards with sufficient engineering justification. Per the correspondence on file, the applicant's engineer determined that the site does not meet NDOT's access location and spacing standards. Per photos on file, NDOT closed 3 driveways along the east property line of the site adjacent to Nellis Boulevard and NDOT reconstructed the attached sidewalk sometime in 2021. Today, Title 30 does not allow nonresidential access on a local street; although records show that access to Happy Valley Avenue has been in place for over 25 years and the access has been used by commercial vehicles for over 3 years with no impact to the residences. Also, the average daily trips for this use are expected to be less trips than for other commercial uses. Staff determines that the aforementioned circumstances warrant staff's support for the waiver of development standards.

Design Review
Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed project complies with Policy 5.5.3 under the Master Plan which encourages the retention and revitalization of established local business districts. The site has been vacant since 2012 and the proposed improvements comply with today's Code. For example, the applicant is proposing detached sidewalks along Happy Valley Avenue with street landscaping, and since there is an existing attached sidewalk along Nellis Boulevard (NDOT right-of-way), the applicant will install a 10 foot wide landscape strip. The applicant is also providing a decorative fence along the north and east property lines to mitigate the view of any trucks parked on site. In addition, the site will be monitored by on site security. The applicant also provided 7.5 points worth of sustainability design features where 7 is required per Title 30. For these reasons staff recommends approval.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation;
- 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;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - denial.
APPROVALS:
PROTESTS:

APPLICANT: LEADING EDGE VENTURES, LLC
CONTACT: G.C. GARCIA, INC, 1055 WHITNEY RANCH DRIVE, SUITE 210, HENDERSON, NV 89014

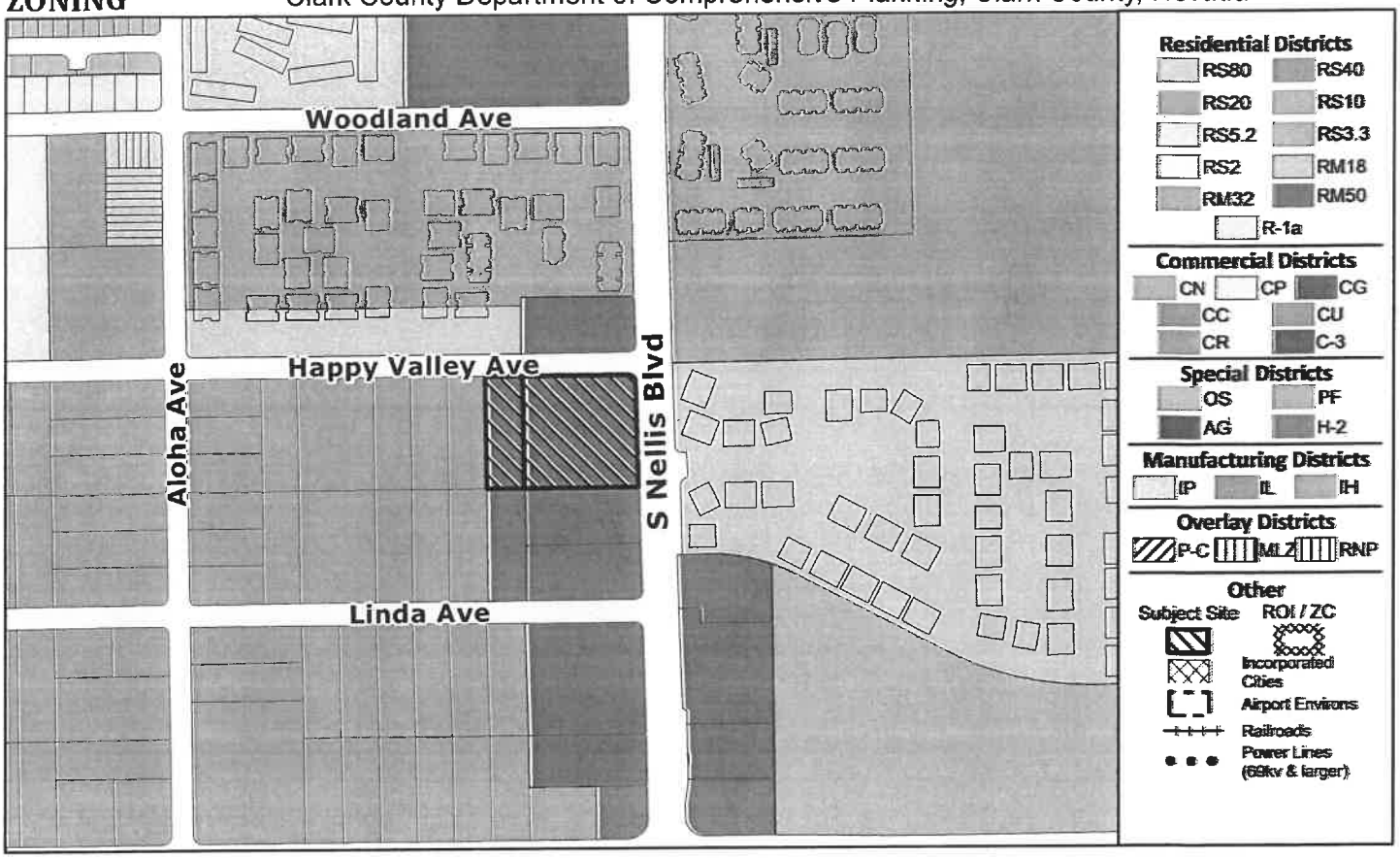
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Commission Agenda Map

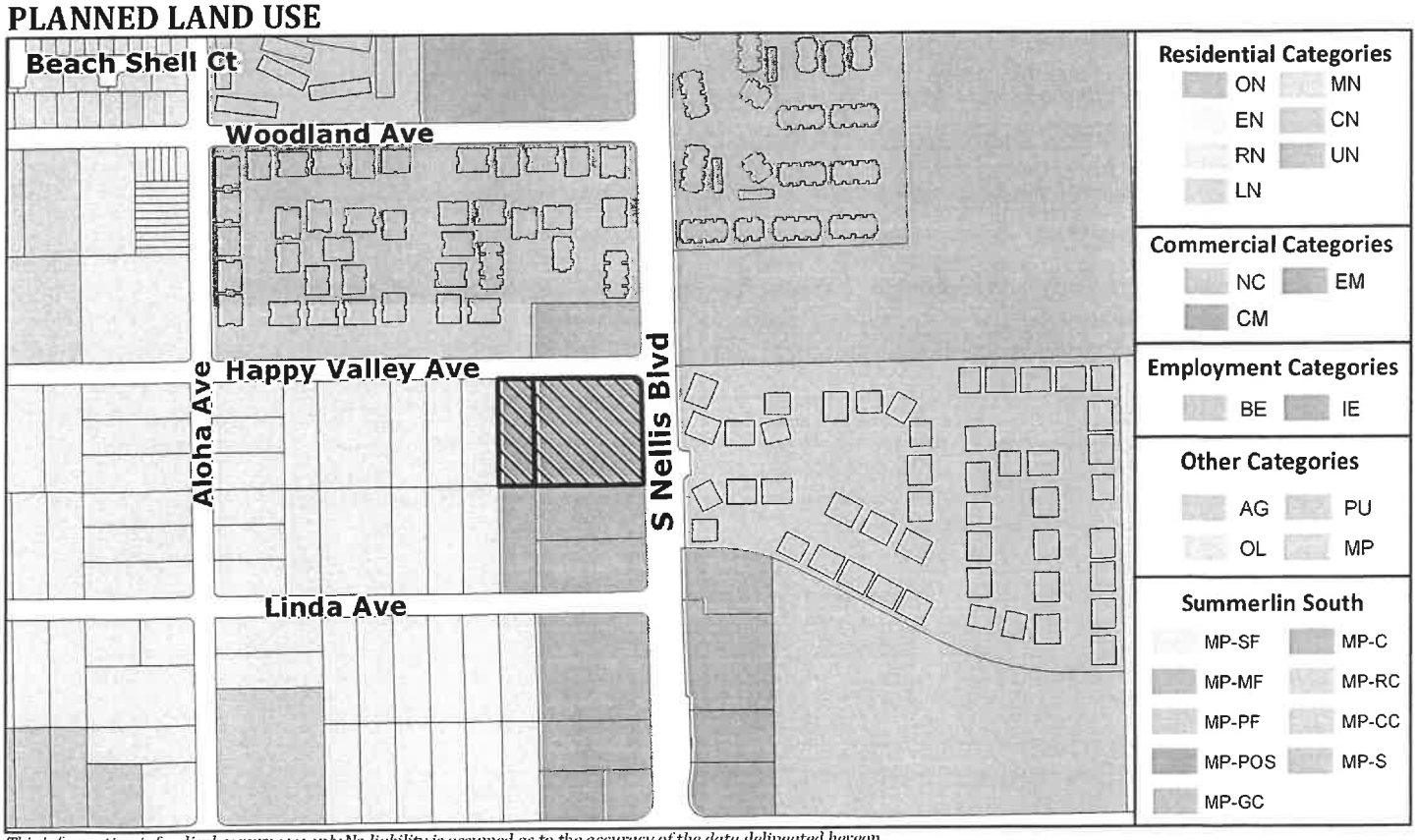
WS-24-0276

Clark County Department of Comprehensive Planning, Clark County, Nevada

ZONING



PLANNED LAND USE



This information is for display purposes only.No liability is assumed as to the accuracy of the data delineated hereon.

Subject Parcel(s)
16108810082
16108810083

N W E S

0 125 250 500 Feet

Map Created on 7/30/2024

PPLRL_1406

10/02/24 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-24-0276-PALM PROPERTIES, LLC:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone.

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LAND USE PLAN:
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BACKGROUND:
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General Summary
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Comprehensive Planning
Waiver of Development Standards
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Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation;
- 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;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - denial.
APPROVALS:
PROTESTS: 5 cards, 2 letters

COUNTY COMMISSION ACTION: September 4, 2024 – HELD – To 10/02/24 – per the applicant.

APPLICANT: LEADING EDGE VENTURES, LLC
CONTACT: G.C. GARCIA, INC, 1055 WHITNEY RANCH DRIVE, SUITE 210, HENDERSON, NV 89014

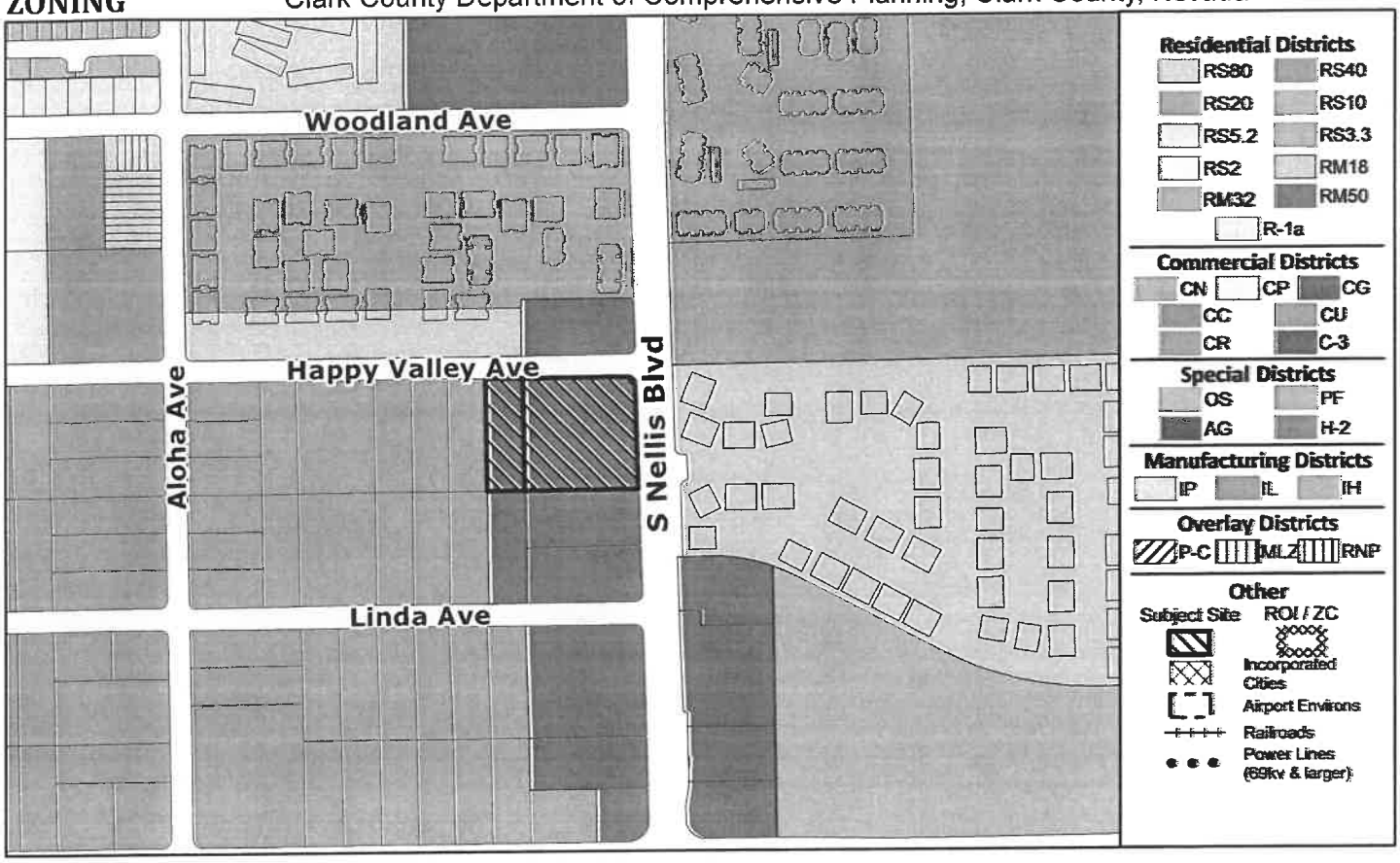
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Commission Agenda Map

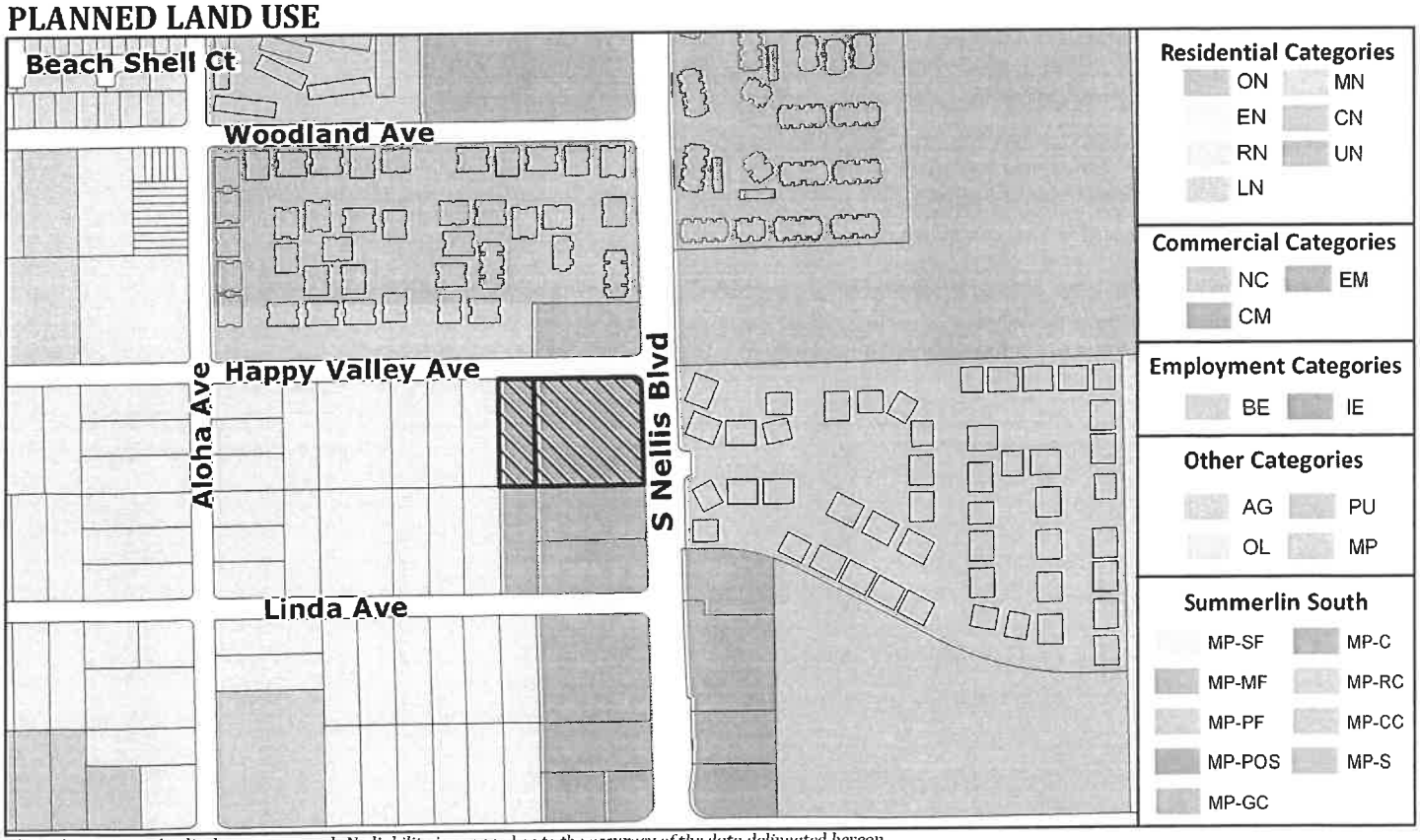
WS-24-0276

Clark County Department of Comprehensive Planning, Clark County, Nevada

ZONING

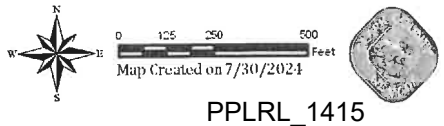


PLANNED LAND USE



This information is for display purposes only.No liability is assumed as to the accuracy of the data delineated hereon.

Subject Parcel(s)
16108810082
16108810083



PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-24-0276-PALM PROPERTIES, LLC:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone.

Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. TS/jor/syp (For possible action)

RELATED INFORMATION:

APN:
161-08-810-082; 161-08-810-083

WAIVER OF DEVELOPMENT STANDARDS:
Allow nonresidential vehicular access to a residential local street (Happy Valley Avenue) where not permissible per Section 30.04.06.D.

LAND USE PLAN:
SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
General Summary
- Site Address: 3125 S. Nellis Boulevard
- Site Acreage: 2.83
- Project Type: Commercial truck parking lot
- Number of Stories: 1 (proposed guard building)
- Building Height (feet): 8 (proposed guard building)/8 feet, 4 inches (proposed carport north of guard building)
- Square Feet: 25 (proposed guard building)/720 (proposed carport north of guard building)
- Parking Provided: 99
- Sustainability Required/Provided: 7.5/7

History & Site Plan
Records show that as early as the 1980's, parcel 161-08-810-083 included an existing shopping center building (in-line rectangular building) adjacent to Nellis Boulevard. A vehicle sales lot was approved on the southern end of this parcel via DR-1464-97 but expired after 1 year.

ZC-0480-98 reclassified both subject parcels (161-08-810-082 and 161-08-810-083) to C-2 zoning (now CG zoning) for a proposed 34,000 square foot shopping center (L-shaped building along the south and west property lines) with a portion of the existing shopping center building along Nellis Boulevard to the east to be expanded as a grocery store. The proposed 34,000 square foot shopping center under the zone change did not commence. Additional land use applications were approved on-site for vehicle sales, check cashing, a communication tower, and a waiver of conditions of a zone change (WC-0025-99) which re-applied conditions related to landscaping, site circulation, parking, access, and screening. Under DR-0727-99 (a design review for vehicle sales), the conditions of approval under WC-0025-99 were complied with. The existing building and vehicle sales lot adjacent to Nellis Boulevard remained on-site until 2012 and has since been demolished.

Today, the applicant is requesting approval of a design review for a proposed commercial truck parking lot. A waiver of development standards related to modifying residential adjacency to allow access to a local street being Happy Valley Avenue is also part of this application. Access is provided via 1 driveway along the north property line adjacent to Happy Valley Avenue. Although Title 30 does not allow nonresidential vehicular access to a local street, access to Happy Valley Avenue has existed for more than 25 years. The Nevada Department of Transportation (NDOT) closed the existing driveways along the east property line adjacent to Nellis Boulevard, and NDOT reconstructed the attached sidewalk.

The site plan depicts a proposed parking lot with 99 commercial vehicle parking spaces, which are the following:

- 35 parking stalls (40 feet by 12 feet) are located along the north property line and on the southwest corner of the site.
- 17 parking stalls (35 feet by 12 feet) are located along the west property line.
- 42 tandem parking stalls (70 feet by 12 feet) are located along the east property line.
- 4 parking stalls (20 feet by 9 feet) are located east of the driveway along the north side of the site adjacent to Happy Valley Avenue.
- 1 accessible parking stall south of the 4 parking stalls, adjacent to the guard building.

The site plan also shows a proposed guard building adjacent to the driveway on the southeast corner of the driveway throat depth area. There is also a proposed carport north of the guard building to be constructed over 4 parking stalls. The existing communication tower along the south property line will remain, and the applicant will install a trash enclosure along the south property line. There is an existing 8 foot high CMU block wall which will remain on-site along the west property line adjacent to an existing residence. The existing 8 foot high CMU block wall along the south property line will also remain. Proposed light poles up to 18 feet high are located adjacent to the driveway along the north property line at the northeast corner, 2 at the southeast corner, and 2 additional light poles that are centrally located within the parking area. Lastly, proposed lighting meets residential adjacency standards per Title 30.

Landscaping

Detached sidewalks will be installed along the north property line along Happy Valley Avenue with an 8 foot high beige colored vinyl fence set back over 10 feet from the future property line (back of curb). The existing attached sidewalk will remain along the east property line along

Nellis Boulevard. The applicant will continue the 8 foot high beige colored vinyl fence behind the landscape area along Nellis Boulevard.

The applicant provided a landscape plan drafted by a licensed landscape architect. The proposed landscape plan shows that all existing palm trees will remain on-site. The street landscaping along the north property line includes detached sidewalks with 5 foot wide landscape strips on either side of the sidewalk which will feature large trees and shrubs. The west property line includes a 20 foot wide landscape buffer with a double row of large trees and shrubs. The east side of the site will include a 10 foot wide landscape area with large trees and shrubs adjacent to the existing attached sidewalk.

Elevations

The proposed guard building has an overall height of 8 feet and will be constructed of pre-manufactured steel. The exterior color of the guard building is blue and features 6 windows and 1 door. The proposed carport north of the guard building has an overall height of 8 feet, 4 inches. This carport is comprised of pre-treated cedarwood for outdoor durability.

Floor Plans

The proposed guard building has an overall area of 25 square feet. The proposed carport has an overall area of 720 square feet.

Applicant's Justification

The applicant is proposing a commercial truck parking lot which will enable truck drivers to have a place to legally park their local trucks (no long haul trucks). This will help keep trucks from parking on public streets creating enforcement and neighborhood issues. It will also provide a safer, more secure parking environment that will have solar powered cameras that the Las Vegas Metropolitan Police Department can access. Additionally, a security guard is always present. The site as proposed is compatible as a parking lot on an arterial street (Nellis Boulevard) with completion of infrastructure, lighting, landscaping, and fencing.

The site is zoned for commercial (CG), and the prior development had access from Happy Valley Avenue. The Nevada Department of Transportation (NDOT) closed previously existing driveways along Nellis Boulevard in 2021 during NDOT's improvements to Nellis Boulevard. Happy Valley is the sole means of access given this limitation. The proposed commercial truck parking lot use will provide a location for truck drivers to park their vehicles outside of residential subdivisions and not on public roadways. This will also help minimize safety hazards, trash dumping, graffiti control, homeless encampments, and Code citations. It will also add to the appearance with fencing and landscaping. The use is compatible with the surrounding commercial and residential development in the area as it is supported by the neighbors.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0630	Temporary construction storage for an off-site Las Vegas Valley Water District project (main replacement and The Dales subdivision)	Approved by PC	October 2019

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0578	Increased height of existing communication tower, and design review for additional antenna	Approved by PC	October 2018
ADR-0333-05	73 foot high monopole communication tower with an antenna array	Approved by ZA	April 2005
UC-0040-04	Vehicle, watercraft, and recreational vehicle sales	Approved by PC	February 2005
UC-0431-02	Check cashing facility	Approved By BCC	June 2002
ADR-1086-01	Communication facility	Approved by ZA	November 2001
DR-0727-99	Revised plans for a previously approved shopping center and to continue the use of a vehicle sales lot	Approved by BCC	June 1999
WC-0025-99 (ZC-0480-98)	Waiver of conditions of a zone change for the proposed shopping center with an existing restaurant building on site	Approved by BCC	March 1999
ZC-0480-98	Reclassified the site (both subject parcels- 161-08-810-082 and 161-08-810-083) to C-2 zoning (now CG) for a proposed 34,000 square foot shopping center	Approved by BCC	May 1998
DR-1464-97	Vehicle sales lot within an existing shopping center - expired	Approved by PC	September 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	CG & RM18	Multi-family residential & tavern
South	Corridor Mixed-Use	CG	Commercial center
East	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

Related Applications

Application Number	Request
VS-24-0277	A request to vacate and abandon a portion of a right-of-way is a companion item on this agenda.

CLARK COUNTY PUBLIC RESPONSE OFFICE:
There is an active case, CE23-05369, for vehicles parked on unpaved areas.

STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis
Comprehensive Planning
Waiver of Development Standards
The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

The applicant provided correspondence from NDOT which states that access to Nellis Boulevard is not required, and if access is requested in the future, the applicant must comply with NDOT's 2017 Access Management System and Standards with sufficient engineering justification. Per the correspondence on file, the applicant's engineer determined that the site does not meet NDOT's access location and spacing standards. Per photos on file, NDOT closed 3 driveways along the east property line of the site adjacent to Nellis Boulevard and NDOT reconstructed the attached sidewalk sometime in 2021. Today, Title 30 does not allow nonresidential access on a local street; although records show that access to Happy Valley Avenue has been in place for over 25 years and the access has been used by commercial vehicles for over 3 years with no impact to the residences. Also, the average daily trips for this use are expected to be less trips than for other commercial uses. Staff determines that the aforementioned circumstances warrant staff's support for the waiver of development standards.

Design Review
Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed project complies with Policy 5.5.3 under the Master Plan which encourages the retention and revitalization of established local business districts. The site has been vacant since 2012 and the proposed improvements comply with today's Code. For example, the applicant is proposing detached sidewalks along Happy Valley Avenue with street landscaping, and since there is an existing attached sidewalk along Nellis Boulevard (NDOT right-of-way), the applicant will install a 10 foot wide landscape strip. The applicant is also providing a decorative fence along the north and east property lines to mitigate the view of any trucks parked on site. In addition, the site will be monitored by on site security. The applicant also provided 7.5 points worth of sustainability design features where 7 is required per Title 30. For these reasons staff recommends approval.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
- Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation;
- 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;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau
- No comment.

Clark County Water Reclamation District (CCWRD)
- No comment.

TAB/CAC: Sunrise Manor - denial.
APPROVALS:
PROTESTS: 5 cards, 2 letters

COUNTY COMMISSION ACTION: September 4, 2024 – HELD – To 10/02/24 – per the applicant.

COUNTY COMMISSION ACTION: October 2, 2024 – HELD – To 11/06/24 – per the applicant.

APPLICANT: LEADING EDGE VENTURES, LLC
CONTACT: G.C. GARCIA, INC, 1055 WHITNEY RANCH DRIVE, SUITE 210, HENDERSON, NV 89014

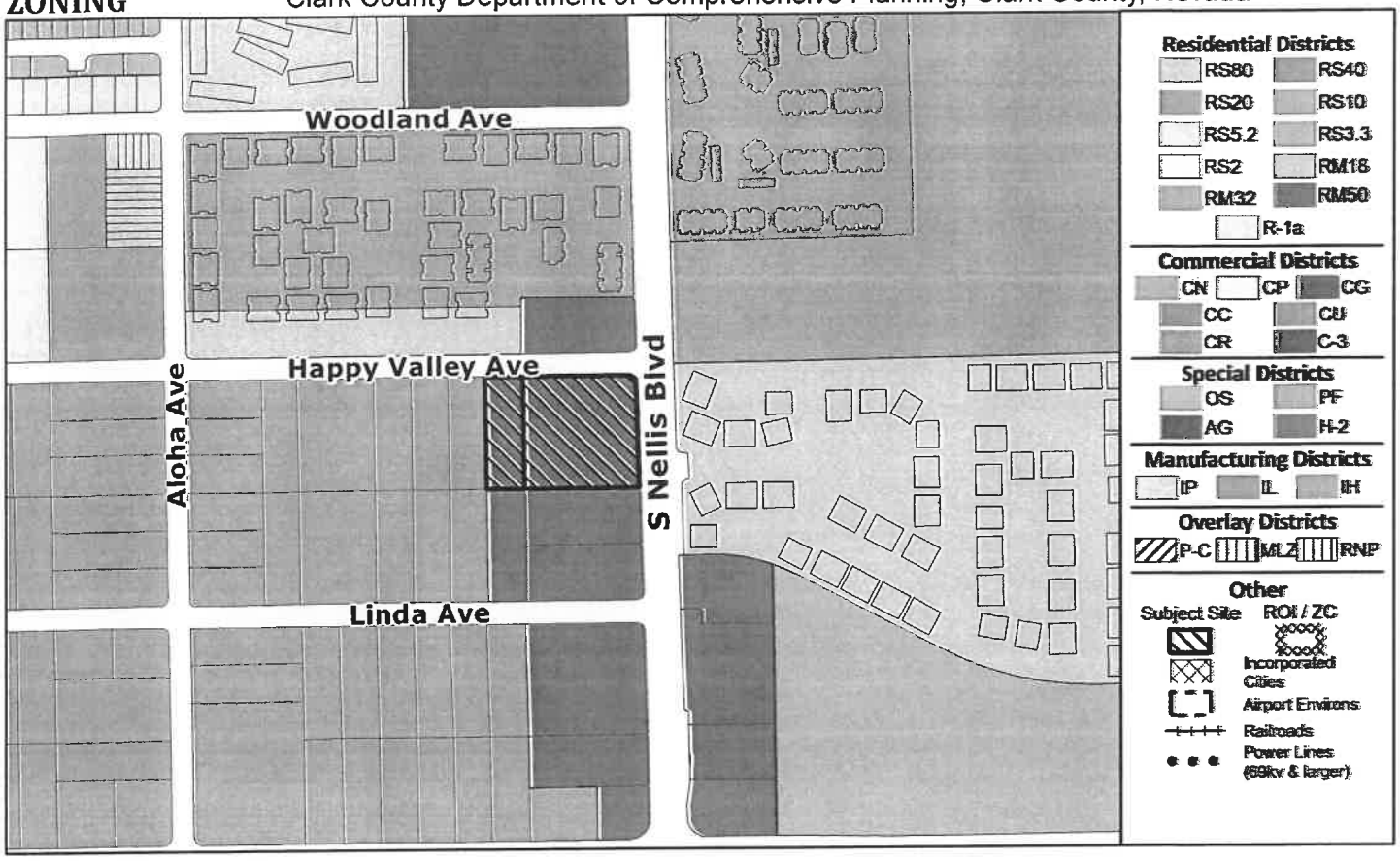
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Commission Agenda Map

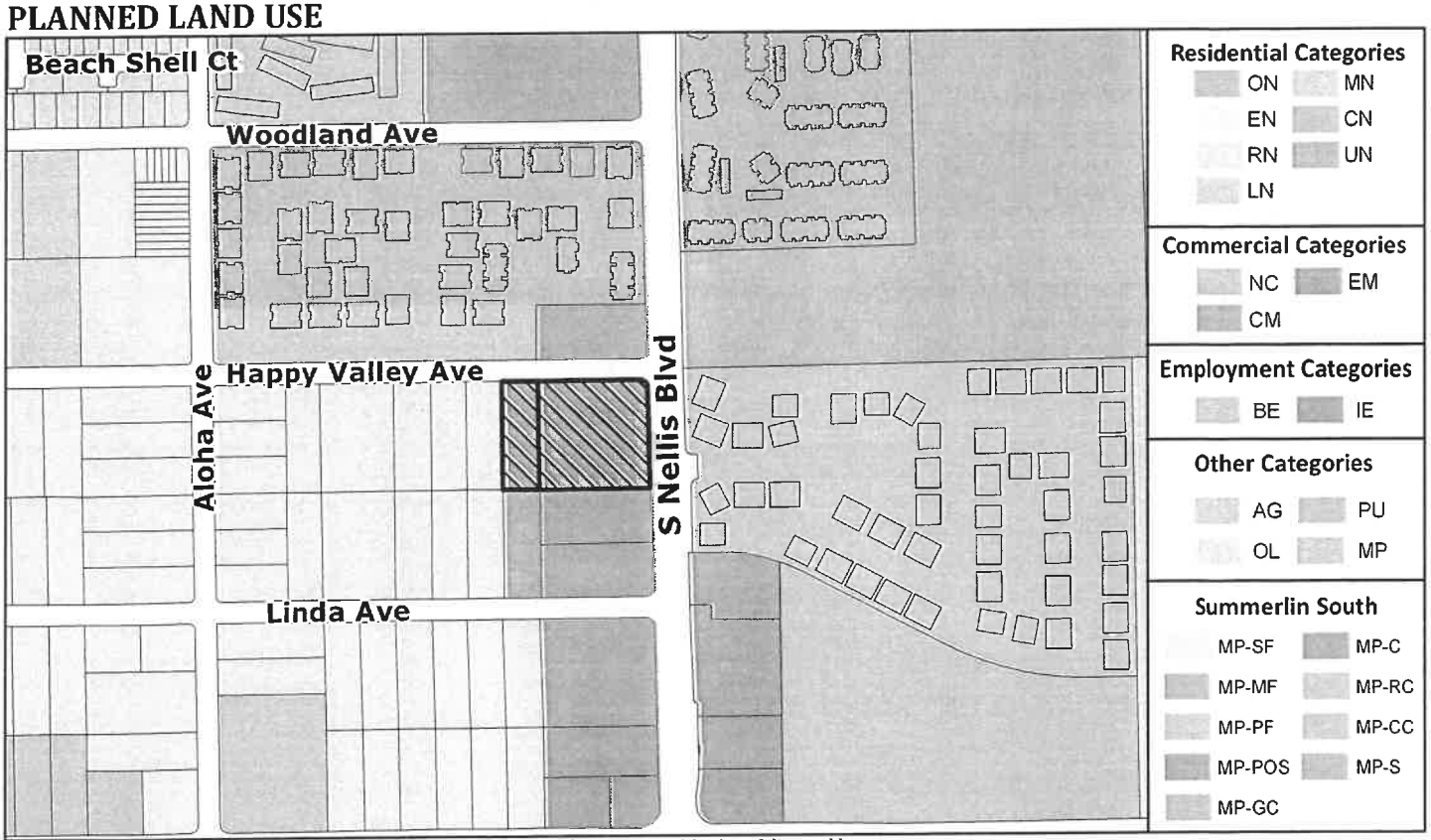
WS-24-0276

Clark County Department of Comprehensive Planning, Clark County, Nevada

ZONING



PLANNED LAND USE



This information is for display purposes only.No liability is assumed as to the accuracy of the data delineated hereon.

Subject Parcel(s)
16108810082
16108810083

N W E S

0 125 250 500 Feet

Map Created on 7/30/2024

11/20/24 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-24-0276-PALM PROPERTIES, LLC:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone.

Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. TS/jor/syp (For possible action)

RELATED INFORMATION:

APN:
161-08-810-082; 161-08-810-083

WAIVER OF DEVELOPMENT STANDARDS:
Allow nonresidential vehicular access to a residential local street (Happy Valley Avenue) where not permissible per Section 30.04.06.D.

LAND USE PLAN:
SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
General Summary
- Site Address: 3125 S. Nellis Boulevard
- Site Acreage: 2.83
- Project Type: Commercial truck parking lot
- Number of Stories: 1 (proposed guard building)
- Building Height (feet): 8 (proposed guard building)/8 feet, 4 inches (proposed carport north of guard building)
- Square Feet: 25 (proposed guard building)/720 (proposed carport north of guard building)
- Parking Provided: 99
- Sustainability Required/Provided: 7.5/7

History & Site Plan
Records show that as early as the 1980's, parcel 161-08-810-083 included an existing shopping center building (in-line rectangular building) adjacent to Nellis Boulevard. A vehicle sales lot was approved on the southern end of this parcel via DR-1464-97 but expired after 1 year.

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Floor Plans

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The site is zoned for commercial (CG), and the prior development had access from Happy Valley Avenue. The Nevada Department of Transportation (NDOT) closed previously existing driveways along Nellis Boulevard in 2021 during NDOT's improvements to Nellis Boulevard. Happy Valley is the sole means of access given this limitation. The proposed commercial truck parking lot use will provide a location for truck drivers to park their vehicles outside of residential subdivisions and not on public roadways. This will also help minimize safety hazards, trash dumping, graffiti control, homeless encampments, and Code citations. It will also add to the appearance with fencing and landscaping. The use is compatible with the surrounding commercial and residential development in the area as it is supported by the neighbors.

Prior Land Use Requests

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Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
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West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

Related Applications

Application Number	Request
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CLARK COUNTY PUBLIC RESPONSE OFFICE:
There is an active case, CE23-05369, for vehicles parked on unpaved areas.

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Comprehensive Planning
Waiver of Development Standards
The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

The applicant provided correspondence from NDOT which states that access to Nellis Boulevard is not required, and if access is requested in the future, the applicant must comply with NDOT's 2017 Access Management System and Standards with sufficient engineering justification. Per the correspondence on file, the applicant's engineer determined that the site does not meet NDOT's access location and spacing standards. Per photos on file, NDOT closed 3 driveways along the east property line of the site adjacent to Nellis Boulevard and NDOT reconstructed the attached sidewalk sometime in 2021. Today, Title 30 does not allow nonresidential access on a local street; although records show that access to Happy Valley Avenue has been in place for over 25 years and the access has been used by commercial vehicles for over 3 years with no impact to the residences. Also, the average daily trips for this use are expected to be less trips than for other commercial uses. Staff determines that the aforementioned circumstances warrant staff's support for the waiver of development standards.

Design Review
Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed project complies with Policy 5.5.3 under the Master Plan which encourages the retention and revitalization of established local business districts. The site has been vacant since 2012 and the proposed improvements comply with today's Code. For example, the applicant is proposing detached sidewalks along Happy Valley Avenue with street landscaping, and since there is an existing attached sidewalk along Nellis Boulevard (NDOT right-of-way), the applicant will install a 10 foot wide landscape strip. The applicant is also providing a decorative fence along the north and east property lines to mitigate the view of any trucks parked on site. In addition, the site will be monitored by on site security. The applicant also provided 7.5 points worth of sustainability design features where 7 is required per Title 30. For these reasons staff recommends approval.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
- Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation;
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- Drainage study and compliance;
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- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau
- No comment.

Clark County Water Reclamation District (CCWRD)
- No comment.

TAB/CAC: Sunrise Manor - denial.
APPROVALS:
PROTESTS: 5 cards, 2 letters

COUNTY COMMISSION ACTION: September 4, 2024 – HELD – To 10/02/24 – per the applicant.

COUNTY COMMISSION ACTION: October 2, 2024 – HELD – To 11/06/24 – per the applicant.

COUNTY COMMISSION ACTION: October 2, 2024 – HELD – To 11/06/24 – per the applicant.

COUNTY COMMISSION ACTION: November 6, 2024 – HELD – To 11/20/24 – per Commissioner Segerblom.

APPLICANT: LEADING EDGE VENTURES, LLC
CONTACT: G.C. GARCIA, INC, 1055 WHITNEY RANCH DRIVE, SUITE 210, HENDERSON, NV 89014

AUTHORIZATION TO SUBMIT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

Application Pre-review (APR) record number: APR-23-101485

Application Materials have been deemed ready to submit ☐ **without revisions** ☒ **with minor revisions.**

Notes: L/S plan and JL revised

By: JUD **Date:** 06/05/2024

Advisory: Authorization to submit expires 2 weeks after determination is made. If all required documents are not provided to staff within this timeframe, an appointment to re-review the application materials is required.

Required Application(s):

- ☐ Master Plan Amendment
- ☐ Land Use
  - ☐ Zone Change (ZC)
  - ☐ Special Use Permit (UC)
  - ☒ Waiver of Development Standards (WS)
  - ☒ Design Review (DR)
- ☐ Land Use – Administative Design Review (ADR)
- ☐ Land Use – Wavier of Conditions (WC)
- ☐ Land Use – Application for Review (AR)
- ☐ Land Use – Extension of Time (ET)
- ☐ Tentative Map (TM)
- ☒ Vacation and Abandonment (VS)
- ☐ Other: _____

Required Fees:

- Refer to the attached Fee Sheet.

Next Steps:

- Review the attached submittal requirements for the applicable application type(s).
- Go to the Application Pre-review record in the County's Citizen Access Portal (ACA) and upload all required application documents in PDF format (regardless of the format specified in the submittal requirements).
- Once all the application documents are uploaded, coordinate the transmittal of the required hard copy documents with the planner who authorized the submittal (see name above); all transmittals shall include a cover letter and/or transmittal memo and a copy of this form. The Personnel Contact Information list on Department's Contact Us webpage includes the phone number and email address for all planners.
- When the application package is received, the documents will be re-reviewed to ensure no changes except those noted above have been made and, if in an acceptable form, the planner will accept the application documents. Staff will then create the application records. If payment for the application fees was not included in the application package, an email notice will be sent to the record(s) contact indicating the application fees are due. This step may take up to 2 business days to complete.
- Once fees are paid, the application(s) will be considered "Submitted".

PROJECT:	SPRINT NE PROJECT
SITE CASCADE: CROWN CASTLE	VG90XC440
SITE NAME: CROWN CASTLE	LV115 NELLIS & DI
SITE NUMBER:	825521
SITE ADDRESS:	3125 S. NELLIS BOULEVARD LAS VEGAS, NV 89121
SITE TYPE:	67'-0" MONOPINE W/ 10'-0" EXTENSION

FORMATION

ROAD, SUITE 100

NUMBER:

NAME:

LICATION ID:

VARD

DINATES:
44285'
266279'

INTACT:
IC.
1700

FISCHER
30
ler@crowncastle.com

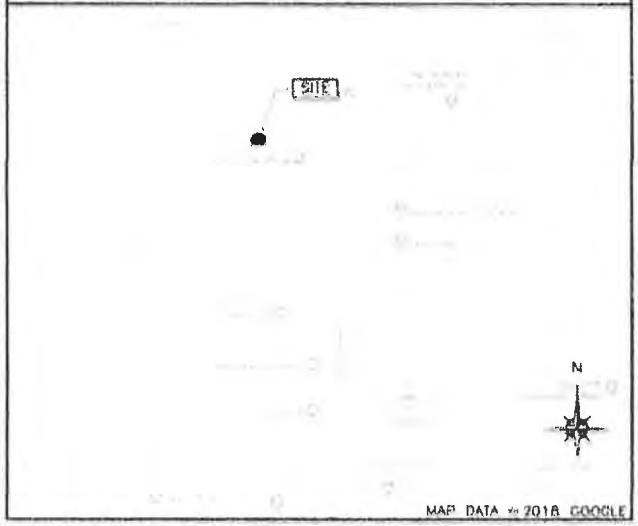
DESIGN GROUP, LLC
E., SUITE 220
361

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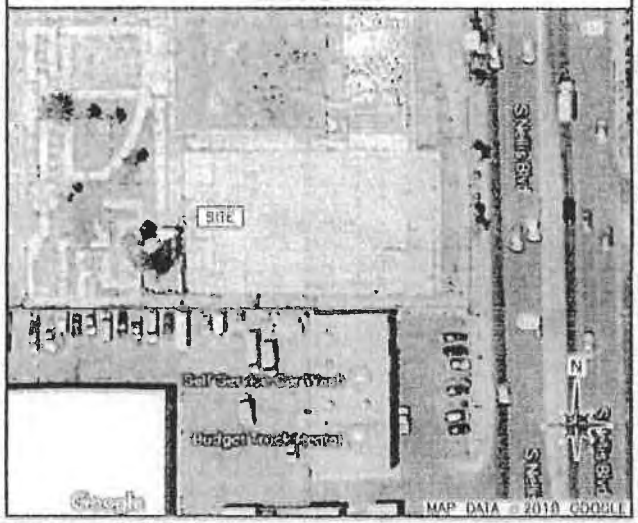
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86311

PBRL_1433

AREA MAP



AERIAL MAP



PROJECT DESCRIPTION

- ALL NEW TOWER EQUIPMENT TO BE PAINTED TO MATCH EXISTING STRUCTURE
- INSTALL NEW 10'-0" x 10'-0" CONCRETE EQUIPMENT PAD
- INSTALL (1) EQUIPMENT CABINET AT GRADE
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- INSTALL (3) SECTOR FRAMES ON EXISTING TOWER
- INSTALL (6) ROOMHZ RRH'S AT ANTENNAS
- INSTALL (3) 1900MHz RRH'S AT ANTENNAS
- INSTALL (24) JUMPERS

APPLICABLE CODES

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

BUILDING CODE: 2012 INTERNATIONAL BUILDING CODE
PLUMBING CODE: 2012 UNIFORM PLUMBING CODE
MECHANICAL CODE: 2012 UNIFORM MECHANICAL CODE
ELECTRICAL CODE: 2011 NATIONAL ELECTRICAL CODE

811
Know what's below.
Call before you dig.

NOTE:
48 HOURS PRIOR TO DIGGING, CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES TO LOCATE ALL UNDERGROUND UTILITIES.

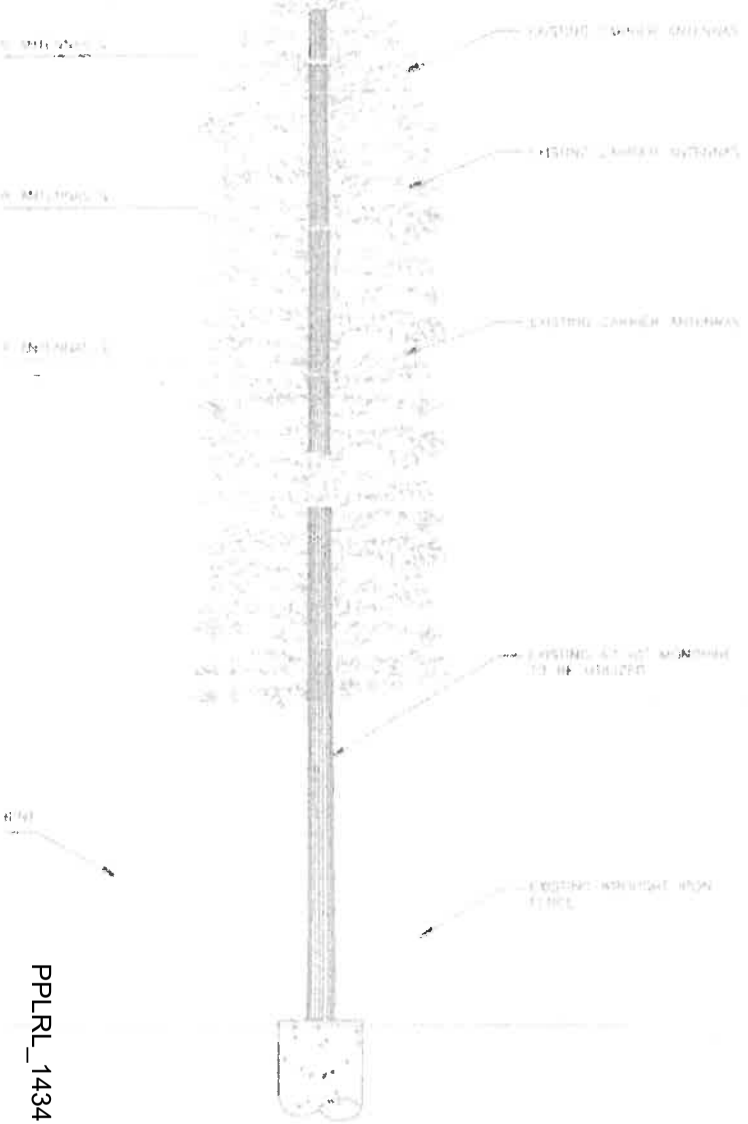
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E-5	BATTERY SPECIFICATIONS
E-6	BATTERY SPECIFICATIONS
GR-1	GROUNDING PLAN
GR-2	GROUNDING DETAILS
GR-3	GROUNDING DETAILS

SITE CONTACTS

CROWN CASTLE USA, INC.:	ZONING & PERMITTING SPECIALIST:
CM: LUKE CHRISTIAN PHONE: (702) 408-5147	CM: WILLIAM GAUL PHONE: (702) 518-4348
PM: TIMOTHY MILLER PHONE: (949) 936-0221	PM: BARBARA BROWN PHONE: (925) 464-3434

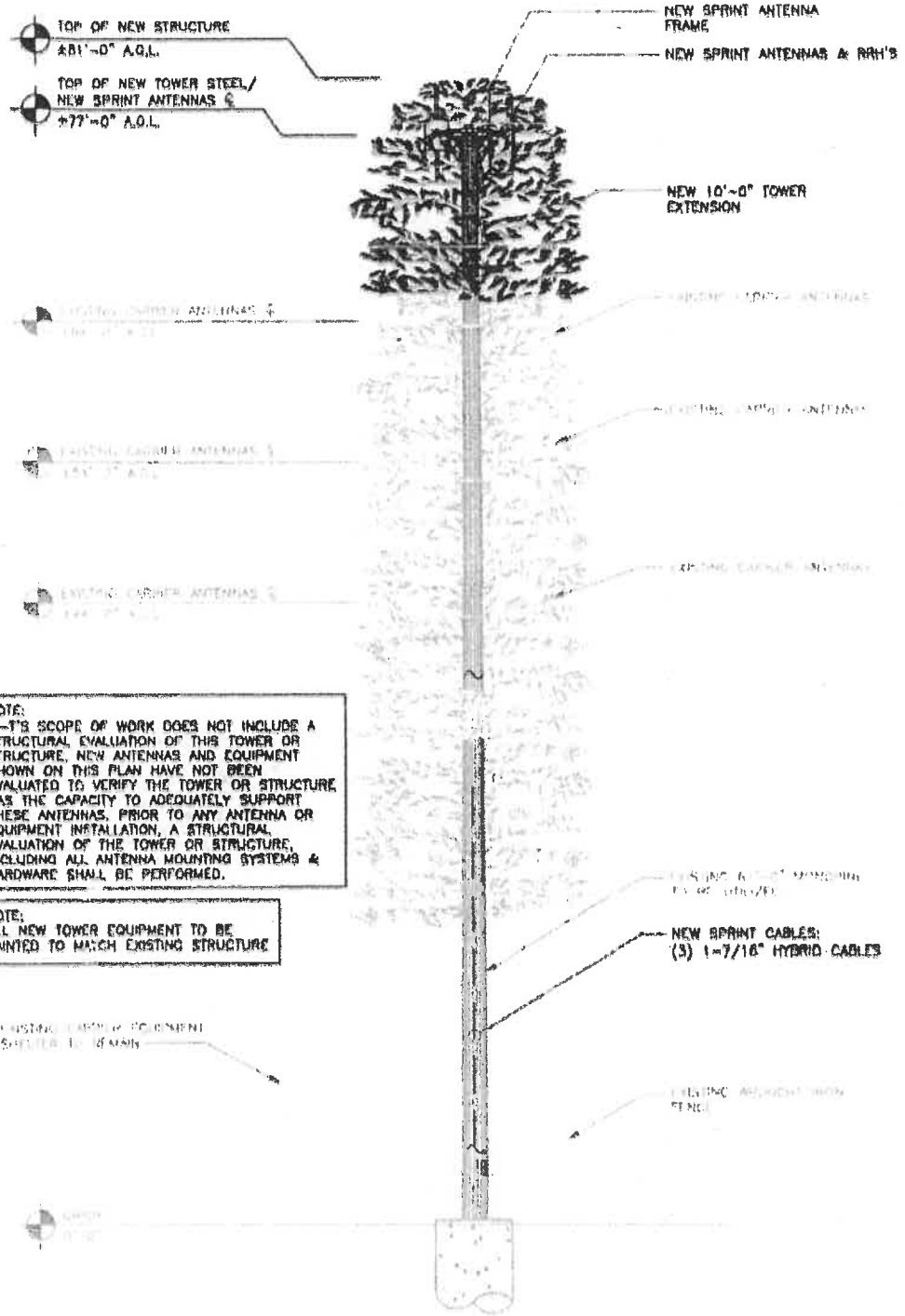
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EXISTING TOWER ELEVATION

SCALE: 1" = 10'-0"

1

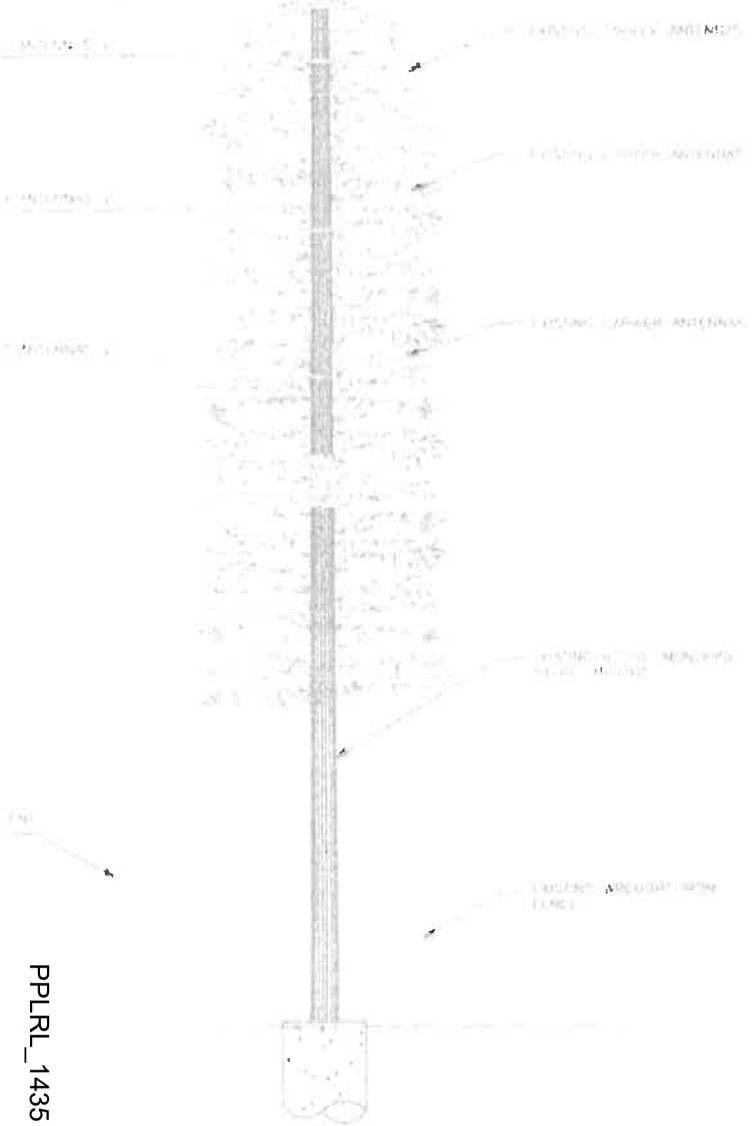


PROPOSED TOWER ELEVATION

SCALE: 1" = 10'-0"

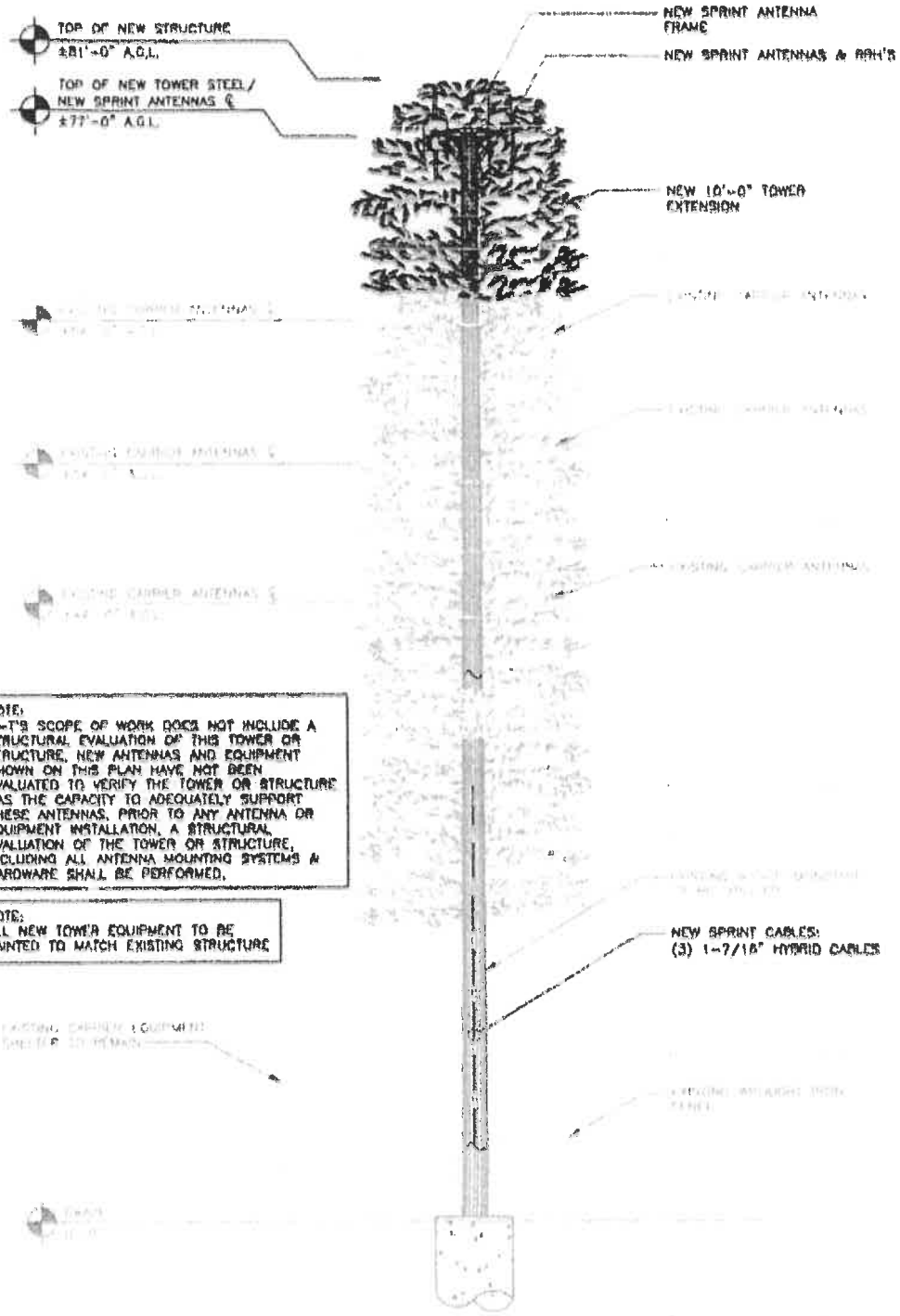
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PPLRL_1435



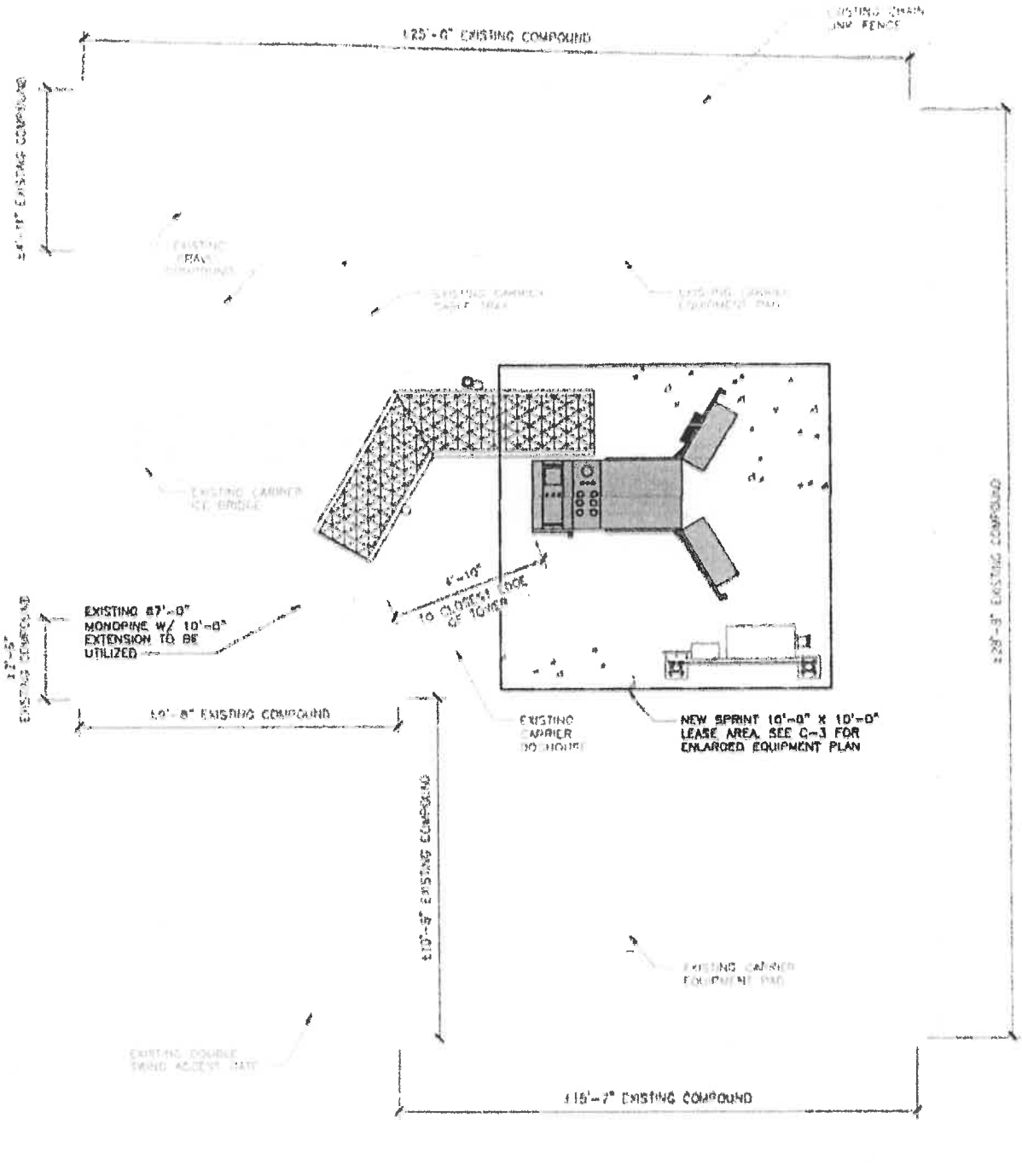
EXISTING TOWER ELEVATION | 1

SCALE: 1" = 10'-0"



PROPOSED TOWER ELEVATION | 2

SCALE: 1" = 10'-0"



OVERALL COMPOUND PLAN

SCALE: 1/4" = 1'-0"

1

PPLRL_1436

S. NELLIS BLVD
S Nellis Blvd
Nellis Blvd
HAPPY VALLEY
OVERALL SITE PLAN
N

PPLRL_1437

print®

TM

PROJECT:	SPRINT NE PROJECT
SITE CASCADE:	VG90XC440
CROWN CASTLE	
SITE NAME:	LV115 NELLIS & DI
CROWN CASTLE	
SITE NUMBER:	825521
SITE ADDRESS:	3125 S. NELLIS BOULEVARD LAS VEGAS, NV 89121
SITE TYPE:	67'-0" MONOPINE W/ 10'-0" EXTENSION

ATION

SUITE 100

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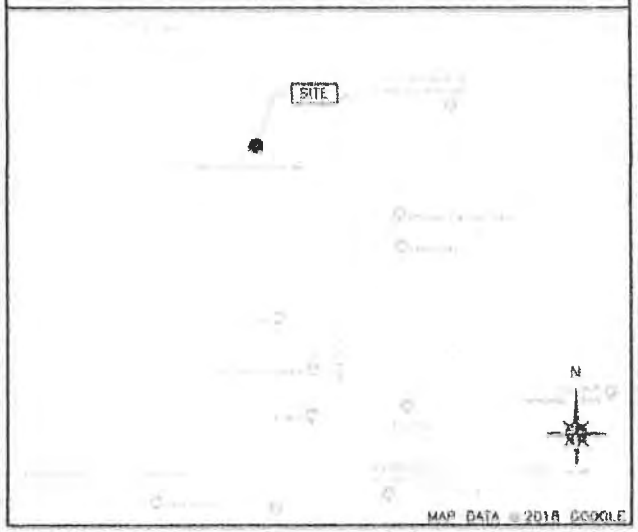
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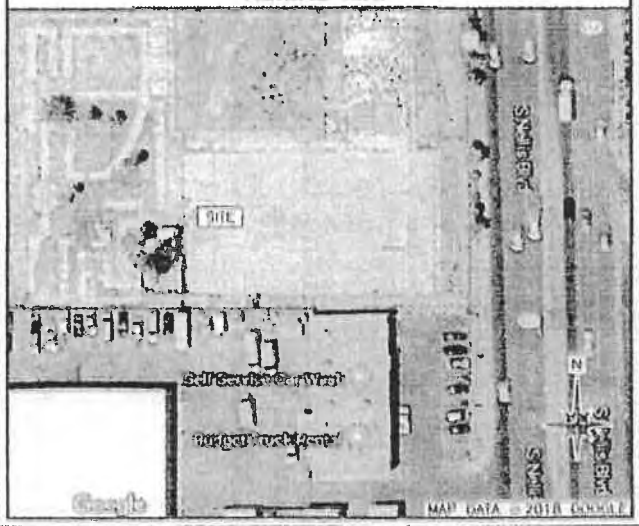
GROUP, LLC

PPRL_1438

AREA MAP



AERIAL MAP



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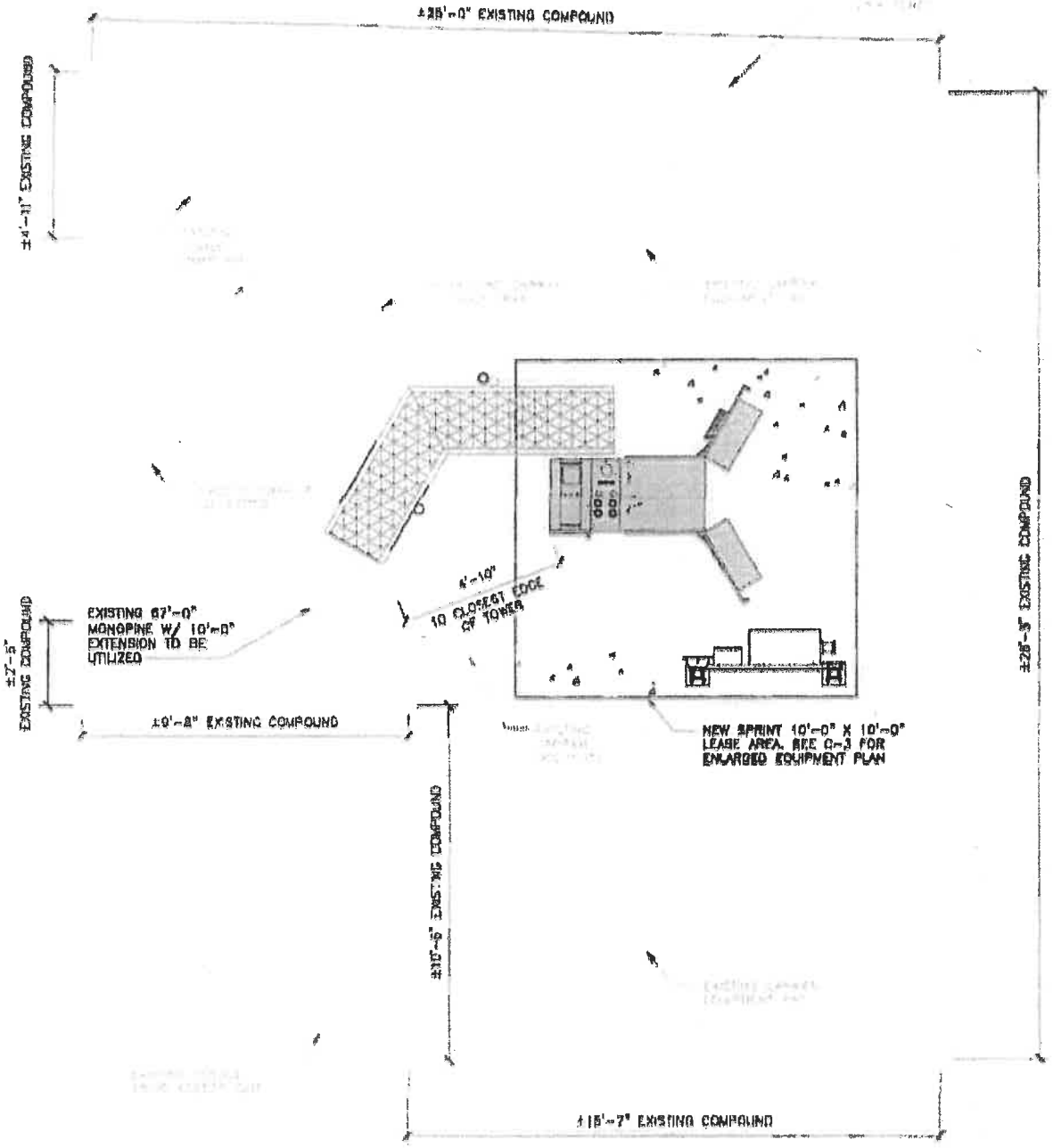
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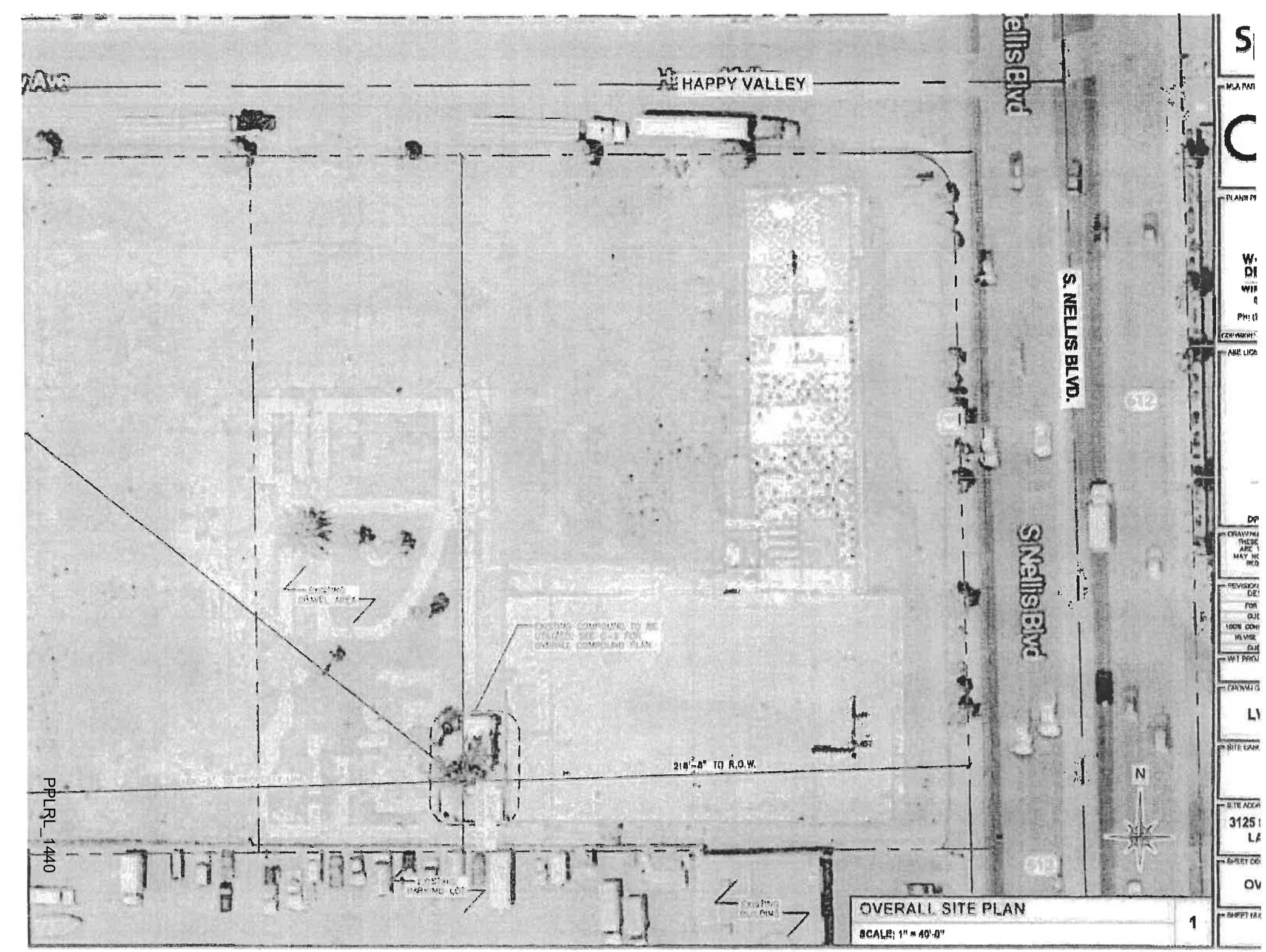


OVERALL COMPOUND PLAN

SCALE: 1/4" = 1'-0"

1

PPLRL_1439


HAPPY VALLEY
S. NELLIS BLVD.
S Nellis Blvd
218'-8" TO R.O.W.
N
OVERALL SITE PLAN
SCALE: 1" = 40'-0"
1

PPLRL_1440

Andrea Cole

From: Clark County <Clarkcounty-accela@clarkcountynv.gov>
Sent: Tuesday, February 27, 2024 4:47 PM
To: centurywest1@hotmail.com; Andrea Cole
Cc: PWLanduse@ClarkCountyNV.gov
Subject: New Submittal: APR-23-101485 - APN: 161-08-810-083 Public Works ok

Good afternoon,

Public Works has no further comments on this Application Pre-Review (APR). Please contact Comprehensive Planning at 702-455-4314 or zoning@ClarkCountyNV.gov for information on how to proceed.

Thank you
JaWaan Dodson

Important information:

Please note that although Public Works has no further comments on this APR, it does not mean that we will recommend approval.

GCGARCIA

June 4, 2024

Comprehensive Planning
Clark County
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Response to Planning Comments: Parking Lot for Commercial Vehicles
APN#s 161-08-810-082 & -083

Dear Judith:

On behalf of my client, Leading Edge Ventures LLC, we wish to address the 3rd round of comments received on February 20, 2024, for the application listed above.

02/20/24 Comments:
Please see the Current Planning comments below. Note, you must secure another appointment in order to address this APR.

- Vacation site plan
  1. Project information shall be updated to today's code zoning districts.
     Response – Vacation Site plan has been revised with the current zoning districts
- Site Plan (did not review)
- Justification Letter
  1. Include language about the active CCPRO violation CE23-05369.
     Response – Included In revised letter
  2. Include language regarding the proposed sustainability points and design review.
     Response – Included in revised letter
  3. Address Sections 30.04.06 I (signs) & M (cut through traffic).
     Response – Included in revised letter
  4. Include waiver of development standards request to allow access to a local street, see Section 30.04.06 D & 30.04.06 M.
     Response – Included in revised letter

- Elevations
  1. Guard building does not provide the building height.
     Response – Height added to exhibit
  2. The awning above the entry door must extend 3 feet in order to count towards sustainability.
     Response – Awning added to exhibit

- Landscape Plan
    1. Buffering and screening shall to residential shall be 8-foot-high decorative wall.
       Response – Landscape & Site plans revised to show the existing 8' high cmu wall
    2. A 15-foot landscaped buffer with a double row of evergreen trees planted offset from one another. In each row trees shall be planted 20 feet apart on center. (staff understands the applicant is providing 20 feet of LS; however, the proposed trees are not evergreen).
       Response – Landscape plan revised to show the above.
    3. Mondel pines are not recommended per SNWA plant list.
       Response – Mondel pines removed from plan

- Cross Sections (residential adjacency only)
    4. Site zoning district as well as surrounding zoning districts shall be labeled with the current zoning district names.
       Response – Cross Sections exhibit has been revised to show current zoning districts.

Please e-mail PWLandUse@ClarkCountyNV.gov your application package as this application shall also be reviewed and concurrence shall be received from Public Works Development Review prior to its submittal. Make sure to include your APR number on the subject line when sending your APR to PW.
Response – PW's signed off on 02/28/24, see attached email

We respectfully request your consideration of the above responses and would appreciate any request for further clarification or expansion you may require.

Sincerely,



George Garcia
Founder

Andrea Cole

From: Andrea Cole
Sent: Tuesday, February 27, 2024 10:48 AM
To: PWLanduse@ClarkCountyNV.gov
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-083 Public Works comments
Attachments: site-6-SP1.pdf; Map that dedicated the ROW for Happy Valley MapPL0040001.pdf

See below responses and the attached.

From: Clark County Clarkcounty-accela@clarkcountynv.gov
Sent: Tuesday, February 27, 2024 8:46 AM
To: centurywest1@hotmail.com; Andrea Cole acole@gcgarciainc.com
Cc: PWLanduse@ClarkCountyNV.gov
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-083 Public Works comments

Good morning,

Please see the Public Works comments below:
The comments from 2/15/2024 are in black. My original responses are in blue. PW's comments from 2/27/2024 are in red. Additional responses in Green.

Be advised that Nellis Boulevard is a Nevada Department of Transportation (NDOT) right-of-way.

Detached sidewalks are required, this application will need to include a vacation of the right-of-way. Application revised to include the vacation.

Site Plan:

- The minimum required throat is 100 feet per Uniform Standard Drawing 222.1. Site Plan revised to show 100'. It looks like the parking was reduced with this revision and 75 feet is now the minimum. Resolved.
- Provide and show the back of curb radius on the east side of the Happy Valley Avenue commercial driveway and at the intersection. Shown on revised site plan. Not provided (2nd request). Previously provided, attached for reference.
- Correct the right-of-way width for Happy Valley Avenue. ROW corrected on revised site plan. Resolved.

Vacation:

- Provide a the record information for the right-of-way being vacated. See attached recorded map that dedicated the ROW on Happy Valley.

Thank you

JaWaan Dodson

-

Directions for when you make the necessary changes

- Email the following to Public Works – Development Review at PWLandUse@ClarkCountyNV.gov:
  - A detailed written response to each of our comments.
  - Copies of revised plans and documents.
  - If you make changes other than those that are specified in our comments, provide a detailed list of the changes and an explanation for why the changes were made.

Contacts for the Public Works - Land Use Application Team

- Email:
  - PWLandUse@ClarkCountyNV.gov
- Phone numbers:
  - 702-455-4607 – Sarah Mabry-Padovese
  - 702-455-6387 – JaWaan Dodson
  - 702-455-6385 – Nick Goodman
  - 702-455-4600 – Main number for Development Review

GCGARCIA

February 19, 2024

Comprehensive Planning
Clark County
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Response to Planning Comments: Parking Lot for Commercial Vehicles
APN#s 161-08-810-082 & -083

Dear Steve:

On behalf of my client, Leading Edge Ventures LLC, we wish to address the 2nd round of comments received on February 1, 2024, for the application listed above.

02/01/24 Comments:
Per our morning meeting for the parking lot for commercial trucks below is a summary of our discussion.

Comments:

- Parking lot for commercial trucks in CG zone and is permitted use. Design review required.
  Response – A Design Review for Commercial Truck Parking is requested through a Design Review as well as a Vacation request.
- Possible waiver for ingress/egress onto residential street. Public Works will determine.
  Response – Traffic believed retaining access on a low volume local street, Happy Valley, was acceptable but was Planning decision not Traffic. Putting an access drive onto a major arterial will cause more delays and potential for accidents on Nellis.
- Asked applicant to have their Engineer(s) to review the section in Title 30 30.04.07 on "Operational Standards" for requirements on lighting, including shielding, type of lighting, motion sensors etc.
  Response – The requested code required section is referenced on the revised plans for this pre-submittal
- Provide elevations for the existing cell tower with setback dimensions and for the security building, including exterior materials and setbacks and height.
  Response – Information from the County records is provided with the revised plans for this pre-submittal
- Will still need to provide vacation application for 5 feet of right-of-way being Happy Valley Lane. Will discuss with Public Works.
  Response – A Vacation application for 5 feet of Happy Valley is included with this resubmittal.

- Sustainability information provided on landscape plan.
  Response – The sustainability information was previously provided and is on the landscape plans with this resubmittal.
- Applicant provided revised letter based upon first review of plans.
  Response – Applicant has made minor revisions to the justification letter as part of this resubmittal.
  Public Works will need to review these plans. Their email is PWLanduse@ClarkCountyNV.gov Provide them electronically with APN number, APR number and your contact information.
  Response – The plans were submitted to PW and comments received and address per the provided revised plans and response letter as part of this revised pre-submittal
- Please setup your next appointment after comments are provided by Public Works with a Planner to provide for review.
  Response – The next pre-submittal is February 20, 2024 in compliance with the above comment.

We respectfully request your consideration of the above responses and would appreciate any request for further clarification or expansion you may require.

Sincerely,

George Garcia
Founder

WS-24-0276 BACK-UP (NDOT) (CORS)

Jillee Opiniano-Rowland

J. ROWLAND 7/30/24

From: Andrea Cole <acole@gcgarciainc.com>
Sent: Tuesday, July 30, 2024 9:20 AM
To: Jillee Opiniano-Rowland
Cc: George Garcia; Melissa Eure
Subject: LEDGE - Nellis (WS-24-0276 & VS-24-0277): Engineer's assessment & Email from NDOT

VTN as, our engineer, contacted NDOT and discussed the driveways. Below is the formal response from NDOT. The informal discussions and assessment by VTN, is that driveways will not get approved on Nellis per NDOT's 2017 Access Management System and Standards (see below).

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

From: Robert Hosea <roberth@vtnnv.com>
Sent: Monday, July 29, 2024 5:05 PM
To: Andrea Cole <acole@gcgarciainc.com>
Cc: George Garcia <ggarcia@gcgarciainc.com>
Subject: RE: SWC of Nellis and Happy Valley NDOT

Nellis Boulevard has a functional classification of **Other Principal Arterials.**

PPLRL_1448

An access on Nellis Boulevard would need to meet the following criteria:

4.2. Access Location Standards

Table 4-1: Access Spacing Standards

3: Other Principal Arterials, 40-55 mph – Right-in/Right-out only Minimum Spacing is 660' (measured center to center).
There is only approximately 410' from Happy Valley to the existing access to the south.
Therefore **any** access to Nellis Blvd would not meet minimum access spacing.

PPLRL_1449

S Nellis Blvd
S Nellis Blvd
S Nellis Blvd
410.66 ft
300.00 ft
200.00 ft
100.00 ft
Happy Valley Ave
Happy Valley Ave
Happy Valley Ave
Moondance
La Estética Nellis
Nellis Self Storage
4925
612
3070

PPLRL_1450

4.2.3. Spacing Standards near Intersections

Figure 4-3: Intersection Corner Clearances

Downstream corner clearance along the major roadway Stopping sight distance (Section 4.3.1)

A 55 mph design speed level road, the Stopping Sight Distance is 495' (measured along the curb line from the point of curvature of the radius of the intersection to the point of curvature of the radius of the driveway).

There is only approximately 280' from the Happy Valley return to the southerly property line.

Therefore any access to Nellis Blvd would not meet intersection corner clearance spacing.

PPLRL_1451

S Nellis Blvd
S Nellis Blvd
S Nellis Blvd
612
612
612
100.00 ft
200.00 ft
279.78 ft
Happy Valley Ave
Happy Valley Ave
Valley Ave
Laundromat Express Free Dry #1
La Estética Nellis

Robert C. Hosea, III, P.E., PTOE
Principal

Phone (702) 253-2477 **Mobile** (702) 497-7406
Web vtnnv.com **Email** roberth@vtnnv.com
2727 S Rainbow Blvd, Las Vegas, NV 89146
consulting engineers • planners • surveyors

From: Parsons, Angela <AParsons@dot.nv.gov>
Sent: Wednesday, February 28, 2024 5:22 PM
To: Robert Hosea <roberth@vtnnv.com>
Cc: Ken Nicholson <kenn@vtnnv.com>
Subject: RE: SWC of Nellis and Happy Valley

Hello Robert,

NDOT will not require that this parcel create access off of Nellis Blvd. However, if access is desired in the future, it will need to be requested through our 2017 AMSS process with sufficient engineering justification provided for all requests for major deviations to access spacing standards.

As to the sidewalk question, typically NDOT's involvement/review with respect to sidewalk requirements would be engaged upon submission of Encroachment Permit application(s) for work along Nellis Blvd, and if permits are being reviewed, there would likely be the requirement that ADA compliant sidewalk along the properties' Nellis Blvd frontage is provided. I did review with one of our Assistant District Engineers and he said that he does not anticipate that NDOT would condition any sidewalk alterations at this parcel.

Please feel free to contact me for additional clarification as needed.

Best regards,

Angela Parsons
Associate Engineer
District 1 Traffic Division
Nevada Department of Transportation
m 702.370.2219 | o 702.385.6508
e aparsons@dot.nv.gov | w dot.nv.gov

PPLRL_1453

From: Robert Hosea <roberth@vtnnv.com>
Sent: Friday, February 23, 2024 12:19 PM
To: Parsons, Angela <AParsons@dot.nv.gov>
Cc: Ken Nicholson <kenn@vtnnv.com>
Subject: SWC of Nellis and Happy Valley

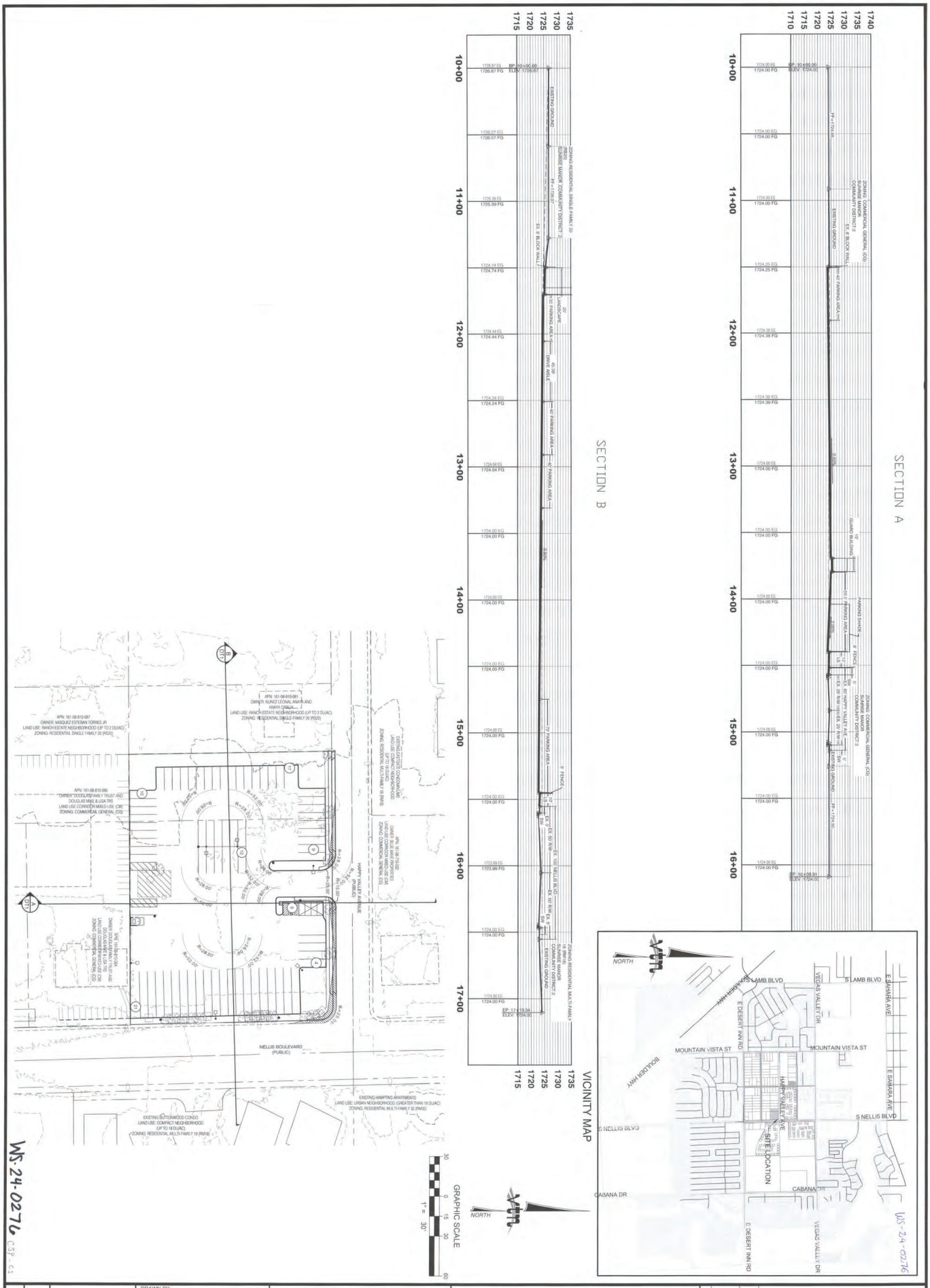
Hi Angela,

VTN is assisting a property owner with permitting for an existing outdoor storage yard on the SWC of Nellis Blvd and Happy Valley Ave. Access to the property is and will remain from Happy Valley Ave. Clark County Planning is requesting support and confirmation from NDOT that access for this property is not required and that keeping the existing sidewalk on Nellis Blvd attached to the curb is acceptable. Are you able to provide a statement indicating if NDOT supports these items?

Robert C. Hosea, III, P.E., PTOE
Principal

Phone (702) 253-2477 **Mobile** (702) 497-7406
Web vtnnv.com **Email** roberth@vtnnv.com
2727 S Rainbow Blvd, Las Vegas, NV 89146
consulting engineers • planners • surveyors

PPLRL_1454



DRAWN BY: R.M.S. NOV. '23	CROSS SECTION	CLARK COUNTY, NEVADA	
DESIGNED BY: R.M.S NOV. '23			
CHECKED BY:	APN:161-08-810-082, 083 NELLIS AND HAPPY VALLEY	2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148 PH: (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNNV.COM CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS	REV DATE BY REVISION
PROJECT NO: SCALE: 1"=30' N/A HORIZ. VERT.			

SHEET 1 OF 1 SHEETS — DRAWING NO. CS1

PPLRL_1455

H:\8322\Planning\site-6.dwg, 2/27/2024 1:03:33 PM, VTNPDF.ctb

Inst #: 20150911-0001608
Fees: $20.00 N/C Fee: $0.00
RPTT: $3570.00 Ex: #
09/11/2015 01:08:51 PM
Receipt #: 2550965
Requestor:
FIDELITY NATIONAL TITLE - L
Recorded By: CYV Pgs: 5
DEBBIE CONWAY
CLARK COUNTY RECORDER

GBS Deed

A.P.N. 161-08-810-082 and
161-08-810-083

RECORDING REQUESTED AND WHEN RECORDED RETURN TO:

Palm Properties, LLC
6050 S. Fort Apache Rd #100
Las Vegas, NV 89148

SEND TAX STATEMENTS TO:

SAME AS ABOVE

ASSESSOR'S COPY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE (this "**Deed**"), made and entered into on this 9th day of September, 2015, by RG Properties, LLC, a Nevada limited liability company ("**Grantor**"), in favor of Palm Properties, LLC, a Nevada limited liability company ("**Grantee**").

WITNESSETH:

The Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00), lawful money of the United States, to it in hand paid by the said Grantee, and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and convey unto the said Grantee, its respective successors and assigns forever, all of Grantor's rights, title, interests, and estate in and the real property more particularly described as follows:

See the Exhibit A attached hereto and incorporated herein by this reference

Subject To:

1. Taxes for the current fiscal year, and any and all taxes (including supplemental taxes) and assessments levied or assessed after the recording date of this document.

2. Rights of way, reservations, restrictions, easements and conditions of record.

//

//

//

//

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining , and any reversions, remainders, rents, issues or profits thereof.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed on the day and year first above written.

RG Properties, LLC, a Nevada limited liability company

Roula Grillas by [signature] her attorney in fact

By: Roula Grillas, Manager (by Janina Jones, her duly appointed attorney-in-fact)

STATE OF CA
COUNTY OF Los Angeles } ss.

This instrument was acknowledged before me on this 9th day of September, 2015, by Janina Jones as power of attorney for Roula Grillas, Manager of RG Properties, LLC, a Nevada limited liability company.

[signature]
NOTARY PUBLIC

December 4, 2016
Commission expires

Please add the attached acknowledgment

(Seal)

ASSESSOR'S COPY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Los Angeles }

On Sept 9 (Date) before me, Cherre May Faught, Notary Public (Here Insert Name and Title of the Officer)

personally appeared Janina Maria Jones (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

CHERRE MAY FAUGHT
Commission # 2000015
Notary Public - California
Los Angeles County
My Comm. Expires Dec 6, 2016

My Comm. Expires Dec 6, 2016

Signature: Cherre May Faught (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

ASSESSOR'S COPY

© 2010 National Notary Association • NationalNotary.org • 1-800-US NOTARY (1-800-876-6827)

Item #5907

Order No.: **00039824-118-DS**

EXHIBIT A

Parcel 1:

Lot One (1) in Block One (1) of Vegas Valley Estates Tract No. 2 as shown by map thereof on file in Book 4 of Plats, Page 1, in the Office of the County Recorder, Clark County, Nevada.

Excepting therefrom that portion as conveyed to the County of Clark by that certain deed recorded November 6, 1975 in Book 568 as Document No. 527120 of Official Records.

Parcel 2:

That portion of Lot Two (2) in Block One (1) of Vegas Valley Estates Tract No. 2, as shown by map thereof on file in Book 4 of Plats, Page 1, in the Office of the County Recorder of Clark County, Nevada described as follows:

Parcel One (1) as shown by map thereof on file in File 7 of Parcel Maps, Page 84, in the Office of the County Recorder of Clark County, Nevada.

Assessor's Parcel Number: 161-08-810-082, 161-08-810-083

ASSESSOR'S COPY

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s) ☐
   a) 161-08-810-083
   b) _____
   c) 161-08-810-082
   d) _____
2. Type of Property:
   a) ☐ Vacant Land b) ☐ Single Fam. Res.
   c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
   e) ☐ Apt. Bldg. f) ☑ Comm'l/Ind'l
   g) ☐ Agricultural h) ☐ Mobile Home
   i) ☐ Other ___

FOR RECORDER'S OPTIONAL USE ONLY
Document/Instrument #_____
Book:_____ Page:_____
Date of Recording:_____
Notes: _____

3. Total Value/Sales Price of Property: $700,000.00
   Deed in Lieu of Foreclosure Only (value of property): (0.00)
   Transfer Tax Value: $700,000.00
   Real Property Transfer Tax Due: $3,570.00
4. **If Exemption Claimed:**
   a. Transfer Tax Exemption, per NRS 375.090, Section: ____
   b. Explain Reason for Exemption: ___
5. Partial Interest: Percentage being transferred: ___%

The undersigned Seller/(Grantor)/Buyer (Grantee), declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ **Capacity** Grantor

Signature _____ **Capacity** Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)		BUYER (GRANTEE) INFORMATION (REQUIRED)	
Print Name	RG Properties, LLC, a Nevada limited liability company	Print Name:	Palm Properties, LLC, a Nevada limited liability company
Address:	c/o Singer Burke 6345 Balboa Blvd #375 Bldg 4	Address:	6050 S. Fort Apache Rd #100
City, St., Zip:	Encino, CA 91316	City, St., Zip:	Las Vegas, NV 89148

COMPANY REQUESTING RECORDING

Print Name: Fidelity National Title Agency of Nevada, Inc.
Address: 2450 St. Rose Parkway, Suite 150
City/State/Zip: Henderson, NV 89074

Escrow #:00039824-118

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

ASSESSOR'S COPY

DISCLOSURE FORM

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

OWNERSHIP/INTEREST FORM FOR APPLICANT AND PROPERTY OWNER

Clark County Unified Development Code (Title 30), Section 30.16.240(a)16, requires applicants to list the names of individuals holding more than 5% ownership or financial interest in the business entity appearing before the Board, except for publicly traded corporations as provided below. A disclosure form(s) shall be submitted with each application when required in accordance with the application submittal requirements. "Business entities" include all business associations organized under or governed by Title 7 of the Nevada Revised Statutes, including but not limited to private corporations, close corporations, foreign corporations, limited liability companies, partnerships, limited partnerships, and professional corporations. Publicly traded corporations shall list all Corporate Officers and Board of Directors in lieu of disclosing the names of individuals with ownership or financial interest.

The disclosure requirement extends to both applicant and the property owner.

Use the available fields below to list all names[1]. Note: for a Non-Profit Organization, list all Directors; for Trusts, list Trustee(s)/Beneficiary(ies):

Names listed below are for ☑ Applicant, ☐ Property Owner, or ☐ Applicant and Property Owner

Full Name	Title
Leading Edge Ventures LLC	Applicant
- Robert Lauer	Manager

[1] Requires documentation evidencing listed names to be submitted concurrently with form.

☐ Additional list of names is attached hereto.

I certify under penalty of perjury, that all the information provided herein is current, complete, and accurate. I also understand final action on land use approvals will not occur without the completed disclosure form.

Robert Lauer
Print Name

1-10-23
Date

ENTITY INFORMATION

ENTITY INFORMATION

Entity Name:	LEADING EDGE VENTURES LLC	**Entity Number:**	E23741252022-9
Entity Type:	Domestic Limited-Liability Company (86)	**Entity Status:**	Active
Formation Date:	06/07/2022	**NV Business ID:**	NV20222470546
Termination Date:	Perpetual	**Annual Report Due Date:**	6/30/2023
Series LLC:	☐	**Restricted LLC:**	☐

REGISTERED AGENT INFORMATION

Name of Individual or Legal Entity:	The Corporate Experts Limited	**Status:**	Active
CRA Agent Entity Type:	CRA - LIMITED-LIABILITY CORPORATION	**Registered Agent Type:**	Commercial Registered Agent
NV Business ID:	NV20181139686	**Office or Position:**	
Jurisdiction:	NEVADA		
Street Address:	9708 GILLESPIE STREET, SUITE 104, Las Vegas, NV, 89183, USA		
Mailing Address:			
Individual with Authority to Act:	Barry Michaels		
Fictitious Website or Domain Name:			

OFFICER INFORMATION

☐ VIEW HISTORICAL DATA

Title	Name	Address	Last Updated	Status
Manager	Robert Lauer	5001 East Gowan Ave, Las Vegas, NV, 89115, USA	01/11/2023	Active

Page 1 of 1, records 1 to 1 of 1

Filing History Name History Mergers/Conversions

Return to Search Return to Results

DISCLOSURE FORM

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

OWNERSHIP/INTEREST FORM FOR APPLICANT AND PROPERTY OWNER

Clark County Unified Development Code (Title 30), Section 30.16.240(a)16, requires applicants to list the names of individuals holding more than 5% ownership or financial interest in the business entity appearing before the Board, except for publicly traded corporations as provided below. A disclosure form(s) shall be submitted with each application when required in accordance with the application submittal requirements. "Business entities" include all business associations organized under or governed by Title 7 of the Nevada Revised Statutes, including but not limited to private corporations, close corporations, foreign corporations, limited liability companies, partnerships, limited partnerships, and professional corporations. Publicly traded corporations shall list all Corporate Officers and Board of Directors in lieu of disclosing the names of individuals with ownership or financial interest.

The disclosure requirement extends to both applicant and the property owner.

Use the available fields below to list all names[1]. Note: for a Non-Profit Organization, list all Directors; for Trusts, list Trustee(s)/Beneficiary(ies):

Names listed below are for ☐ Applicant, ☑ Property Owner, or ☐ Applicant and Property Owner

Full Name	Title
Palm Properties LLC	Property Owner
- Dhaliwal S Rajwinder	Managing Member
- Dhaliwal K Dhanminder	Managing Member

[1] Requires documentation evidencing listed names to be submitted concurrently with form.

☐ Additional list of names is attached hereto.

I certify under penalty of perjury, that all the information provided herein is current, complete, and accurate.
I also understand final action on land use approvals will not occur without the completed disclosure form.

RAJWINDER S. DHALIWAL
Print Name

01-16-2024
Date

ENTITY INFORMATION

ENTITY INFORMATION

Entity Name:

PALM PROPERTIES, LLC

Entity Number:

E0342702013-6

Entity Type:

Domestic Limited Liability Company (86)

Entity Status:

Active

Formation Date:

07/15/2013

NV Business ID:

NV20131420281

Termination Date:

Annual Report Due Date:

7/31/2024

Compliance Hold:

Series LLC:

Restricted LLC:

REGISTERED AGENT INFORMATION

Name of Individual or Legal Entity:

DHANMINDER K DHALIWAL

Status:

Active

CRA Agent Entity Type:

Registered Agent Type:

Non-Commercial Registered Agent

NV Business ID:

Office or Position:

Jurisdiction:

Street Address:

6050 S FORT APACHE RD STE 100, LAS VEGAS, NV, 89148, USA

Mailing Address:

Individual with Authority to Act:

Fictitious Website or Domain Name:

OFFICER INFORMATION

☐ VIEW HISTORICAL DATA

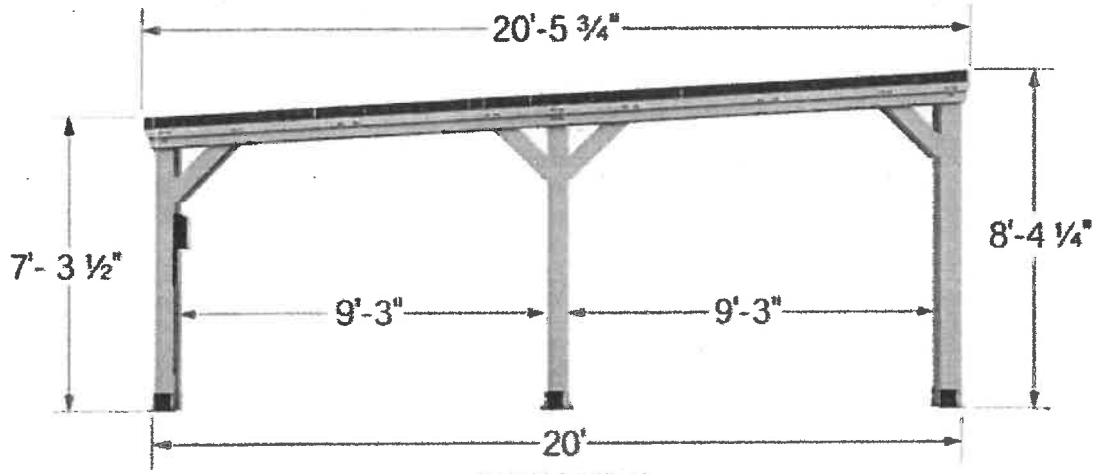
Title	Name	Address	Last Updated	Status
Managing Member	RAJWINDER S DHALIWAL	6050 S FORT APACHE RD., SUITE 100, LAS VEGAS, NV, 89148 - 5614, USA	06/04/2018	Active
Managing Member	DHANMINDER K DHALIWAL	6050 S FORT APACHE RD., SUITE 100., LAS VEGAS, NV, 89148 - 5614, USA	06/04/2018	Active

Page 1 of 1, records 1 to 2 of 2

Filing History Name History Mergers/Conversions

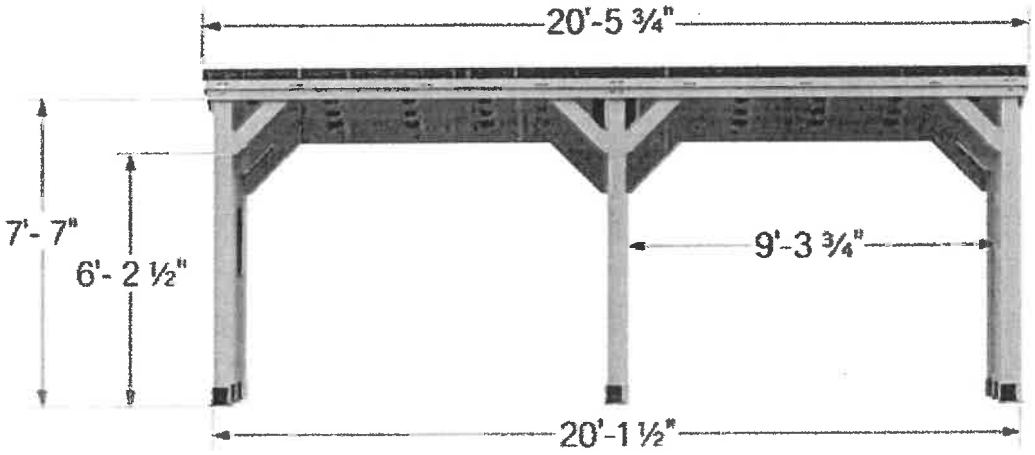
Return to Search Return to Results

WS-24-0276



SIDE VIEW

20X20 KINGSPORT CARPORT



FRONT VIEW

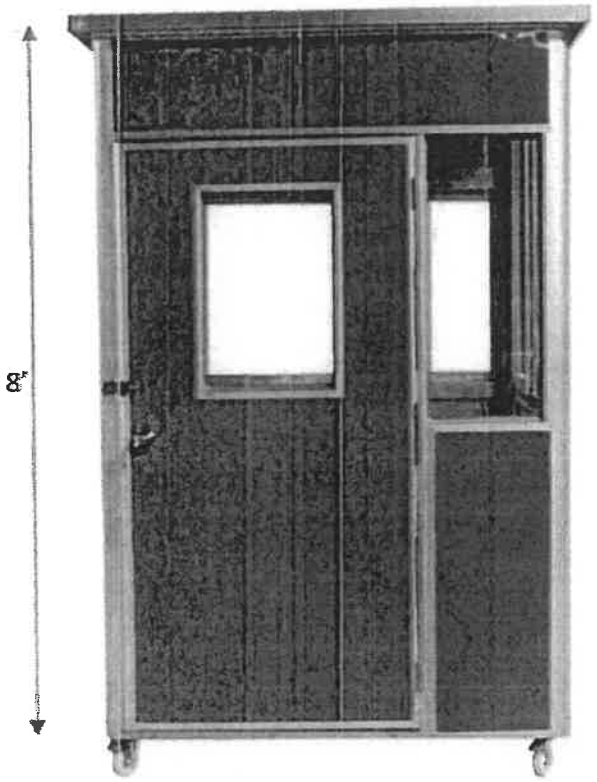
The 20x20 x 2 Kingsport Carport, fits all of your shade and element protection needs! This clean yet versatile slope roof design will minimize water from accumulating on the roof while complimenting any home's architectural style. The 20x20 Kingsport Carport is a reliable Pro-Tect® structure; certified to withstand a roof load of up to 20,000 pounds and up to 100 MPH winds. Naturally resistant to decay; the 100% Cedar Kingsport Carport includes our exclusive PowerPort with 3 electrical outlets and 3 USB ports to power up anything you might need while working outside. the 20x20 Kingsport

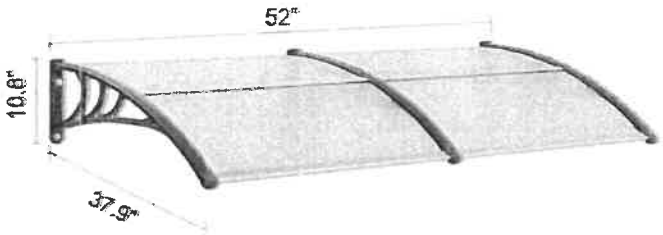
FRONT ELEVATION

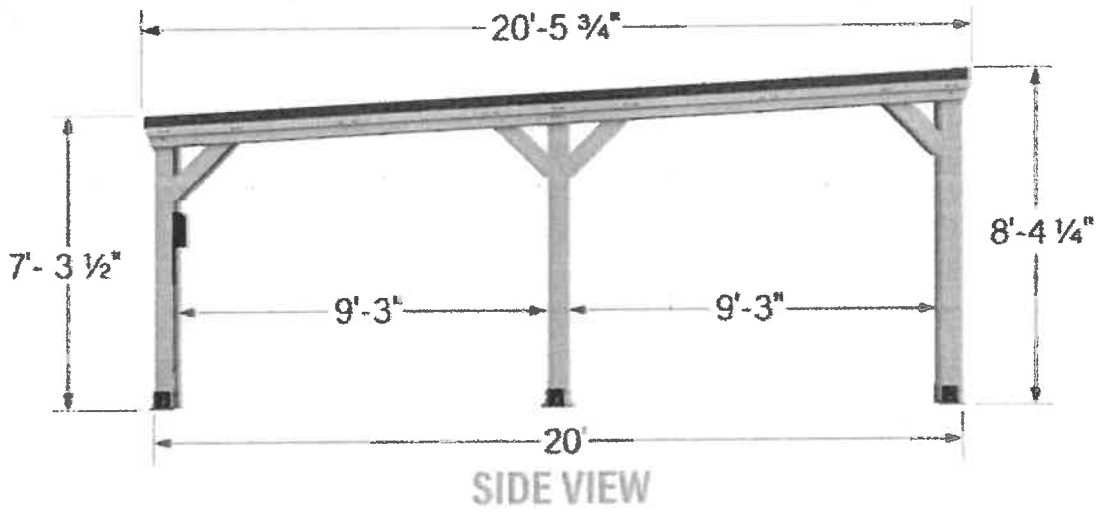
WS-24-0276

GUARD BUILDING

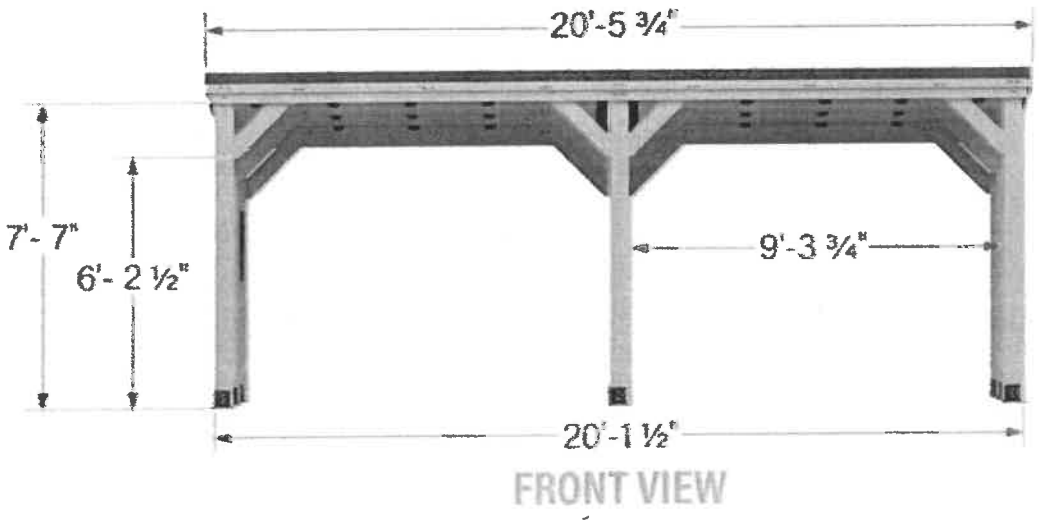
- **Color:** Blue
- **Size:** 5 ft. x 5 ft.
- **Material:** Steel
- **Door Size:** 80.75" x 36"
- **# of Windows:** 6
- **Lights:** LED
- **Electrical:** Solar & Battery Pack







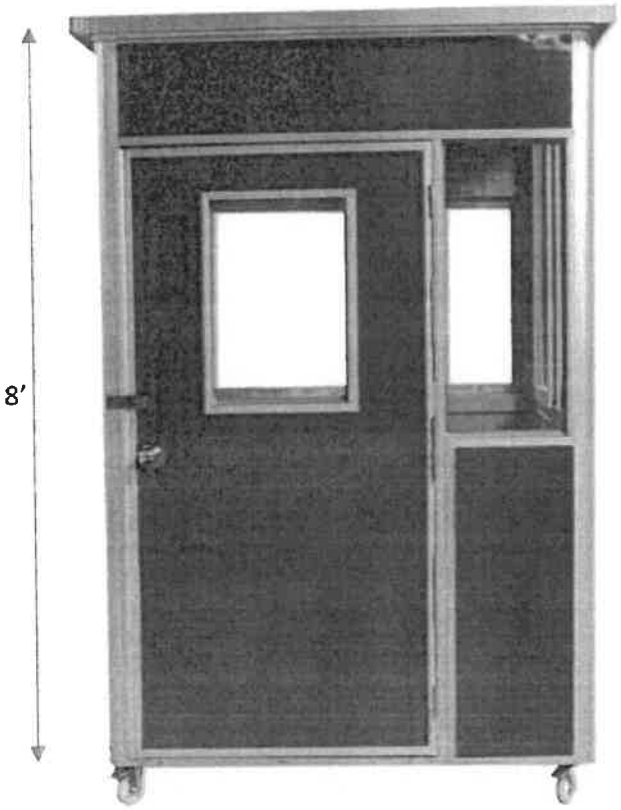
20X20 KINGSPORT CARPORT

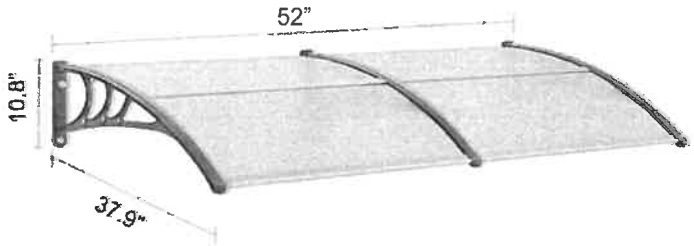


The 20x20 x 2 Kingsport Carport, fits all of your shade and element protection needs! This clean yet versatile slope roof design will minimize water from accumulating on the roof while complimenting any home's architectural style. The 20x20 Kingsport Carport is a reliable Pro-Tect® structure; certified to withstand a roof load of up to 20,000 pounds and up to 100 MPH winds. Naturally resistant to decay; the 100% Cedar Kingsport Carport includes our exclusive PowerPort with 3 electrical outlets and 3 USB ports to power up anything you might need while working outside. the 20x20 Kingsport

GUARD BUILDING

- **Color**: Blue
- **Size**: 5 ft. x 5 ft.
- **Material**: Steel
- **Door Size**: 80.75" x 36"
- **# of Windows**: 6
- **Lights**: LED
- **Electrical: Solar & Battery Pack**





10

GCGARCIA

HOLD

September 3, 2024

Clark County Board of County Commissioners
500 S. Grand Central Parkway
Las Vegas, NV

RE: Nellis & Happy Valley (#9 VS-24-0277 & #10 WS/DR-24-0276)

Dear Commissioner Segerblom:

Per communication with the District Commissioner's office, we are submitting a request for a continuance from the Board of County Commissioners meeting for items #9 and #10 on September 4, 2024, to the Board of County Commissioners meeting on October 2, 2024.

We respectfully request your consideration in the above-listed matter. If you have any questions, please feel free to contact us at (702) 435-9909.

Sincerely,

George C. Garcia
Founder

GCG: ag

GCGARCIA
A Planning & Development Services Corporation
1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: ggarcia@gcgarciainc.com

GCGARCIA

9

September 24, 2024

HOLD

Tick Segerblom, Chairman
Clark County Board of County Commissioners
500 S. Grand Central Parkway
Las Vegas, NV

RE: Nellis & Happy Valley (VS-24-0277 & WS/DR-24-0276)

Dear Chairman Segerblom and Board of County Commissioners:

The following is a request for a continuance on items #8 and #9 (VS-24-0277 & WS/DR-24-0276) on the Board of County Commissioners hearing for October 2, 2024 to the Board of County Commissioners meeting on November 6, 2024. This will allow us additional time to work with the Commissioner's office.

We respectfully request your consideration in the above-listed matter. If you have any questions, please feel free to contact us at (702) 435-9909.

Sincerely,

George C. Garcia
Founder

GCG: ac

GCGARCIA
A Planning & Development Services Corporation
1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: ggarcia@gcgarciainc.com

10

GCGARCIA

HOLD

September 3, 2024

Clark County Board of County Commissioners
500 S. Grand Central Parkway
Las Vegas, NV

RE: Nellis & Happy Valley (#9 VS-24-0277 & #10 WS/DR-24-0276)

Dear Commissioner Segerblom:

Per communication with the District Commissioner's office, we are submitting a request for a continuance from the Board of County Commissioners meeting for items #9 and #10 on September 4, 2024, to the Board of County Commissioners meeting on October 2, 2024.

We respectfully request your consideration in the above-listed matter. If you have any questions, please feel free to contact us at (702) 435-9909.

Sincerely,

George C. Garcia
Founder

GCG: ag

GCGARCIA
A Planning & Development Services Corporation
1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: ggarcia@gcgarciainc.com

Katherine Corrow

From: Sami Real
Sent: Thursday, October 31, 2024 11:41 AM
To: CPAdmin
Subject: FW: HOLD Items VS-24-0277 and WS-24-0276

Please process this hold request from Commissioner Segerblom's office.
This hold is for two items, Items 7 and 8, on the 11/6 Zoning Agenda. The Commissioner is requesting these items be held until November 20, 2024.
Thank you.

Sami R. Real
Director, Department of Comprehensive Planning
Ph: (702) 455-3129
Business Hours: Mon. – Thurs., 7:30am to 5:30pm

From: Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Sent: Thursday, October 31, 2024 11:39 AM
To: Sami Real <Sami.Real@ClarkCountyNV.gov>
Cc: Jennifer Ammerman <jad@ClarkCountyNV.gov>; Tick Segerblom <Tsegerblom@ClarkCountyNV.gov>
Subject: RE: HOLD Items VS-24-0277 and WS-24-0276

Sorry about that! I will be to the second meeting in November.

Thank you!

Beatriz Martinez
***Community Liaison* | District E, Commissioner Tick Segerblom**
500 S. Grand Central Parkway, 6th Floor, Las Vegas, NV 89155
Email: Beatriz.Martinez@ClarkCountyNV.gov
Office: 702.455.0560



From: Sami Real <Sami.Real@ClarkCountyNV.gov>
Sent: Thursday, October 31, 2024 11:37 AM
To: Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Cc: Jennifer Ammerman <jad@ClarkCountyNV.gov>; Tick Segerblom <Tsegerblom@ClarkCountyNV.gov>
Subject: RE: HOLD Items VS-24-0277 and WS-24-0276

Bea..
How long will these items be held for???
No date? Second meeting in November? Or???

Sami R. Real
Director, Department of Comprehensive Planning
Ph: (702) 455-3129
Business Hours: Mon. – Thurs., 7:30am to 5:30pm

From: Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Sent: Thursday, October 31, 2024 11:23 AM
To: Sami Real <Sami.Real@ClarkCountyNV.gov>
Cc: Jennifer Ammerman <jad@ClarkCountyNV.gov>; Tick Segerblom <Tsegerblom@ClarkCountyNV.gov>
Subject: HOLD Items VS-24-0277 and WS-24-0276

Hi Sami,

Commissioner Segerblom would like to hold items VS-24-0277 and WS-24-0276, we have made the consultant aware of the hold.

Thank you,

Beatriz Martinez
***Community Liaison* | District E, Commissioner Tick Segerblom**
500 S. Grand Central Parkway, 6th Floor, Las Vegas, NV 89155
Email: Beatriz.Martinez@ClarkCountyNV.gov
Office: 702.455.0560



GCGARCIA

June 5, 2024

WS-24-0276

Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Letter of Justification
Request for Design Review for Commercial Truck Parking – 3125 Nellis
APN#s: 161-08-810-082 & -083

Dear Sami,

On behalf of the applicant, Leading Edge Ventures, LLC, please accept this letter and attached materials for a Design Review to create a Commercial Truck Parking Lot. This lot will enable truckers to have a place to legally park their local trucks (not long haul over-the road). This will help keep trucks from parking on public streets creating enforcement and neighborhood issues. It will also provide a safer, more secure parking environment that always has solar powered cameras Metro can access. Additionally, a security guard is always present. The truck drivers arrive and park in the spaces vacated by their truck.

This also takes a site that previously occupied by a homeless encampment after the retail center was demolished. Their presence was a security and nuisance issue for the abutting residential and commercial. This use puts an active set of eyes on the street in an area that is relatively high in crime and will bring an informal parking lot into compliance after 3 years of operation. It also improves the tax value and employes a military veteran as the security guard.

The zoning of Commercial General (CG) and land use of Corridor Mixed-Use use designations provide for a Parking Lot as a permitted Commercial Use in CG. The zoning along Nellis, from Desert Inn to Vegas Valley Dr. is for Commercial General and Multifamily (RM32 & RM18). Happy Valley is RS20 on the south and RM-32 on the north.

This application will also resolve the pending CCPRO matter CE23-05369.
The site design meets both the Sustainability and Residential Adjacency requirements.

Design Review Approval Criteria 30.06.07-9(i)

1. Compatibility, in terms of scale and architectural features, with the site and surrounding area.

   The site as proposed with be compatible as a parking lot on an arterial street with completion of infrastructure, lighting, landscaping and fencing. This will equal or exceed the rest of the older neighborhood. This replaces and is far more compatible than the prior homeless encampment and helps reduce crime in a high crime area.

   Building and landscape materials are appropriate for the area and for the County;

Along with the parking lot there is a guard and shade building structures proposed. The buildings will have energy saving sustainability elements incorporated.

All new landscaping will be consistent with the current low watering flow planting and reduced heat island requirements. The mature existing palms will remain/ All new trees will be replaced new drought tolerant landscaping along with the completion of the curb, gutter and sidewalk to enhance the aesthetics, safety, drainage and heat island and provide the required Buffering & Screening for Residential Adjacency (UDC 30.04.06.L.2).

SUSTAINABILY CHECKLIST ***(see attached landscape plan and completed checklist). The plans meet the required points .As a synopsis, the plans includes a 20% larger Landscape Buffer, More Trees, Water-Efficient Plantings; Cool Roof; Awnings; & Alternative Energy to power the Solar Lighting and Security Cameras. This accounts for 7.5 points, and more points, if needed, can be added for a Battery Backup and Low E Glass for another 1.5 points..***

2. Harmony with the character of the neighborhood

The proposed development is in harmony with the adjacent development and development in the area. The commercial neighbors to the north and south find the use compatible and support the truck parking lot, that has been operating for 3 years with only one complaint. They appreciate the applicants' desire to further enhance the lot width: lighting, security cameras, security guard, landscaping, paving and fencing and keep the prior homeless camp away.

The retail center on this site was demolished. The surrounding area has older commercial storage sites and apartments near the major streets and to the west some residential homes. Across Happy Valley to the north there is a saloon/tavern.

A. Sunrise Manor Policies:

a) SM 1-1 Encourage Reinvestment and Revitalization – This will improve a highly visible vacant commercial property. It will help deter further deterioration, homeless encampment, and safety issues. It will provide an interim use that helps promote reinvestment until area economic conditions attract a higher use. The abutting neighbors find this use compatible.

b) SM-1.3 Corridor Revitalization – This use will support the revitalization and prevent further deterioration and supports a use and improvements that will help some existing businesses and create a more aesthetic and vibrant appearance to help attract greater investment to the area compared to a vacant lot with a homeless encampment.

RESIDENTIAL ADJACENCY

The plan complies with the Residential Adjacency requirements. The proposed site design as depicted on the Site and Landscape plans meets the Residential Adjacency requirements of the code: There is an existing 8FT decorative wall. 1) Grading – Not more than 3 feet of fill within 50 feet of the residential; 2) Site and Building Orientation – the guard building is oriented well away from the residential and at the entry point from Happy Valley. a) Additional Buffering and Screening is provided with a 20' foot landscape buffer with an 8-foot wall. 3) Building Configuration – The guard building is tiny one-story building and moved to about 200 feet away from the residential property line. Building Height and Facades is about 8-9 feet in height, well below the allowable height 50 feet, with articulation and consistent roof lines and roof

treatments. 4) Setbacks – the building at nearly 200 feet from residential and 75 feet from the street easily meet setbacks. 5) Lighting will be solar and will comply with no spill over lighting and no light fixture above 18 height (show on plan). 6) Trash Receptacles are located well beyond 50 feet to the adjacent residential at about 200+ feet 7) Parking Area Screening is provided with 20 feet or 5 feet & 33% more than the minimum of 15 FT of landscaped buffer and a staggered double row of evergreen trees 20 feet on center 8) Cut-Through Traffic is not possible.

3. Impact on the surrounding land uses; and

Site access and circulation will not negatively impact adjacent roadways or any neighborhoods as this is not like the prior commercial, retail or office parking lot that have higher frequency and volume of trips. The proposed project has a single appropriately located driveway to control access. The site has far less average daily trips than other permissible CG uses. The proposed use will add minimal traffic to the area and will complete the offsite improvements to Happy Valley including curb, gutter, and street lighting. The existing commercial access drive on Happy Valley will be reconstructed to current commercial drive standards.

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Waiver of Standards

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Please do not hesitate to contact us if you have any questions or need additional information.

Sincerely,

George Garcia
Founder

GCGARCIA

June 5, 2024

Clark County Current Planning
500 S. Grand Central Pkwy
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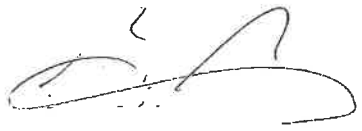
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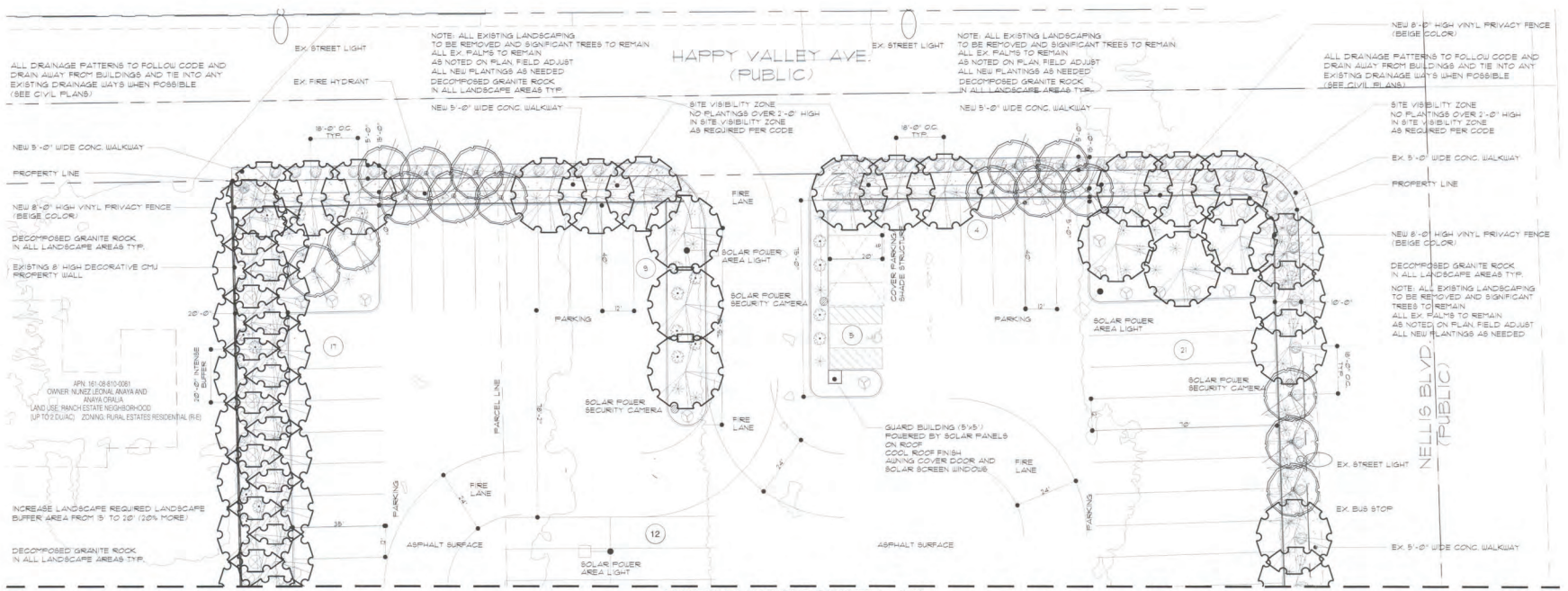
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Sincerely,



George Garcia
Founder

WS-24-0276



MATCH LINE SEE SHEET L-1.1

PLANT SCHEDULE

SYM.	QTY.	SIZE	SCIENTIFIC NAME	COMMON NAME	M.H.X.M.S.	P.C.	S.F./EA.	TOT./S.F.
TREES								
	21	25" Cal.	Acacia stenophylla	Shoestring acacia	30ft. x 30ft.	None	236 s.f.	3,776 s.f.
	57	3" Cal.	Quercus fusiformis	Escarpment oak	30ft. x 30ft.	None	530 s.f.	30,210 s.f.
SHRUBS								
	131	5 Gal	Dasylirion wheeleri	Desert spoon	5ft. x 6ft.	None	28 s.f.	3,668 s.f.
	16	5 Gal	Hesperaloe parviflora	Red yucca	3ft. x 3ft.	Red	7 s.f.	112 s.f.
	40	5 Gal	Leucophyllum frutescens	Green texas ranger	6ft. x 6ft.	Magenta	28 s.f.	1,120 s.f.
	30	5 Gal	Senna artemisioides	Feathery cassia	6ft. x 6ft.	Yellow	28 s.f.	868 s.f.
GROUND COVERS								
	25	5 Gal	Acacia redolens 'Desert carpet'	Creeping acacia	2ft. x 12ft. sp	Purple	113 s.f.	2,825 s.f.
	61	5 Gal	Eyracaninx fortuneana 'Santa cruz'	Santa cruz pyracantha	2ft. x 5ft. sp	Red	20 s.f.	1220 s.f.
MATERIALS							TOTAL	9,813 s.f.

DECOMPOSED GRANITE IN ALL PLANTER AREAS 2" DEPTH(TYP.)
COLOR: 3/8" SCREENED MOJAVE GOLD OR EQUAL

ALLOW ALL FLOWERING PLANT MATERIAL AT LEAST ONE FULL GROWING SEASON TO ESTABLISH THERE ROOT SYSTEMS BEFORE FLOWERS WILL APPEAR. (TYP.)

ALL PLANT MATERIAL CHOSEN IS FROM THE SOUTHERN NEVADA REGIONAL PLANNING COALITION APPROVED REGIONAL PLANT LIST PER CITY OF HENDERSON DESIGN GUIDELINES

OWNER TO MAINTAIN ALL PLANTINGS WITHIN THEIR PROPERTY LINE AS PER DEVELOPMENT GUIDELINES

GENERAL PLANTING NOTES:

PLANT SYMBOLS SHOWN ON PLAN ARE SHOWN AT MATURE SIZE. TYPICALLY AFTER 3-5 YEARS OR GROWTH ALL PLANTS ARE OF MATURE SIZE AND ALL TREES ARE TYPICALLY AT MATURE SIZE AT 7-10 YEARS. ALSO, NOTE THAT THE SIZE PLANTED, SPECIES TYPE, SUN EXPOSURE, AND SOIL CONDITIONS, CAN ALL DICTATE PLANT GROWTH AND MATURE SIZE OF PLANT MATERIAL. ALLOW ALL FLOWERING PLANT MATERIAL AT LEAST ONE FULL GROWING SEASON TO ESTABLISH THERE ROOT SYSTEMS BEFORE FLOWERS WILL APPEAR. (TYP.)

GENERAL IRRIGATION NOTES:

ALL TREES PLANTED WITHIN 5'-0" OF ALL WALLS, SIDEWALKS, OR OTHER HARDSCAPE TO HAVE ROOT-BARRIERS AND DEEP IRRIGATION PIPES TO PROMOTE DEEP ROOT GROWTH AWAY FROM ALL HARDSCAPE TYP.

FIELD VERIFY EXISTING LOCATION OF IRRIGATION EQUIPMENT. FIELD ADJUST AS NEEDED FOR NEW BUILDING

ALL PLANT MATERIAL TO HAVE DRIP EMITTERS PER STANDARD IRRIGATION REQUIREMENT FOR EACH PLANTED CONTAINER SIZE. IF NOT KNOWN, CONSULT WITH LANDSCAPE DESIGNER EX. IRRIGATION CLOCK LOCATED IN GARAGE. FIELD VERIFY (ADD NEW CLOCK IF NEEDED)

GENERAL TREE PLANTING NOTES:

ALL TREES PLANTED WITHIN 5'-0" OF ALL WALLS, SIDEWALKS, OR OTHER HARDSCAPE TO HAVE ROOT-BARRIERS AND DEEP IRRIGATION PIPES TO PROMOTE DEEP ROOT GROWTH AWAY FROM ALL HARDSCAPE TYP.

CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-0" CLEARANCE AROUND ALL FIRE HYDRANTS, TRANSFORMERS, AND 10'-0" FROM STREET LIGHTS AS NECESSARY

EXISTING 20' HIGH MEXICAN FAN PALMS TO REMAIN ALONG STREETSCAPE (REMOVE AND ADJUST ALL NEW PLANTINGS AS NEEDED PER THE EXISTING LOCATIONS OF THE EX. PALMS. FIELD VERIFY.)

LANDSCAPE CALCULATION:

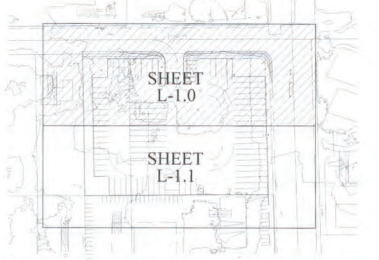
SITE AREA	123,248.99 S.F.	2.83 AC. 100%
LANDSCAPING AREA REQUIRED	18,487.35 S.F.	AC. 15.0%
LANDSCAPING AREA PROVIDED	18288 S.F.	@.44 AC. 19.6%
REQUIRED SHRUBS/GROUND COVER	9,244 S.F.	50%
PROVIDED SHRUBS/GROUND COVER	9,813 S.F.	53.1%

SUSTAINABILTY POINTS

PER CLAK COUNTY DESIGN GUIDELINES
PER SECTION 30.40.05 SITE AND BUILDING DESIGN (2) SUSTAINABILITY
(2) NONRESIDENTIAL DEVELOPMENT MUST ACHIEVE AT LEAST
7 POINTS FORM SUSTAINABILITY MEASURES

3. LANDSCAPE OPTIONS
   (I) TOTAL REQUIRED TREES 68
   (II) TOTAL PROVIDED TREES 78 (1 POINT)
   (10% MORE TREES)
   (II) WATER-EFFICIENT LANDSCAPING (1 POINT)
   (III) EXCEED LANDSCAPE BUFFER (1 POINT)
   BY 20% (FROM 5' TO 20')
4. BUILDING AND SITE DESIGN SUSTAINABILITY OPTIONS
   (1) COOL ROOF ON GUARD BUILDING (1 POINT)
   (II) AWNINGS OVER DOORS AND WINDOWS (1 POINT)
   (5) SOLAR PAN GLASS FOR WINDOWS (.05 POINT)
   (6x) SOLAR PANELS ON GUARD BUILDING ROOF AND SOLOR POWER SITE LIGHTS AND SECURITY CAMARAS (2 POINTS)

TOTAL POINTS REQUIRED: 7 POINTS
TOTAL POINTS PROVIDED: 15 POINTS



KEY MAP/SHEET INDEX

N.T.S.

NOTE:
THESE DRAWINGS ARE SCHEMATIC AND NEED TO BE FIELD VERIFIED PRIOR TO INSTALLATION. ALL NEWLY GRADED AREAS ARE TO HAVE PROPER DRAINAGE AS REQUIRED BY CODE.

MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND FOLLOW EXISTING DRAINAGE PATTERNS. SEE CIVIL PLAN FOR DRAINAGE PATTERN.

Call before you UnderGround 1-702-455-7511 1-702-229-6611

Call before you DIG 1-800-227-2600 1-702-455-7540

Henry Sudweeks

Digitally signed by Henry Sudweeks
Date: 2024.06.05 14:41:36 -07'00'

WS-24-0276 LP

REVISIONS:

PPLRL_1482

NORTH:

LICENSURE:

REGISTERED LANDSCAPE ARCHITECT HENRY SUDWEEKS 602 Expires: 05/31/26 STATE OF NEVADA

PLAN: LANDSCAPE PLAN

LEDGE APN: 161-08-810-082, 083
EAST HAPPY VALLEY AVE. & SOUTH NELLIS BLVD.
LAS VEGAS, NV 89121

NOT FOR CONSTRUCTION USE

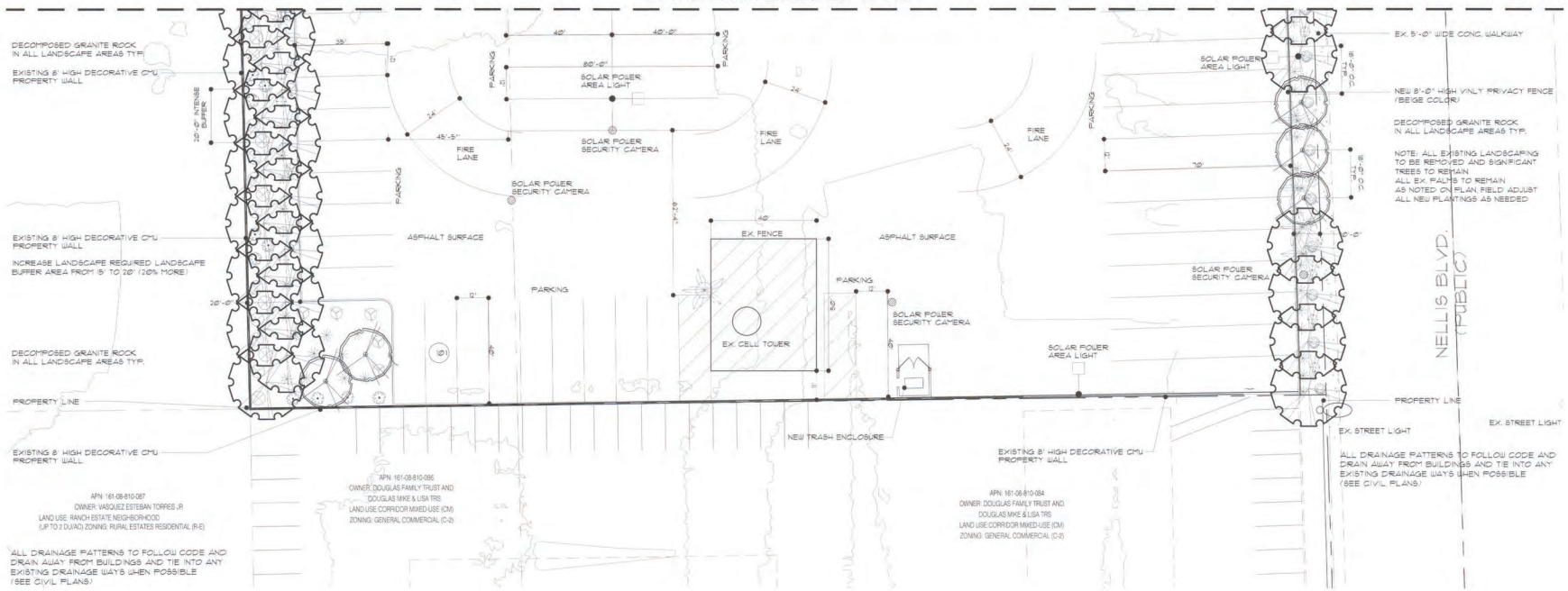
S2 DESIGN STUDIO
PROFESSIONAL LANDSCAPE DESIGN
* PH: (702) 465-7721 *
* 2320 S. RENE PARKWAY, STE. 204, HENDERSON, NV 89074 *
* WWW.S2DESIGNSTUDIO.COM *

REVIEWED BY: HS
DRAWN BY: TP
DATE: 06/05/24
SCALE: 1" = 20'-0"
SHEET NUMBER: L-1.0

WS-24-0276

PPLRL_1483

MATCH LINE SEE SHEET L-1.0



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FIELD VERIFY EXISTING LOCATION OF IRRIGATION EQUIPMENT. FIELD ADJUST AS NEEDED FOR NEW BUILDING

ALL PLANT MATERIAL TO HAVE DRIP EMITTERS PER STANDARD IRRIGATION REQUIREMENT FOR EACH PLANTED CONTAINER SIZE. IF NOT KNOWN, CONSULT WITH LANDSCAPE DESIGNER. EX. IRRIGATION CLOCK LOCATED IN GARAGE. FIELD VERIFY. (ADD NEW CLOCK IF NEEDED)

GENERAL TREE PLANTING NOTES:

ALL TREES PLANTED WITHIN 5'-0" OF ALL WALLS, SIDEWALKS, OR OTHER HARDSCAPE TO HAVE ROOT-BARRIERS AND DEEP IRRIGATION PIPES TO PROMOTE DEEP ROOT GROWTH AWAY FROM ALL HARDSCAPE TYP.

CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-0" CLEARANCE AROUND ALL FIRE HYDRANTS, TRANSFORMERS, AND 10'-0" FROM STREET LIGHTS AS NECESSARY

EXISTING 20' HIGH MEXICAN FAN PALMS TO REMAIN ALONG STREETSCAPE (REMOVE AND ADJUST ALL NEW PLANTINGS AS NEEDED PER THE EXISTING LOCATIONS OF THE EX. PALMS. FIELD VERIFY)

LANDSCAPE CALCULATION:

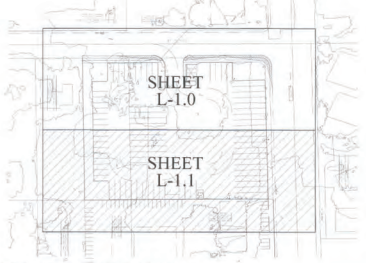
SITE AREA	123,248.99 S.F.	2.83 AC.
LANDSCAPING AREA REQUIRED	18,487.35 S.F.	AC. 15.0%
LANDSCAPING AREA PROVIDED	19,268 S.F.	0.44 AC. 15.6%
REQUIRED SHRUBS/GROUND COVER	9,244 S.F.	50%
PROVIDED SHRUBS/GROUND COVER	9,813 S.F.	53.1%

SUSTAINABILTY POINTS

PER CLAK COUNTY DESIGN GUIDELINES
PER SECTION 30.40.05 SITE AND BUILDING DESIGN (1) SUSTAINABILITY
(2) NONRESIDENTIAL DEVELOPMENT MUST ACHIEVE AT LEAST 7 POINTS FORM SUSTAINABILITY MEASURES

3. LANDSCAPE OPTIONS
   (i) TOTAL REQUIRED TREES 68
   (i) TOTAL PROVIDED TREES 78 (1 POINT)
   (10% MORE TREES)
   (ii) WATER-EFFICIENT LANDSCAPING (1 POINT)
   (iii) EXCEED LANDSCAPE BUFFER (1 POINT)
   BY 20%. (FROM 15' TO 20')
4. BUILDING AND SITE DESIGN SUSTAINABILITY OPTIONS
   (i) COOL ROOF ON GUARD BUILDING (1 POINT)
   (ii) AUNINGS OVER DOORS AND WINDOWS (1 POINT)
   (5) SOLAR PANEL GLASS FOR WINDOWS (0.5 POINT)
   (6.6) SOLAR PANELS ON GUARD BUILDING ROOF AND SOLOR POWER SITE LIGHTS AND SECURITY CAMARAS (2 POINTS)

TOTAL POINTS REQUIRED: 7 POINTS
TOTAL POINTS PROVIDED: 7.5 POINTS



KEY MAP/SHEET INDEX

N.T.S.

NOTE:
THESE DRAWINGS ARE SCHEMATIC AND NEED TO BE FIELD VERIFIED PRIOR TO INSTALLATION. ALL NEWLY GRADED AREAS ARE TO HAVE PROPER DRAINAGE AS REQUIRED BY CODE.

MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND FOLLOW EXISTING DRAINAGE PATTERNS SEE CIVIL PLAN FOR DRAINAGE PATTERN

Call before you UnderGround 1-702-455-7511 1-702-229-9611

Call before you DIG 1-800-227-2600 1-702-455-7540

Henry Sudweeks
Digitally signed by Henry Sudweeks
Date: 2024.06.05 14:41:50 -07'00'

REVISIONS:

NORTH:

LICENSURE:
REGISTERED LANDSCAPE ARCHITECT HENRY SUDWEEKS 602 Expires: 05/31/24 STATE OF NEVADA

PLAN: LANDSCAPE PLAN

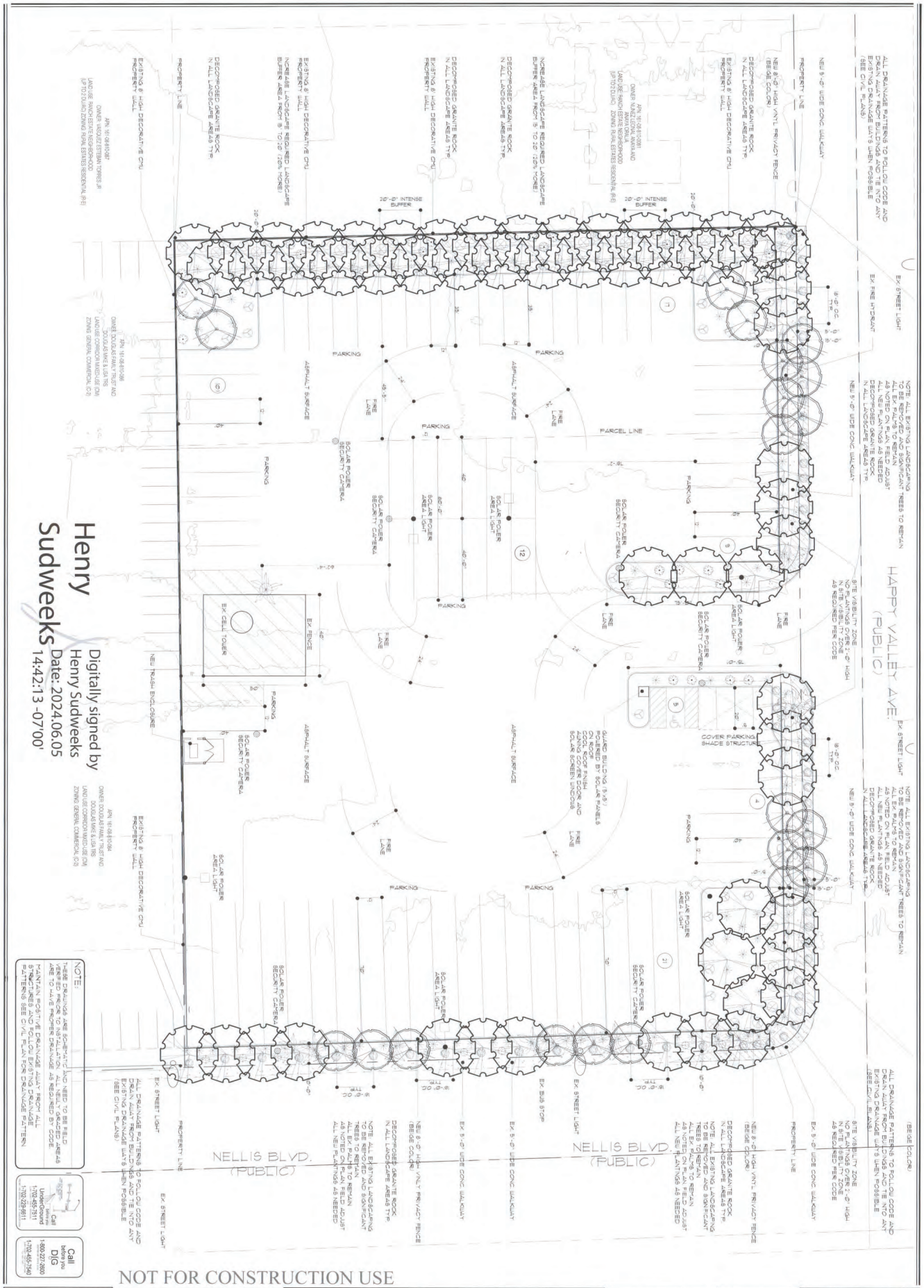
LEDGE APN: 161-08-810-082, 083
EAST HAPPY VALLEY AVE. & SOUTH NELLIS BLVD.
LAS VEGAS, NV 89121

ALL RIGHTS RESERVED BY S2 DESIGN STUDIO ALL OTHERS USES BY WRITTEN PERMISSION ONLY. THESE DRAWINGS ARE COPYRIGHTED AND UNLAWFUL USE BY OTHERS WITHOUT EXPRESS WRITTEN CONSENT OF S2 DESIGN STUDIO

NOT FOR CONSTRUCTION USE

S2 DESIGN STUDIO
PROFESSIONAL LANDSCAPE DESIGN
* PH (702) 610-7271 *
* 2528 ST. ROSE PARKWAY, SUITE 210 HENDERSON, NV 89074 *
* WWW.S2DESIGNSTUDIO.COM *

REVIEWED BY: HS
DRAWN BY: TS
DATE: 06/05/24
SCALE: 1" = 20'-0"
SHEET NUMBER: L-1.1



Henry Sudweeks

Digitally signed by Henry Sudweeks
Date: 2024.06.05 14:42:13 -07'00'

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Call before you DIG 1-800-227-2600 or 1-702-455-7640

Call Underground Inc 1-702-455-7511 or 1-702-229-9811

NOT FOR CONSTRUCTION USE

REVIEWED BY: HS	S2 DESIGN STUDIO	PLAN: LANDSCAPE PLAN	REVISIONS:
DRAWN BY: TG	PROFESSIONAL LANDSCAPE DESIGN	LEDGE APN: 161-08-810-082, 083	WS-24-0276
DATE: 06/05/24	* PH. (702) 610-7721 *	EAST HAPPY VALLEY AVE. & SOUTH NELLIS BLVD.	
SCALE: 1" = 10'-0"	* 2520 ST. ROSE PARKWAY, STE. 204, HENDERSON, NV 89074 *	LAS VEGAS, NV 89121	
SHEET NUMBER: L-1.2	* WWW.S2DESIGNSTUDIO.COM *	ALL RIGHTS RESERVED BY S2 DESIGN STUDIO ALL OTHERS USED BY WRITTEN PERMISSION ONLY. THESE DRAWINGS ARE SCHEMATIC IN NATURE AND SHOULD BE FIELD VERIFIED TO EXISTING CONDITIONS	LICENSURE: STATE OF NEVADA REGISTERED LANDSCAPE ARCHITECT 602 Expires 08/31/25

NORTH

PPLRL_1484

(MA)

MAILING AMOUNTS

PC - Tuesday 9/3/2024

Application	Amount	Date Mailed
DR-24-0374	579	
ET-24-400082	812	
UC-24-0345	2088	
UC-24-0353	120	
VS-24-0356	243	
WS-24-0346	252	
WS-24-0347	267	
WS-24-0355	243	
	4604	

BCC - Wednesday 8/21/2024

Application	Amount	Date Mailed
PA-24-700008	353	
PA-24-700009	1464	
PA-24-700010	439	
PUD-24-0237	1464	
UC-23-0859	379	
VS-24-0238	1464	
WS-24-0218	353	
ZC-24-0217	353	
ZC-24-0236	1464	
ZC-24-0241	439	
	8172	

NT081924:55 8/20
ZS081924:10

BCC - Wednesday 9/4/2024

Application	Amount	Date Mailed
AR-24-400079	2181	
ET-24-400083	415	
UC-24-0359	709	
UC-24-0367	1315	
VS-24-0277	1200	
VS-24-0369	122	
WS-24-0276	1200	
WS-24-0325	546	
WS-24-0354	351	
WS-24-0358	105	
WS-24-0364	256	
WS-24-0366	676	
WS-24-0370	122	
ZC-24-0324	546	
ZC-24-0348	107	
ZC-24-0349	507	
ZC-24-0350	104	
ZC-24-0351	101	
ZC-24-0352	107	
ZC-24-0357	105	
ZC-24-0363	256	
ZC-24-0365	746	
ZC-24-0368	122	
	11899	

JM 8/8/24

VS for Delivery Confirmation

Application	Amount	Date Mailed
AB-24-0356	20	
AB-24-0277	10	
AB-24-0369	14	
AB-24-0238	12	
	56	

Mobile Home Parks

Park Name	Amount
Casa Linda	107
Pleasant Valley	300
Fun n Sun	113
Robbins Nest	151
Silverado	289
American	65
Casa Linda	107
AAA	54
Sand Creek	324
Miracle Mile	469
Kings Row	199
Sand Creek	324
Miracle Mile	469
Kings Row	199
Sand Creek	324
Miracle Mile	469
Kings Row	199
Casa Linda	107
AAA	54
Casa Linda	107
AAA	54
Sand Creek	324
Miracle Mile	469
Kings Row	199
	5476

PPLRL_1485

MAILING AMOUNTS

PC - Tuesday 9/3/2024

Application	Amount	Date Mailed

BCC - Wednesday 9/4/2024

Application	Amount	Date Mailed
DR-24-0305	609	
PA-24-700011	245	
PA-24-700014	609	
VS-24-0267	245	
VS-24-0306	609	
WS-24-0266	245	
• ZC-24-0265	245	
• ZC-24-0304	472	
	3279	

VS for Delivery Confirmation

Application	Amount	Date Mailed
AB-24-0267	7	
AB-24-0306	122	
	129	

Mobile Home Parks

Park Name	Amount

Emily D 8/12

PPLRL_1486

CPAdmin

From: CPAgendas
Sent: Monday, August 26, 2024 10:10 AM
To: CPAdmin
Subject: BCC Meeting Notification | September 4, 2024 at 9:00 a.m.

Correspondent Name: Records
Correspondent E-mail: cpadmin@clarkcountynv.gov

Application#:

Please be advised that your application will be presented to the Clark County Board of County Commissioners on **9/4/2024**, at the hour of **9:00 a.m.**, in the Commission Chambers, CLARK COUNTY GOVERNMENT CENTER, 500 S. Grand Central Parkway, Las Vegas, Nevada.

REPRESENTATION IS MANDATORY AT THE ABOVE MENTIONED MEETING.

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UPDATED PROCEDURE:
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Hearing Date	Hearing Time	Application Number	Comm Dist	Correspondent Name	Correspondent Email	Town Board Meeting Dates
09/04/2024	9:00 a.m.			Records	cpadmin@clarkcountynv.gov	
09/04/2024	9:00 a.m.			Agenda Processing	cpagendas@clarkcountynv.gov	
09/04/2024	9:00 a.m.	AR-24-400079	E	Lora Dreja	lora@brownlawlv.com	Winchester 08/13/2024
09/04/2024	9:00 a.m.	DR-24-0305	E	Lucy Stewart	stewplan@gmail.com	Paradise 07/09/2024
09/04/2024	9:00 a.m.	ET-22-400017	E	Jay H. Brown	lohene@brownlawlv.com	Paradise 04/12/2022
09/04/2024	9:00 a.m.	ET-24-400057	F	Gwendolyn Fischer	gwen@landbaroninv.com	Red Rock 08/28/2024
09/04/2024	9:00 a.m.	ET-24-400083	E	Juan Lopez	lopeztruckparts@gmail.com	Sunrise Manor 8/15/2024
09/04/2024	9:00 a.m.	PA-24-700011	F	Taney Engineering	EmilyS@TaneyCorp.com	Enterprise 07/10/2024
09/04/2024	9:00 a.m.	PA-24-700014	E	Lucy Stewart	stewplan@gmail.com	Paradise 07/09/2024
09/04/2024	9:00 a.m.	TM-24-500064	B	Moapa Valley Builders	permits@moapavalleybuilders.com	Moapa Valley 08/14/2024
09/04/2024	9:00 a.m.	TM-24-500069	C	Jennifer Veras	JVERAS@GCWENGINEERING.COM	Lone Mountain 08/13/2024
09/04/2024	9:00 a.m.	TM-24-500072	A	JOHN VORNSAND	john@vornsandconsulting.com	Spring Valley 08/13/2024
09/04/2024	9:00 a.m.	UC-24-0268	A	Brown, Brown, & Premsrirut	aharris@brownlawlv.com	Enterprise 08/28/2024
09/04/2024	9:00 a.m.	UC-24-0308	A	Cassandra Worrell	cworrell@brownlawlv.com	Enterprise 07/10/2024
09/04/2024	9:00 a.m.	UC-24-0359	A	Earleane Johnson	earleanej@firebirdllc.com	Enterprise 08/14/2024
09/04/2024	9:00 a.m.	UC-24-0367	E	David Brown	dbrown@brownlawlv.com	Winchester 08/13/2024
09/04/2024	9:00 a.m.	UC-24-0378	A	Cassandra Worrell	cworrell@brownlawlv.com	Paradise 08/27/2024
09/04/2024	9:00 a.m.	VS-24-0267	F	Taney Engineering	EmilyS@TaneyCorp.com	Enterprise 07/10/2024
09/04/2024	9:00 a.m.	VS-24-0277	E	G. C. GARCIA, INC.	ACOLE@GCGARCIAINC.COM	Sunrise Manor 08/15/2024
09/04/2024	9:00 a.m.	VS-24-0306	E	Lucy Stewart	stewplan@gmail.com	Paradise 07/09/2024
09/04/2024	9:00 a.m.	VS-24-0309	A	Cassandra Worrell	cworrell@brownlawlv.com	Enterprise 07/10/2024
09/04/2024	9:00 a.m.	VS-24-0369	A	JOHN VORNSAND	john@vornsandconsulting.com	Spring Valley 08/13/2024
09/04/2024	9:00 a.m.	WC-24-400060	F	Lexa Green	lgreen@kcnvlaw.com	Enterprise 06/26/2024
09/04/2024	9:00 a.m.	WS-22-0147	E	Matthew Weinman	matthew.weinman@martinharris.com	Sunrise Manor 03/16/2023
09/04/2024	9:00 a.m.	WS-24-0266	F	Taney Engineering	EmilyS@TaneyCorp.com	Enterprise 07/10/2024
09/04/2024	9:00 a.m.	WS-24-0276	E	G. C. GARCIA, INC.	ACOLE@GCGARCIAINC.COM	Sunrise Manor 08/15/2024
09/04/2024	9:00 a.m.	WS-24-0290	C	Tim Moreno	tim@morenopec.com	Lone Mountain 07/30/2024
09/04/2024	9:00 a.m.	WS-24-0312	B	Bulloch Brothers Engineering, Inc.	victor@bullochbrothers.com	Moapa Valley 07/31/2024
09/04/2024	9:00 a.m.	WS-24-0325	B	Moapa Valley Builders	permits@moapavalleybuilders.com	Moapa Valley 08/14/2024
09/04/2024	9:00 a.m.	WS-24-0354	C	Jennifer Veras	JVERAS@GCWENGINEERING.COM	Lone Mountain 08/13/2024
09/04/2024	9:00 a.m.	WS-24-0358	B	DLC Consulting	lchristopherson@novusvi.com	Sunrise Manor 08/15/2024
09/04/2024	9:00 a.m.	WS-24-0364	C	Tilson Technology Management	slusby@tilsontech.com	Lone Mountain 08/13/2024
09/04/2024	9:00 a.m.	WS-24-0366	E	David Brown	dbrown@brownlawlv.com	Paradise 08/13/2024
09/04/2024	9:00 a.m.	WS-24-0370	A	JOHN VORNSAND	john@vornsandconsulting.com	Spring Valley 08/13/2024
09/04/2024	9:00 a.m.	ZC-24-0265	F	Taney Engineering	EmilyS@TaneyCorp.com	Enterprise 07/10/2024
09/04/2024	9:00 a.m.	ZC-24-0304	E	Lucy Stewart	stewplan@gmail.com	Paradise 07/09/2024
09/04/2024	9:00 a.m.	ZC-24-0307	A	Cassandra Worrell	cworrell@brownlawlv.com	Enterprise 07/10/2024
09/04/2024	9:00 a.m.	ZC-24-0324	B	Moapa Valley Builders	permits@moapavalleybuilders.com	Moapa Valley 08/14/2024
09/04/2024	9:00 a.m.	ZC-24-0348	A	County of Clark (Aviation)	anthonyper@lasairport.com	Enterprise 08/14/2024
09/04/2024	9:00 a.m.	ZC-24-0349	G	County of Clark (Aviation)	anthonyper@lasairport.com	Paradise 08/13/2024
09/04/2024	9:00 a.m.	ZC-24-0350	G	County of Clark (Aviation)	anthonyper@lasairport.com	Paradise 08/13/2024
09/04/2024	9:00 a.m.	ZC-24-0351	G	County of Clark (Aviation)	anthonyper@lasairport.com	Paradise 08/13/2024
09/04/2024	9:00 a.m.	ZC-24-0352	A	County of Clark (Aviation)	anthonyper@lasairport.com	Paradise 08/13/2024
09/04/2024	9:00 a.m.	ZC-24-0357	B	DLC Consulting	lchristopherson@novusvi.com	Sunrise Manor 08/15/2024
09/04/2024	9:00 a.m.	ZC-24-0363	C	Tilson Technology Management	slusby@tilsontech.com	Lone Mountain 08/13/2024
09/04/2024	9:00 a.m.	ZC-24-0365	D	Dennis Rusk	denniserusk@gmail.com	Sunrise Manor 08/15/2024
09/04/2024	9:00 a.m.	ZC-24-0368	A	JOHN VORNSAND	john@vornsandconsulting.com	Spring Valley 08/13/2024

CPAdmin

From: CPAgendas
Sent: Tuesday, September 24, 2024 9:26 AM
To: CPAdmin
Subject: BCC Meeting Notification | October 2, 2024 at 9:00 a.m.

Correspondent Name: Records
Correspondent E-mail: cpadmin@clarkcountynv.gov

Application#:

Please be advised that your application will be presented to the Clark County Board of County Commissioners on **10/2/2024**, at the hour of **9:00 a.m.**, in the Commission Chambers, CLARK COUNTY GOVERNMENT CENTER, 500 S. Grand Central Parkway, Las Vegas, Nevada.

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10/02/2024	9:00 a.m.			Agenda Processing	cpagendas@clarkcountynv.gov	
10/02/2024	9:00 a.m.	AR-24-400090	G	Kaempfer Crowell	lkaempfer@kcnvlaw.com	Paradise 10/29/2026
10/02/2024	9:00 a.m.	SC-24-0261	A	Ed Garcia	egarcia@edgarcialaw.com	Spring Valley 07/09/2024
10/02/2024	9:00 a.m.	TM-24-500076	E	Cassandra Worrell	cworrell@brownlawlv.com	Sunrise Manor 08/29/2024
10/02/2024	9:00 a.m.	TM-24-500078	A	The WLB Group	mbangan@wlbgroup.com	Enterprise 09/11/2024
10/02/2024	9:00 a.m.	UC-24-0387	E	Cassandra Worrell	cworrell@brownlawlv.com	Sunrise Manor 08/29/2024
10/02/2024	9:00 a.m.	UC-24-0399	A	Marissa Fehrman	mfehrman@kcnvlaw.com	Spring Valley 08/27/2024
10/02/2024	9:00 a.m.	VS-24-0277	E	G.C. GARCIA, INC.	ACOLE@GCGARCIAINC.COM	Sunrise Manor 08/15/2024
10/02/2024	9:00 a.m.	VS-24-0390	A	The WLB Group	mbangan@wlbgroup.com	Enterprise 09/11/2024
10/02/2024	9:00 a.m.	WS-24-0276	E	G.C. GARCIA, INC.	ACOLE@GCGARCIAINC.COM	Sunrise Manor 08/15/2024
10/02/2024	9:00 a.m.	WS-24-0362	A	Janet Goyer	jang@ovationco.com	Enterprise 09/11/2024
10/02/2024	9:00 a.m.	WS-24-0391	A	The WLB Group	mbangan@wlbgroup.com	Enterprise 09/11/2024
10/02/2024	9:00 a.m.	WS-24-0419		G. C. GARCIA, INC.	ACOLE@GCGARCIAINC.COM	Spring Valley 10/08/2024
10/02/2024	9:00 a.m.	WS-24-0437	F	JOHN VORNSAND	john@vornsandconsulting.com	Enterprise 09/11/2024
10/02/2024	9:00 a.m.	ZC-24-0394	A	Robert Messiana	robert@jawastudio.com	Searchlight 09/11/2024

Katherine Corrow

From: CPAgendas
Sent: Tuesday, October 29, 2024 9:29 AM
To: CPAdmin
Subject: BCC Meeting Notification | November 6, 2024 at 9:00 a.m.

Correspondent Name: Records
Correspondent E-mail: cpadmin@clarkcountynv.gov

Application#:

Please be advised that your application will be presented to the Clark County Board of County Commissioners on **11/6/2024**, at the hour of **9:00 a.m.**, in the Commission Chambers, CLARK COUNTY GOVERNMENT CENTER, 500 S. Grand Central Parkway, Las Vegas, Nevada.

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Hearing Date	Hearing Time	Application Number	Comm Dist	Correspondent Name	Correspondent Email	Town Board Meeting Dates
11/06/2024	9:00 a.m.			Records	cpadmin@clarkcountynv.gov	
11/06/2024	9:00 a.m.			Agenda Processing	cpagendas@clarkcountynv.gov	
11/06/2024	9:00 a.m.	AR-24-400090	G	Kaempfer Crowell	lkaempfer@kcnvlaw.com	Paradise 10/29/2024
11/06/2024	9:00 a.m.	AR-24-400106	E	GARY LAKE	gdlake1@aol.com	Winchester 10/08/2024
11/06/2024	9:00 a.m.	ET-24-400101	E	Dwyer Engineering	bsoule@dwyerengineering.com	Sunrise Manor 10/10/2024
11/06/2024	9:00 a.m.	SC-24-0261	A	Ed Garcia	egarcia@edgarcialaw.com	Spring Valley 07/09/2024
11/06/2024	9:00 a.m.	TM-24-500106	F	Jessica Walesa	jessicaw@taneycorp.com	Enterprise 10/09/2024
11/06/2024	9:00 a.m.	TM-24-500109	B	Kimley Horn	eric.hopkins@kimley-horn.com	Lone Mountain 10/08/2024
11/06/2024	9:00 a.m.	UC-24-0436	E	Chris Hart	cmhart5@gmail.com	Paradise 10/08/2024
11/06/2024	9:00 a.m.	UC-24-0491	B	Bush Construction	jasonrbush@yahoo.com	Sunrise Manor 10/10/2024
11/06/2024	9:00 a.m.	VS-24-0277	E	G. C. GARCIA, INC.	ACOLE@GCGARCIAINC.COM	Sunrise Manor 08/15/2024
11/06/2024	9:00 a.m.	VS-24-0494	F	Infinity Engineering, LLC	cseto@infinityengr.com	Spring Valley 10/08/2024
11/06/2024	9:00 a.m.	VS-24-0504	F	Jessica Walesa	jessicaw@taneycorp.com	Enterprise 10/09/2024
11/06/2024	9:00 a.m.	WC-24-400060	F	Lexa Green	lgreen@kcnvlaw.com	Enterprise 06/26/2024
11/06/2024	9:00 a.m.	WS-24-0276	E	G. C. GARCIA, INC.	ACOLE@GCGARCIAINC.COM	Sunrise Manor 08/15/2024
11/06/2024	9:00 a.m.	WS-24-0419		G. C. GARCIA, INC.	ACOLE@GCGARCIAINC.COM	Spring Valley 10/08/2024
11/06/2024	9:00 a.m.	WS-24-0473	A	JAVIER IBARRA	JAVIER@JJCONTRACTINGNV.COM	Enterprise 10/09/2024
11/06/2024	9:00 a.m.	WS-24-0475	A	ACG Design	acgdesignpermits@gmail.com	Enterprise 10/09/2024
11/06/2024	9:00 a.m.	WS-24-0484	A	CivilWorks, Inc.	gjp@civilworksonline.com	Enterprise 10/09/2024
11/06/2024	9:00 a.m.	WS-24-0488	F	George Rivera	Georgeriverajr@gmail.com	Enterprise 10/9/2024
11/06/2024	9:00 a.m.	WS-24-0489	B	Bryce Hardy	brycehardy1336@gmail.com	Moapa Valley 10/09/2024
11/06/2024	9:00 a.m.	WS-24-0495	F	MK Architecture	mk_arch@outlook.com	Spring Valley 10/08/2024
11/06/2024	9:00 a.m.	WS-24-0505	F	Jessica Walesa	jessicaw@taneycorp.com	Enterprise 10/09/2024
11/06/2024	9:00 a.m.	WS-24-0511	B	Kimley Horn	eric.hopkins@kimley-horn.com	Lone Mountain 10/08/2024

Katherine Corrow

From: CPAgendas
Sent: Tuesday, November 12, 2024 11:15 AM
To: CPAdmin
Subject: BCC Meeting Notification | November 20, 2024 at 9:00 a.m.

Correspondent Name: Records
Correspondent E-mail: cpadmin@clarkcountynv.gov

Application#:

Please be advised that your application will be presented to the Clark County Board of County Commissioners on **11/20/2024**, at the hour of **9:00 a.m.**, in the Commission Chambers, CLARK COUNTY GOVERNMENT CENTER, 500 S. Grand Central Parkway, Las Vegas, Nevada.

REPRESENTATION IS MANDATORY AT THE ABOVE MENTIONED MEETING.

To access your staff report, please click on the link below to be directed to the Clark County meeting agendas website.

DIRECT LINK:
https://clark.legistar.com/Calendar.aspx

Once the link is opened, select **Meeting Details** from your assigned meeting body, then select your **Application Number** to access staff report documents.

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11/20/2024	9:00 a.m.	DR-24-0335	G	GMRA	pac@gmralv.com	Paradise 01/28/2025
11/20/2024	9:00 a.m.	ET-24-400107	A	Kaempfer Crowell	apierce@kcnvlaw.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	ET-24-400110	G	Kaempfer Crowell - Anthony Celeste	apierce@kcnvlaw.com	Paradise 10/29/2024
11/20/2024	9:00 a.m.	PA-24-700015	F	Cassandra Worrell	cworrell@brownlawlv.com	Spring Valley 07/09/2024
11/20/2024	9:00 a.m.	PA-24-700020	F	Kimley Horn	eric.hopkins@kimley-horn.com	Enterprise 09/25/2024
11/20/2024	9:00 a.m.	SDR-24-0334	G	GMRA	pac@gmralv.com	Paradise 01/28/2025
11/20/2024	9:00 a.m.	TM-24-500096	A	The WLB Group	mbangan@wlbgroup.com	Enterprise 09/25/2024
11/20/2024	9:00 a.m.	TM-24-500099	A	The WLB Group	mbangan@wlbgroup.com	Enterprise 09/25/2024
11/20/2024	9:00 a.m.	TM-24-500101	F	Kimley Horn	eric.hopkins@kimley-horn.com	Enterprise 09/25/2024
11/20/2024	9:00 a.m.	TM-24-500108	C	Taney Engineering	emilys@taneycorp.com	Lone Mountain 10/29/2024
11/20/2024	9:00 a.m.	TM-24-500114	F	Jessica Walesa	jessicaw@taneycorp.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	TM-24-500117	F	Jessica Walesa	jessicaw@taneycorp.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	UC-24-0311	F	Cassandra Worrell	cworrell@brownlawlv.com	Spring Valley 07/09/2024
11/20/2024	9:00 a.m.	UC-24-0319	E	Kat Van Diepen	katvandiepen@gmail.com	Paradise 10/29/2024
11/20/2024	9:00 a.m.	UC-24-0436	E	Chris Hart	cmhart5@gmail.com	Paradise 10/08/2024
11/20/2024	9:00 a.m.	UC-24-0460	D	Ruth Rios	Ruthrios78@gmail.com	Sunrise Manor 09/26/2024
11/20/2024	9:00 a.m.	UC-24-0521	A	Janet Goyer	jang@ovationco.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	UC-24-0536	C	Jeanalin Rehm	jeanalinrehm@gmail.com	
11/20/2024	9:00 a.m.	VS-24-0277	E	G. C. GARCIA, INC	ACOLE@GCGARCIAINC.COM	Sunrise Manor 08/15/2024
11/20/2024	9:00 a.m.	VS-24-0457	A	The WLB Group	mbangan@wlbgroup.com	Enterprise 09/25/2024
11/20/2024	9:00 a.m.	VS-24-0462	A	The WLB Group	mbangan@wlbgroup.com	Enterprise 09/25/2024
11/20/2024	9:00 a.m.	VS-24-0486	F	Kimley Horn	eric.hopkins@kimley-horn.com	Enterprise 09/25/2024
11/20/2024	9:00 a.m.	VS-24-0509	C	Taney Engineering	emilys@taneycorp.com	Lone Mountain 10/29/2024
11/20/2024	9:00 a.m.	VS-24-0520	A	Janet Goyer	jang@ovationco.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	VS-24-0539	F	Jessica Walesa	jessicaw@taneycorp.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	VS-24-0542	F	Jessica Walesa	jessicaw@taneycorp.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	WC-24-400111	A	Janet Goyer	jang@ovationco.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	WS-24-0276	E	G. C. GARCIA, INC	ACOLE@GCGARCIAINC.COM	Sunrise Manor 08/15/2024
11/20/2024	9:00 a.m.	WS-24-0456	A	The WLB Group	mbangan@wlbgroup.com	Enterprise 09/25/2024
11/20/2024	9:00 a.m.	WS-24-0461	A	The WLB Group	mbangan@wlbgroup.com	Enterprise 09/25/2024
11/20/2024	9:00 a.m.	WS-24-0487	F	Kimley Horn	eric.hopkins@kimley-horn.com	Enterprise 09/25/2024
11/20/2024	9:00 a.m.	WS-24-0510	C	Taney Engineering	emilys@taneycorp.com	Lone Mountain 10/29/2024
11/20/2024	9:00 a.m.	WS-24-0522	C	Jamason Theodore	mktholdings@gmail.com	Lone Mountain 10/29/2024
11/20/2024	9:00 a.m.	WS-24-0523	A	carryn warren	carrynb@aol.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	WS-24-0525	A	G. C. GARCIA, INC	ACOLE@GCGARCIAINC.COM	Paradise 10/29/2024
11/20/2024	9:00 a.m.	WS-24-0526	A	VTN-Nevada	jeffreya@vtnnv.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	WS-24-0527	F	Jessica Walesa	jessicaw@taneycorp.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	WS-24-0535	F	Sean Thueson	SThueson@SiegelCompanies.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	WS-24-0538	F	Jessica Walesa	jessicaw@taneycorp.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	WS-24-0543	F	Jessica Walesa	jessicaw@taneycorp.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	ZC-24-0310	F	Cassandra Worrell	cworrell@brownlawlv.com	Spring Valley 07/09/2024
11/20/2024	9:00 a.m.	ZC-24-0518	B	Yvonne Hand	yvonne.hand@snwa.com	

Notification Verified

Mailed

NOTIFICATION INFORMATION

Application Number: WS-24-0276

BCC Meeting Date: 09/04/2024

Is a sign required? No

Notification Radius: 1500

Town Board Name: Sunrise Manor ; 08/15/2024

Mobile Home Parks To be notified? YES / NO

APN: 161-08-810-082
161-08-810-083

Valley Vista
River Oaks

Public Hearing Notice

Date Mailed: AUG 0 8 2024

Amount Mailed: 1200

APPLICATION INFORMATION

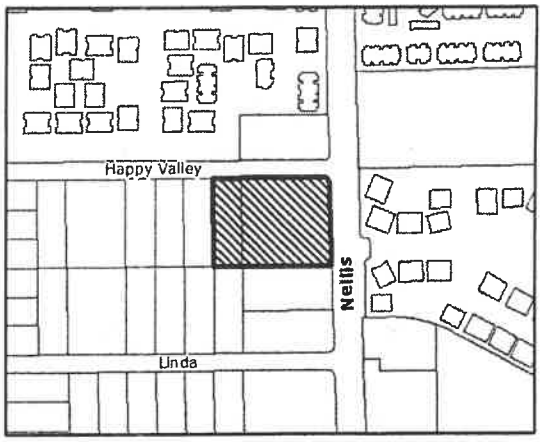
APPLICATION NUMBER: WS-24-0276
OWNER: PALM PROPERTIES, LLC:

WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. (For possible action)

RELATED INFORMATION:

APN: 161-08-810-082; 161-08-810-083

APPLICATION LOCATION



MEETING INFORMATION

Sunrise Manor Town Board
August 15, 2024, 6:30 pm
Hollywood Neighborhood Services Center
1650 S. Hollywood Blvd
Las Vegas, Nevada

Board of County Commissioners
September 4, 2024, 9:00 am
Clark County Government Center
500 S. Grand Central Parkway
Las Vegas, Nevada

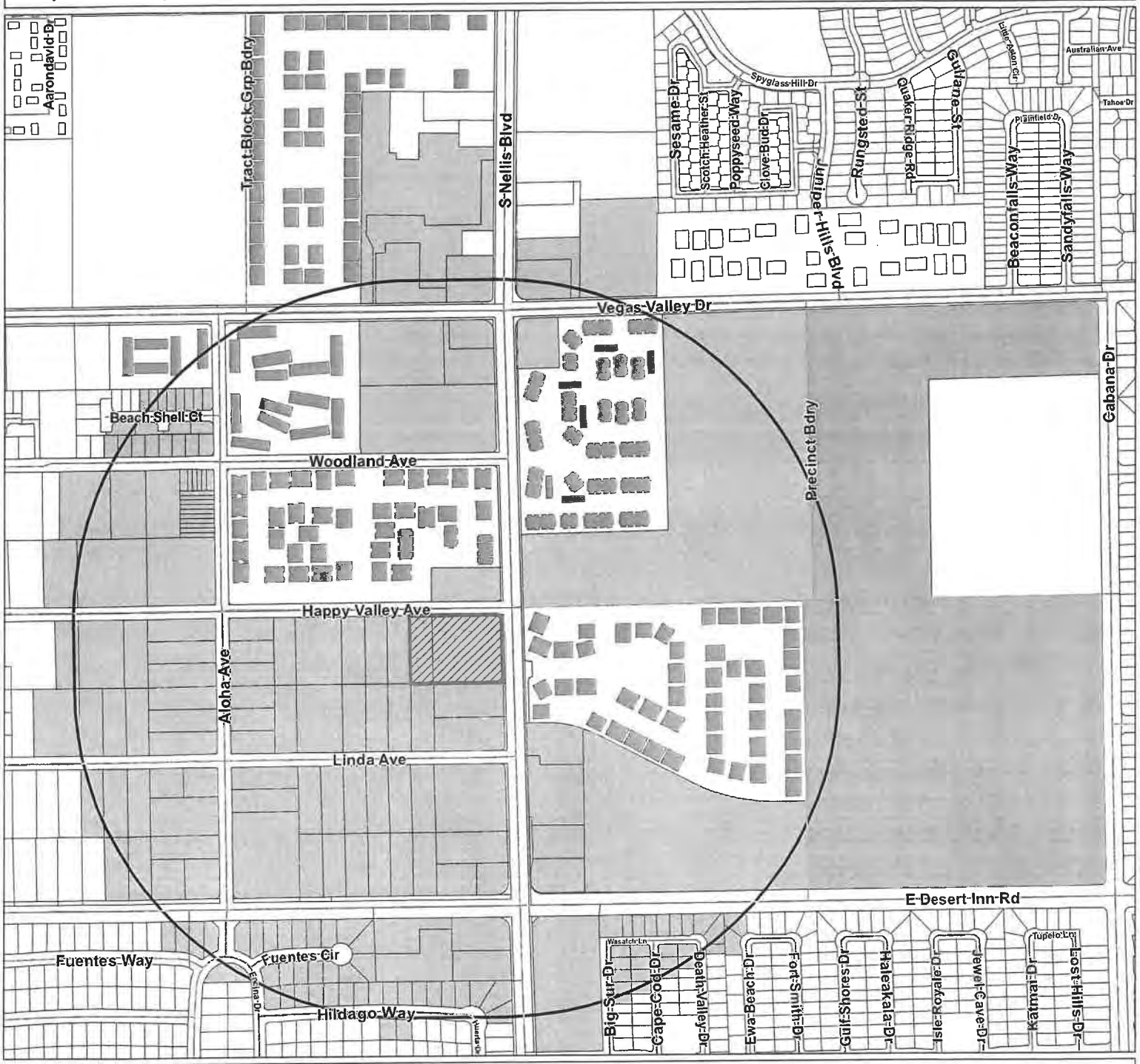
This information is considered accurate; however, minor variations may occur. Application documents are available for viewing online under the Clark County Comprehensive Planning Department by selecting "Services" on the left and selecting "Land Use Documents" from the drop-down. All persons interested may submit written support or opposition by email to zoningmeeting@clarkcountynv.gov. Include the item and application numbers on all emails. We suggest that you inform your lessee(s) of the matter. **For more information, visit www.clarkcountynv.gov or call (702) 455-4314 (option 2, option 1).**

Notification Radius Map

Department of Comprehensive Planning, Clark County Nevada

Application Number: WS-24-0276
Meeting Date: 090424
Notification Distance: 1500 feet
Subject Parcel(s): 2

Land Parcel(s) to be notified: 199
Condominiums to be notified: 412
Mobile Home Park(s) to be notified: 2
Owners to be notified: 588



Jurisdiction(s)
Paradise
Sunrise Manor

Subject Parcel(s)
Mobile Home Park Parcel(s)
Condominium Parcels
Land Parcel(s)

0 190 380 760 Feet

Comprehensive Planning
COMMUNITY PLANNING

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.

Map created on : July 30, 2024

Notification list for Application: WS-24-0276
Commission Meeting Date: 090424
Notification Distance: 1500 feet
Created on 07/30/2024

Application Parcel Numbers: 2

16108810082 16108810083

Land Parcel Numbers: 199

16108603004	16108712026	16108810039	16108810081	16116110098	16117511010
16108603005	16108715001	16108810040	16108810082	16116110099	16117511011
16108603007	16108715002	16108810041	16108810083	16116110109	16117511012
16108603008	16108715003	16108810042	16108810084	16116110110	16117511013
16108710018	16108715004	16108810043	16108810085	16116110111	16117511014
16108710019	16108715005	16108810044	16108810086	16116110112	16117511015
16108710020	16108715006	16108810045	16108810087	16116110113	16117511016
16108710022	16108715007	16108810051	16108810088	16116110114	16117511017
16108710023	16108715008	16108810052	16108810089	16116110115	16117511018
16108710024	16108715009	16108810055	16108810090	16116110116	16117511019
16108710032	16108715010	16108810056	16108810094	16116110117	16117511020
16108710033	16108715011	16108810057	16108810098	16116110118	16117511021
16108710034	16108715012	16108810058	16108810099	16116110119	16117511022
16108710035	16108715013	16108810059	16109201004	16116110120	16117511089
16108710036	16108715014	16108810060	16109217003	16116110121	16117511090
16108712001	16108715015	16108810061	16109217004	16116110122	16117511091
16108712002	16108715016	16108810062	16109301004	16116110123	16117512010
16108712003	16108810010	16108810063	16109301005	16116110186	16117512011
16108712004	16108810011	16108810064	16109301007	16116110187	16117512012
16108712005	16108810012	16108810065	16109401002	16117501005	16117512013
16108712006	16108810013	16108810066	16109401007	16117501006	16117512014
16108712007	16108810014	16108810067	16109411003	16117501010	16117512015
16108712008	16108810015	16108810068	16109411004	16117501011	16117512016
16108712015	16108810016	16108810069	16109411005	16117510023	16117512017
16108712016	16108810017	16108810070	16109411006	16117510024	16117512018
16108712017	16108810018	16108810072	16109411007	16117511001	16117512019
16108712018	16108810019	16108810073	16116101001	16117511002	16117512020
16108712019	16108810020	16108810074	16116110083	16117511003	16117512022
16108712020	16108810021	16108810075	16116110084	16117511004	16117512023
16108712021	16108810022	16108810076	16116110093	16117511005	
16108712022	16108810035	16108810077	16116110094	16117511006	
16108712023	16108810036	16108810078	16116110095	16117511007	
16108712024	16108810037	16108810079	16116110096	16117511008	
16108712025	16108810038	16108810080	16116110097	16117511009	

Condominium Parcel Numbers: 412

16108611001	16108611070	16108611139	16108611208	16108611277	16108611346
16108611002	16108611071	16108611140	16108611209	16108611278	16108611347
16108611003	16108611072	16108611141	16108611210	16108611279	16108611348
16108611004	16108611073	16108611142	16108611211	16108611280	16108611349
16108611005	16108611074	16108611143	16108611212	16108611281	16108611350
16108611006	16108611075	16108611144	16108611213	16108611282	16108611351
16108611007	16108611076	16108611145	16108611214	16108611283	16108611352
16108611008	16108611077	16108611146	16108611215	16108611284	16108611353
16108611009	16108611078	16108611147	16108611216	16108611285	16108611354
16108611010	16108611079	16108611148	16108611217	16108611286	16108611355
16108611011	16108611080	16108611149	16108611218	16108611287	16108611356

16108611012	16108611081	16108611150	16108611219	16108611288	16108611357
16108611013	16108611082	16108611151	16108611220	16108611289	16108611358
16108611014	16108611083	16108611152	16108611221	16108611290	16108611359
16108611015	16108611084	16108611153	16108611222	16108611291	16108611360
16108611016	16108611085	16108611154	16108611223	16108611292	16108611361
16108611017	16108611086	16108611155	16108611224	16108611293	16108611362
16108611018	16108611087	16108611156	16108611225	16108611294	16108611363
16108611019	16108611088	16108611157	16108611226	16108611295	16108611364
16108611020	16108611089	16108611158	16108611227	16108611296	16108611365
16108611021	16108611090	16108611159	16108611228	16108611297	16108611366
16108611022	16108611091	16108611160	16108611229	16108611298	16108611367
16108611023	16108611092	16108611161	16108611230	16108611299	16108611368
16108611024	16108611093	16108611162	16108611231	16108611300	16108611369
16108611025	16108611094	16108611163	16108611232	16108611301	16108611370
16108611026	16108611095	16108611164	16108611233	16108611302	16108611371
16108611027	16108611096	16108611165	16108611234	16108611303	16108611372
16108611028	16108611097	16108611166	16108611235	16108611304	16108611373
16108611029	16108611098	16108611167	16108611236	16108611305	16108611374
16108611030	16108611099	16108611168	16108611237	16108611306	16108611375
16108611031	16108611100	16108611169	16108611238	16108611307	16108611376
16108611032	16108611101	16108611170	16108611239	16108611308	16108611377
16108611033	16108611102	16108611171	16108611240	16108611309	16108611378
16108611034	16108611103	16108611172	16108611241	16108611310	16108611379
16108611035	16108611104	16108611173	16108611242	16108611311	16108611380
16108611036	16108611105	16108611174	16108611243	16108611312	16108611381
16108611037	16108611106	16108611175	16108611244	16108611313	16108611382
16108611038	16108611107	16108611176	16108611245	16108611314	16108611383
16108611039	16108611108	16108611177	16108611246	16108611315	16108611384
16108611040	16108611109	16108611178	16108611247	16108611316	16108611385
16108611041	16108611110	16108611179	16108611248	16108611317	16108611386
16108611042	16108611111	16108611180	16108611249	16108611318	16108611387
16108611043	16108611112	16108611181	16108611250	16108611319	16108611388
16108611044	16108611113	16108611182	16108611251	16108611320	16108611389
16108611045	16108611114	16108611183	16108611252	16108611321	16108611390
16108611046	16108611115	16108611184	16108611253	16108611322	16108611391
16108611047	16108611116	16108611185	16108611254	16108611323	16108611392
16108611048	16108611117	16108611186	16108611255	16108611324	16108611393
16108611049	16108611118	16108611187	16108611256	16108611325	16108611394
16108611050	16108611119	16108611188	16108611257	16108611326	16108611395
16108611051	16108611120	16108611189	16108611258	16108611327	16108611396
16108611052	16108611121	16108611190	16108611259	16108611328	16108611397
16108611053	16108611122	16108611191	16108611260	16108611329	16108611398
16108611054	16108611123	16108611192	16108611261	16108611330	16108611399
16108611055	16108611124	16108611193	16108611262	16108611331	16108611400
16108611056	16108611125	16108611194	16108611263	16108611332	16108611401
16108611057	16108611126	16108611195	16108611264	16108611333	16108611402
16108611058	16108611127	16108611196	16108611265	16108611334	16108611403
16108611059	16108611128	16108611197	16108611266	16108611335	16108611404
16108611060	16108611129	16108611198	16108611267	16108611336	16108611405
16108611061	16108611130	16108611199	16108611268	16108611337	16108611406
16108611062	16108611131	16108611200	16108611269	16108611338	16108611407
16108611063	16108611132	16108611201	16108611270	16108611339	16108611408
16108611064	16108611133	16108611202	16108611271	16108611340	16108711217
16108611065	16108611134	16108611203	16108611272	16108611341	16108714322
16108611066	16108611135	16108611204	16108611273	16108611342	16109310345
16108611067	16108611136	16108611205	16108611274	16108611343	16109410385
16108611068	16108611137	16108611206	16108611275	16108611344	
16108611069	16108611138	16108611207	16108611276	16108611345	

Mobile Home Park Parcel Numbers and Names: 2

16109301005 Valley Vista Mobile Home Park 16109401002 River Oaks Mobile Home Park

Homeowner / Neighborhood Associations: 0

Town Advisory Boards: 2

Paradise Sunrise Manor

Citizens Advisory Councils: 0

Cities: 0

Military Installations: 0

Notified Parcels list for Application: WS-24-0276
Commission Meeting Date: 090424
Notification Distance: 1500 feet
List created on: 07/30/2024

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 1	5300 E Desert Inn Rd			Las Vegas	NV		89122-4034
	River Oaks Mobile Home Park	Resident Space # 2	5300 E Desert Inn Rd			Las Vegas	NV		89122-4034
	River Oaks Mobile Home Park	Resident Space # 3	5300 E Desert Inn Rd			Las Vegas	NV		89122-4034
	River Oaks Mobile Home Park	Resident Space # 4	5300 E Desert Inn Rd			Las Vegas	NV		89122-4034
	River Oaks Mobile Home Park	Resident Space # 5	5300 E Desert Inn Rd			Las Vegas	NV		89122-4034
	River Oaks Mobile Home Park	Resident Space # 6	5300 E Desert Inn Rd			Las Vegas	NV		89122-4034
	River Oaks Mobile Home Park	Resident Space # 7	5300 E Desert Inn Rd			Las Vegas	NV		89122-4034
	River Oaks Mobile Home Park	Resident Space # 8	5300 E Desert Inn Rd			Las Vegas	NV		89122-4034
	River Oaks Mobile Home Park	Resident Space # 9	5300 E Desert Inn Rd			Las Vegas	NV		89122-4034
	River Oaks Mobile Home Park	Resident Space # 10	5300 E Desert Inn Rd			Las Vegas	NV		89122-4034
	River Oaks Mobile Home Park	Resident Space # 11	5300 E Desert Inn Rd			Las Vegas	NV		89122-4079
	River Oaks Mobile Home Park	Resident Space # 12	5300 E Desert Inn Rd			Las Vegas	NV		89122-4079
	River Oaks Mobile Home Park	Resident Space # 13	5300 E Desert Inn Rd			Las Vegas	NV		89122-4079
	River Oaks Mobile Home Park	Resident Space # 14	5300 E Desert Inn Rd			Las Vegas	NV		89122-4079
	River Oaks Mobile Home Park	Resident Space # 15	5300 E Desert Inn Rd			Las Vegas	NV		89122-4079
	River Oaks Mobile Home Park	Resident Space # 16	5300 E Desert Inn Rd			Las Vegas	NV		89122-4079
	River Oaks Mobile Home Park	Resident Space # 17	5300 E Desert Inn Rd			Las Vegas	NV		89122-4079
	River Oaks Mobile Home Park	Resident Space # 18	5300 E Desert Inn Rd			Las Vegas	NV		89122-4079
	River Oaks Mobile Home Park	Resident Space # 19	5300 E Desert Inn Rd			Las Vegas	NV		89122-4079
	River Oaks Mobile Home Park	Resident Space # 20	5300 E Desert Inn Rd			Las Vegas	NV		89122-4079
	River Oaks Mobile Home Park	Resident Space # 21	5300 E Desert Inn Rd			Las Vegas	NV		89122-4081
	River Oaks Mobile Home Park	Resident Space # 22	5300 E Desert Inn Rd			Las Vegas	NV		89122-4081
	River Oaks Mobile Home Park	Resident Space # 23	5300 E Desert Inn Rd			Las Vegas	NV		89122-4081

PPLRL_1501

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 24	5300 E Desert Inn Rd			Las Vegas	NV		89122-4081
	River Oaks Mobile Home Park	Resident Space # 25	5300 E Desert Inn Rd			Las Vegas	NV		89122-4081
	River Oaks Mobile Home Park	Resident Space # 26	5300 E Desert Inn Rd			Las Vegas	NV		89122-4081
	River Oaks Mobile Home Park	Resident Space # 27	5300 E Desert Inn Rd			Las Vegas	NV		89122-4081
	River Oaks Mobile Home Park	Resident Space # 28	5300 E Desert Inn Rd			Las Vegas	NV		89122-4081
	River Oaks Mobile Home Park	Resident Space # 29	5300 E Desert Inn Rd			Las Vegas	NV		89122-4081
	River Oaks Mobile Home Park	Resident Space # 30	5300 E Desert Inn Rd			Las Vegas	NV		89122-4081
	River Oaks Mobile Home Park	Resident Space # 31	5300 E Desert Inn Rd			Las Vegas	NV		89122-4082
	River Oaks Mobile Home Park	Resident Space # 32	5300 E Desert Inn Rd			Las Vegas	NV		89122-4082
	River Oaks Mobile Home Park	Resident Space # 33	5300 E Desert Inn Rd			Las Vegas	NV		89122-4082
	River Oaks Mobile Home Park	Resident Space # 34	5300 E Desert Inn Rd			Las Vegas	NV		89122-4082
	River Oaks Mobile Home Park	Resident Space # 35	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 36	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 37	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 38	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 39	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 40	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 41	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 42	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 43	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 44	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 45	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 46	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 47	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 48	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 49	5300 E Desert Inn Rd			Las Vegas	NV		89122-4083
	River Oaks Mobile Home Park	Resident Space # 50	5300 E Desert Inn Rd			Las Vegas	NV		89122-4083
	River Oaks Mobile Home Park	Resident Space # 51	5300 E Desert Inn Rd			Las Vegas	NV		89122-4083

PPLRL_1502

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 52	5300 E Desert Inn Rd			Las Vegas	NV		89122-4083
	River Oaks Mobile Home Park	Resident Space # 53	5300 E Desert Inn Rd			Las Vegas	NV		89122-4083
	River Oaks Mobile Home Park	Resident Space # 54	5300 E Desert Inn Rd			Las Vegas	NV		89122-4083
	River Oaks Mobile Home Park	Resident Space # 55	5300 E Desert Inn Rd			Las Vegas	NV		89122-4083
	River Oaks Mobile Home Park	Resident Space # 56	5300 E Desert Inn Rd			Las Vegas	NV		89122-4083
	River Oaks Mobile Home Park	Resident Space # 57	5300 E Desert Inn Rd			Las Vegas	NV		89122-4083
	River Oaks Mobile Home Park	Resident Space # 58	5300 E Desert Inn Rd			Las Vegas	NV		89122-4083
	River Oaks Mobile Home Park	Resident Space # 59	5300 E Desert Inn Rd			Las Vegas	NV		89122-4084
	River Oaks Mobile Home Park	Resident Space # 60	5300 E Desert Inn Rd			Las Vegas	NV		89122-4084
	River Oaks Mobile Home Park	Resident Space # 61	5300 E Desert Inn Rd			Las Vegas	NV		89122-4084
	River Oaks Mobile Home Park	Resident Space # 62	5300 E Desert Inn Rd			Las Vegas	NV		89122-4084
	River Oaks Mobile Home Park	Resident Space # 63	5300 E Desert Inn Rd			Las Vegas	NV		89122-4084
	River Oaks Mobile Home Park	Resident Space # 64	5300 E Desert Inn Rd			Las Vegas	NV		89122-4084
	River Oaks Mobile Home Park	Resident Space # 65	5300 E Desert Inn Rd			Las Vegas	NV		89122-4084
	River Oaks Mobile Home Park	Resident Space # 66	5300 E Desert Inn Rd			Las Vegas	NV		89122-4084
	River Oaks Mobile Home Park	Resident Space # 67	5300 E Desert Inn Rd			Las Vegas	NV		89122-4084
	River Oaks Mobile Home Park	Resident Space # 68	5300 E Desert Inn Rd			Las Vegas	NV		89122-4084
	River Oaks Mobile Home Park	Resident Space # 69	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 70	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 71	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 72	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 73	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 74	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 75	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 76	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 77	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 78	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 79	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076

PPLRL_1503

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 80	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 81	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 82	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 83	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 84	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 85	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 86	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 87	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 88	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 89	5300 E Desert Inn Rd			Las Vegas	NV		89122-4096
	River Oaks Mobile Home Park	Resident Space # 90	5300 E Desert Inn Rd			Las Vegas	NV		89122-4096
	River Oaks Mobile Home Park	Resident Space # 91	5300 E Desert Inn Rd			Las Vegas	NV		89122-4096
	River Oaks Mobile Home Park	Resident Space # 92	5300 E Desert Inn Rd			Las Vegas	NV		89122-4096
	River Oaks Mobile Home Park	Resident Space # 93	5300 E Desert Inn Rd			Las Vegas	NV		89122-4096
	River Oaks Mobile Home Park	Resident Space # 94	5300 E Desert Inn Rd			Las Vegas	NV		89122-4096
	River Oaks Mobile Home Park	Resident Space # 95	5300 E Desert Inn Rd			Las Vegas	NV		89122-4096
	River Oaks Mobile Home Park	Resident Space # 96	5300 E Desert Inn Rd			Las Vegas	NV		89122-4096
	River Oaks Mobile Home Park	Resident Space # 97	5300 E Desert Inn Rd			Las Vegas	NV		89122-4096
	River Oaks Mobile Home Park	Resident Space # 98	5300 E Desert Inn Rd			Las Vegas	NV		89122-4096
	River Oaks Mobile Home Park	Resident Space # 99	5300 E Desert Inn Rd			Las Vegas	NV		89122-4097
	River Oaks Mobile Home Park	Resident Space # 100	5300 E Desert Inn Rd			Las Vegas	NV		89122-4097
	River Oaks Mobile Home Park	Resident Space # 101	5300 E Desert Inn Rd			Las Vegas	NV		89122-4097
	River Oaks Mobile Home Park	Resident Space # 102	5300 E Desert Inn Rd			Las Vegas	NV		89122-4097
	River Oaks Mobile Home Park	Resident Space # 103	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 104	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 105	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 106	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 107	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037

PPLRL_1504

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 108	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 109	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 110	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 111	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 112	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 113	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 114	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 115	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 116	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 117	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 118	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 119	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 120	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 121	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 122	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 123	5300 E Desert Inn Rd			Las Vegas	NV		89122-4085
	River Oaks Mobile Home Park	Resident Space # 124	5300 E Desert Inn Rd			Las Vegas	NV		89122-4085
	River Oaks Mobile Home Park	Resident Space # 125	5300 E Desert Inn Rd			Las Vegas	NV		89122-4250
	River Oaks Mobile Home Park	Resident Space # 126	5300 E Desert Inn Rd			Las Vegas	NV		89122-4250
	River Oaks Mobile Home Park	Resident Space # 127	5300 E Desert Inn Rd			Las Vegas	NV		89122-4221
	River Oaks Mobile Home Park	Resident Space # 128	5300 E Desert Inn Rd			Las Vegas	NV		89122-4221
	River Oaks Mobile Home Park	Resident Space # 129	5300 E Desert Inn Rd			Las Vegas	NV		89122-4221
	River Oaks Mobile Home Park	Resident Space # 130	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 131	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 132	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 133	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 134	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 135	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038

PPLRL_1505

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 136	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 137	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 138	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 139	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 140	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 141	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 142	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 143	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 144	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 145	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 146	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 147	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 148	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 149	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 150	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 151	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 152	5300 E Desert Inn Rd			Las Vegas	NV		89122-4222
	River Oaks Mobile Home Park	Resident Space # 153	5300 E Desert Inn Rd			Las Vegas	NV		89122-4222
	River Oaks Mobile Home Park	Resident Space # 154	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 155	5300 E Desert Inn Rd			Las Vegas	NV		89122-4039
	River Oaks Mobile Home Park	Resident Space # 156	5300 E Desert Inn Rd			Las Vegas	NV		89122-4039
	River Oaks Mobile Home Park	Resident Space # 157	5300 E Desert Inn Rd			Las Vegas	NV		89122-4039
	River Oaks Mobile Home Park	Resident Space # 158	5300 E Desert Inn Rd			Las Vegas	NV		89122-4039
	River Oaks Mobile Home Park	Resident Space # 159	5300 E Desert Inn Rd			Las Vegas	NV		89122-4039
	River Oaks Mobile Home Park	Resident Space # 160	5300 E Desert Inn Rd			Las Vegas	NV		89122-4039
	River Oaks Mobile Home Park	Resident Space # 161	5300 E Desert Inn Rd			Las Vegas	NV		89122-4039
	River Oaks Mobile Home Park	Resident Space # 162	5300 E Desert Inn Rd			Las Vegas	NV		89122-4039
	River Oaks Mobile Home Park	Resident Space # 163	5300 E Desert Inn Rd			Las Vegas	NV		89122-4039

PPLRL_1506

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 164	5300 E Desert Inn Rd			Las Vegas	NV		89122-4039
	River Oaks Mobile Home Park	Resident Space # 165	5300 E Desert Inn Rd			Las Vegas	NV		89122-4087
	River Oaks Mobile Home Park	Resident Space # 166	5300 E Desert Inn Rd			Las Vegas	NV		89122-4087
	River Oaks Mobile Home Park	Resident Space # 167	5300 E Desert Inn Rd			Las Vegas	NV		89122-4087
	River Oaks Mobile Home Park	Resident Space # 168	5300 E Desert Inn Rd			Las Vegas	NV		89122-4087
	River Oaks Mobile Home Park	Resident Space # 169	5300 E Desert Inn Rd			Las Vegas	NV		89122-4087
	River Oaks Mobile Home Park	Resident Space # 170	5300 E Desert Inn Rd			Las Vegas	NV		89122-4087
	River Oaks Mobile Home Park	Resident Space # 171	5300 E Desert Inn Rd			Las Vegas	NV		89122-4087
	River Oaks Mobile Home Park	Resident Space # 172	5300 E Desert Inn Rd			Las Vegas	NV		89122-4087
	River Oaks Mobile Home Park	Resident Space # 173	5300 E Desert Inn Rd			Las Vegas	NV		89122-4087
	River Oaks Mobile Home Park	Resident Space # 174	5300 E Desert Inn Rd			Las Vegas	NV		89122-4087
	River Oaks Mobile Home Park	Resident Space # 175	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 176	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 177	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 178	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 179	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 180	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 181	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 182	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 183	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 184	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 185	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 186	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 187	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 188	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 189	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 190	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 191	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040

PPLRL_1507

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 192	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 193	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 194	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 195	5300 E Desert Inn Rd			Las Vegas	NV		89122-4088
	River Oaks Mobile Home Park	Resident Space # 196	5300 E Desert Inn Rd			Las Vegas	NV		89122-4088
	River Oaks Mobile Home Park	Resident Space # 197	5300 E Desert Inn Rd			Las Vegas	NV		89122-4088
	River Oaks Mobile Home Park	Resident Space # 198	5300 E Desert Inn Rd			Las Vegas	NV		89122-4088
	River Oaks Mobile Home Park	Resident Space # 199	5300 E Desert Inn Rd			Las Vegas	NV		89122-4088
	River Oaks Mobile Home Park	Resident Space # 200	5300 E Desert Inn Rd			Las Vegas	NV		89122-4088
	River Oaks Mobile Home Park	Resident Space # 201	5300 E Desert Inn Rd			Las Vegas	NV		89122-4088
	River Oaks Mobile Home Park	Resident Space # 202	5300 E Desert Inn Rd			Las Vegas	NV		89122-4223
	River Oaks Mobile Home Park	Resident Space # 203	5300 E Desert Inn Rd			Las Vegas	NV		89122-4223
	River Oaks Mobile Home Park	Resident Space # 204	5300 E Desert Inn Rd			Las Vegas	NV		89122-4074
	River Oaks Mobile Home Park	Resident Space # 205	5300 E Desert Inn Rd			Las Vegas	NV		89122-4074
	River Oaks Mobile Home Park	Resident Space # 206	5300 E Desert Inn Rd			Las Vegas	NV		89122-4074
	River Oaks Mobile Home Park	Resident Space # 207	5300 E Desert Inn Rd			Las Vegas	NV		89122-4074
	River Oaks Mobile Home Park	Resident Space # 208	5300 E Desert Inn Rd			Las Vegas	NV		89122-4074
	River Oaks Mobile Home Park	Resident Space # 209	5300 E Desert Inn Rd			Las Vegas	NV		89122-4074
	River Oaks Mobile Home Park	Resident Space # 210	5300 E Desert Inn Rd			Las Vegas	NV		89122-4074
	River Oaks Mobile Home Park	Resident Space # 211	5300 E Desert Inn Rd			Las Vegas	NV		89122-4074
	River Oaks Mobile Home Park	Resident Space # 212	5300 E Desert Inn Rd			Las Vegas	NV		89122-4093
	River Oaks Mobile Home Park	Resident Space # 213	5300 E Desert Inn Rd			Las Vegas	NV		89122-4093
	River Oaks Mobile Home Park	Resident Space # 214	5300 E Desert Inn Rd			Las Vegas	NV		89122-4093
	River Oaks Mobile Home Park	Resident Space # 215	5300 E Desert Inn Rd			Las Vegas	NV		89122-4093
	River Oaks Mobile Home Park	Resident Space # 216	5300 E Desert Inn Rd			Las Vegas	NV		89122-4093
	River Oaks Mobile Home Park	Resident Space # 217	5300 E Desert Inn Rd			Las Vegas	NV		89122-4093
	River Oaks Mobile Home Park	Resident Space # 218	5300 E Desert Inn Rd			Las Vegas	NV		89122-4093
	River Oaks Mobile Home Park	Resident Space # 219	5300 E Desert Inn Rd			Las Vegas	NV		89122-4093

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 220	5300 E Desert Inn Rd			Las Vegas	NV		89122-4093
	River Oaks Mobile Home Park	Resident Space # 221	5300 E Desert Inn Rd			Las Vegas	NV		89122-4093
	River Oaks Mobile Home Park	Resident Space # 222	5300 E Desert Inn Rd			Las Vegas	NV		89122-4094
	River Oaks Mobile Home Park	Resident Space # 223	5300 E Desert Inn Rd			Las Vegas	NV		89122-4094
	River Oaks Mobile Home Park	Resident Space # 224	5300 E Desert Inn Rd			Las Vegas	NV		89122-4094
	River Oaks Mobile Home Park	Resident Space # 225	5300 E Desert Inn Rd			Las Vegas	NV		89122-4074
	River Oaks Mobile Home Park	Resident Space # 226	5300 E Desert Inn Rd			Las Vegas	NV		89122-4074
	River Oaks Mobile Home Park	Resident Space # 227	5300 E Desert Inn Rd			Las Vegas	NV		89122-4224
	River Oaks Mobile Home Park	Resident Space # 228	5300 E Desert Inn Rd			Las Vegas	NV		89122-4224
	River Oaks Mobile Home Park	Resident Space # 229	5300 E Desert Inn Rd			Las Vegas	NV		89122-4056
	River Oaks Mobile Home Park	Resident Space # 230	5300 E Desert Inn Rd			Las Vegas	NV		89122-4056
	River Oaks Mobile Home Park	Resident Space # 231	5300 E Desert Inn Rd			Las Vegas	NV		89122-4056
	River Oaks Mobile Home Park	Resident Space # 232	5300 E Desert Inn Rd			Las Vegas	NV		89122-4056
	River Oaks Mobile Home Park	Resident Space # 233	5300 E Desert Inn Rd			Las Vegas	NV		89122-4056
	River Oaks Mobile Home Park	Resident Space # 234	5300 E Desert Inn Rd			Las Vegas	NV		89122-4056
	River Oaks Mobile Home Park	Resident Space # 235	5300 E Desert Inn Rd			Las Vegas	NV		89122-4056
	River Oaks Mobile Home Park	Resident Space # 236	5300 E Desert Inn Rd			Las Vegas	NV		89122-4056
	River Oaks Mobile Home Park	Resident Space # 237	5300 E Desert Inn Rd			Las Vegas	NV		89122-4056
	River Oaks Mobile Home Park	Resident Space # 238	5300 E Desert Inn Rd			Las Vegas	NV		89122-4056
	River Oaks Mobile Home Park	Resident Space # 239	5300 E Desert Inn Rd			Las Vegas	NV		89122-4089
	River Oaks Mobile Home Park	Resident Space # 240	5300 E Desert Inn Rd			Las Vegas	NV		89122-4089
	River Oaks Mobile Home Park	Resident Space # 241	5300 E Desert Inn Rd			Las Vegas	NV		89122-4089
	River Oaks Mobile Home Park	Resident Space # 242	5300 E Desert Inn Rd			Las Vegas	NV		89122-4089
	River Oaks Mobile Home Park	Resident Space # 243	5300 E Desert Inn Rd			Las Vegas	NV		89122-4089
	River Oaks Mobile Home Park	Resident Space # 244	5300 E Desert Inn Rd			Las Vegas	NV		89122-4089
	River Oaks Mobile Home Park	Resident Space # 245	5300 E Desert Inn Rd			Las Vegas	NV		89122-4089
	River Oaks Mobile Home Park	Resident Space # 246	5300 E Desert Inn Rd			Las Vegas	NV		89122-4089
	River Oaks Mobile Home Park	Resident Space # 247	5300 E Desert Inn Rd			Las Vegas	NV		89122-4089

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 248	5300 E Desert Inn Rd			Las Vegas	NV		89122-4089
	River Oaks Mobile Home Park	Resident Space # 249	5300 E Desert Inn Rd			Las Vegas	NV		89122-4090
	River Oaks Mobile Home Park	Resident Space # 250	5300 E Desert Inn Rd			Las Vegas	NV		89122-4090
	River Oaks Mobile Home Park	Resident Space # 251	5300 E Desert Inn Rd			Las Vegas	NV		89122-4090
	River Oaks Mobile Home Park	Resident Space # 252	5300 E Desert Inn Rd			Las Vegas	NV		89122-4090
	River Oaks Mobile Home Park	Resident Space # 253	5300 E Desert Inn Rd			Las Vegas	NV		89122-4090
	River Oaks Mobile Home Park	Resident Space # 254	5300 E Desert Inn Rd			Las Vegas	NV		89122-4090
	River Oaks Mobile Home Park	Resident Space # 255	5300 E Desert Inn Rd			Las Vegas	NV		89122-4090
	River Oaks Mobile Home Park	Resident Space # 256	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 257	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 258	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 259	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 260	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 261	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 262	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 263	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 264	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 265	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 266	5300 E Desert Inn Rd			Las Vegas	NV		89122-4091
	River Oaks Mobile Home Park	Resident Space # 267	5300 E Desert Inn Rd			Las Vegas	NV		89122-4091
	River Oaks Mobile Home Park	Resident Space # 268	5300 E Desert Inn Rd			Las Vegas	NV		89122-4091
	River Oaks Mobile Home Park	Resident Space # 269	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 270	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 271	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 272	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 273	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 274	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 275	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 276	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 277	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 278	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 279	5300 E Desert Inn Rd			Las Vegas	NV		89122-4217
	River Oaks Mobile Home Park	Resident Space # 280	5300 E Desert Inn Rd			Las Vegas	NV		89122-4217
	River Oaks Mobile Home Park	Resident Space # 281	5300 E Desert Inn Rd			Las Vegas	NV		89122-4092
	River Oaks Mobile Home Park	Resident Space # 282	5300 E Desert Inn Rd			Las Vegas	NV		89122-4092
	River Oaks Mobile Home Park	Resident Space # 283	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 284	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 285	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 286	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 287	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 288	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 289	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 290	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 291	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 292	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 293	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 294	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 295	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 296	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 297	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 298	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 299	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 300	5300 E Desert Inn Rd			Las Vegas	NV		89122-4095
	River Oaks Mobile Home Park	Resident Space # 301	5300 E Desert Inn Rd			Las Vegas	NV		89122-4095
	River Oaks Mobile Home Park	Resident Space # 302	5300 E Desert Inn Rd			Las Vegas	NV		89122-4095
	River Oaks Mobile Home Park	Resident Space # 303	5300 E Desert Inn Rd			Las Vegas	NV		89122-4095

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 304	5300 E Desert Inn Rd			Las Vegas	NV		89122-4095
	River Oaks Mobile Home Park	Resident Space # 305	5300 E Desert Inn Rd			Las Vegas	NV		89122-4095
	River Oaks Mobile Home Park	Resident Space # 306	5300 E Desert Inn Rd			Las Vegas	NV		89122-4095
	Valley Vista Mobile Home Park	Resident Space # 1	3001 Cabana Dr			Las Vegas	NV		89122-4062
	Valley Vista Mobile Home Park	Resident Space # 2	3001 Cabana Dr			Las Vegas	NV		89122-4062
	Valley Vista Mobile Home Park	Resident Space # 3	3001 Cabana Dr			Las Vegas	NV		89122-4062
	Valley Vista Mobile Home Park	Resident Space # 4	3001 Cabana Dr			Las Vegas	NV		89122-4062
	Valley Vista Mobile Home Park	Resident Space # 5	3001 Cabana Dr			Las Vegas	NV		89122-4062
	Valley Vista Mobile Home Park	Resident Space # 6	3001 Cabana Dr			Las Vegas	NV		89122-4062
	Valley Vista Mobile Home Park	Resident Space # 7	3001 Cabana Dr			Las Vegas	NV		89122-4062
	Valley Vista Mobile Home Park	Resident Space # 8	3001 Cabana Dr			Las Vegas	NV		89122-4062
	Valley Vista Mobile Home Park	Resident Space # 9	3001 Cabana Dr			Las Vegas	NV		89122-4062
	Valley Vista Mobile Home Park	Resident Space # 10	3001 Cabana Dr			Las Vegas	NV		89122-4062
	Valley Vista Mobile Home Park	Resident Space # 11	3001 Cabana Dr			Las Vegas	NV		89122-4098
	Valley Vista Mobile Home Park	Resident Space # 12	3001 Cabana Dr			Las Vegas	NV		89122-4098
	Valley Vista Mobile Home Park	Resident Space # 13	3001 Cabana Dr			Las Vegas	NV		89122-4098
	Valley Vista Mobile Home Park	Resident Space # 14	3001 Cabana Dr			Las Vegas	NV		89122-4098
	Valley Vista Mobile Home Park	Resident Space # 15	3001 Cabana Dr			Las Vegas	NV		89122-4098
	Valley Vista Mobile Home Park	Resident Space # 16	3001 Cabana Dr			Las Vegas	NV		89122-4098
	Valley Vista Mobile Home Park	Resident Space # 17	3001 Cabana Dr			Las Vegas	NV		89122-4098
	Valley Vista Mobile Home Park	Resident Space # 18	3001 Cabana Dr			Las Vegas	NV		89122-4098
	Valley Vista Mobile Home Park	Resident Space # 19	3001 Cabana Dr			Las Vegas	NV		89122-4098
	Valley Vista Mobile Home Park	Resident Space # 20	3001 Cabana Dr			Las Vegas	NV		89122-4098
	Valley Vista Mobile Home Park	Resident Space # 21	3001 Cabana Dr			Las Vegas	NV		89122-4099
	Valley Vista Mobile Home Park	Resident Space # 22	3001 Cabana Dr			Las Vegas	NV		89122-4099
	Valley Vista Mobile Home Park	Resident Space # 23	3001 Cabana Dr			Las Vegas	NV		89122-4099
	Valley Vista Mobile Home Park	Resident Space # 24	3001 Cabana Dr			Las Vegas	NV		89122-4099
	Valley Vista Mobile Home Park	Resident Space # 25	3001 Cabana Dr			Las Vegas	NV		89122-4099

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	Valley Vista Mobile Home Park	Resident Space # 26	3001 Cabana Dr			Las Vegas	NV		89122-4099
	Valley Vista Mobile Home Park	Resident Space # 27	3001 Cabana Dr			Las Vegas	NV		89122-4099
	Valley Vista Mobile Home Park	Resident Space # 28	3001 Cabana Dr			Las Vegas	NV		89122-4099
	Valley Vista Mobile Home Park	Resident Space # 29	3001 Cabana Dr			Las Vegas	NV		89122-4099
	Valley Vista Mobile Home Park	Resident Space # 30	3001 Cabana Dr			Las Vegas	NV		89122-4099
	Valley Vista Mobile Home Park	Resident Space # 31	3001 Cabana Dr			Las Vegas	NV		89122-4200
	Valley Vista Mobile Home Park	Resident Space # 32	3001 Cabana Dr			Las Vegas	NV		89122-4200
	Valley Vista Mobile Home Park	Resident Space # 33	3001 Cabana Dr			Las Vegas	NV		89122-4200
	Valley Vista Mobile Home Park	Resident Space # 34	3001 Cabana Dr			Las Vegas	NV		89122-4200
	Valley Vista Mobile Home Park	Resident Space # 35	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 36	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 37	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 38	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 39	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 40	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 41	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 42	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 43	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 44	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 45	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 46	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 47	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 48	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 49	3001 Cabana Dr			Las Vegas	NV		89122-4201
	Valley Vista Mobile Home Park	Resident Space # 50	3001 Cabana Dr			Las Vegas	NV		89122-4201
	Valley Vista Mobile Home Park	Resident Space # 51	3001 Cabana Dr			Las Vegas	NV		89122-4201
	Valley Vista Mobile Home Park	Resident Space # 52	3001 Cabana Dr			Las Vegas	NV		89122-4201
	Valley Vista Mobile Home Park	Resident Space # 53	3001 Cabana Dr			Las Vegas	NV		89122-4201

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	Valley Vista Mobile Home Park	Resident Space # 54	3001 Cabana Dr			Las Vegas	NV		89122-4201
	Valley Vista Mobile Home Park	Resident Space # 55	3001 Cabana Dr			Las Vegas	NV		89122-4201
	Valley Vista Mobile Home Park	Resident Space # 56	3001 Cabana Dr			Las Vegas	NV		89122-4201
	Valley Vista Mobile Home Park	Resident Space # 57	3001 Cabana Dr			Las Vegas	NV		89122-4201
	Valley Vista Mobile Home Park	Resident Space # 58	3001 Cabana Dr			Las Vegas	NV		89122-4201
	Valley Vista Mobile Home Park	Resident Space # 59	3001 Cabana Dr			Las Vegas	NV		89122-4202
	Valley Vista Mobile Home Park	Resident Space # 60	3001 Cabana Dr			Las Vegas	NV		89122-4202
	Valley Vista Mobile Home Park	Resident Space # 61	3001 Cabana Dr			Las Vegas	NV		89122-4202
	Valley Vista Mobile Home Park	Resident Space # 62	3001 Cabana Dr			Las Vegas	NV		89122-4202
	Valley Vista Mobile Home Park	Resident Space # 63	3001 Cabana Dr			Las Vegas	NV		89122-4202
	Valley Vista Mobile Home Park	Resident Space # 64	3001 Cabana Dr			Las Vegas	NV		89122-4202
	Valley Vista Mobile Home Park	Resident Space # 65	3001 Cabana Dr			Las Vegas	NV		89122-4202
	Valley Vista Mobile Home Park	Resident Space # 66	3001 Cabana Dr			Las Vegas	NV		89122-4202
	Valley Vista Mobile Home Park	Resident Space # 67	3001 Cabana Dr			Las Vegas	NV		89122-4202
	Valley Vista Mobile Home Park	Resident Space # 68	3001 Cabana Dr			Las Vegas	NV		89122-4202
	Valley Vista Mobile Home Park	Resident Space # 69	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 70	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 71	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 72	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 73	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 74	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 75	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 76	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 77	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 78	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 79	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 80	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 81	3001 Cabana Dr			Las Vegas	NV		89122-4064

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	Valley Vista Mobile Home Park	Resident Space # 82	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 83	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 84	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 85	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 86	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 87	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 88	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 89	3001 Cabana Dr			Las Vegas	NV		89122-4203
	Valley Vista Mobile Home Park	Resident Space # 90	3001 Cabana Dr			Las Vegas	NV		89122-4203
	Valley Vista Mobile Home Park	Resident Space # 91	3001 Cabana Dr			Las Vegas	NV		89122-4203
	Valley Vista Mobile Home Park	Resident Space # 92	3001 Cabana Dr			Las Vegas	NV		89122-4203
	Valley Vista Mobile Home Park	Resident Space # 93	3001 Cabana Dr			Las Vegas	NV		89122-4203
	Valley Vista Mobile Home Park	Resident Space # 94	3001 Cabana Dr			Las Vegas	NV		89122-4203
	Valley Vista Mobile Home Park	Resident Space # 95	3001 Cabana Dr			Las Vegas	NV		89122-4203
	Valley Vista Mobile Home Park	Resident Space # 96	3001 Cabana Dr			Las Vegas	NV		89122-4203
	Valley Vista Mobile Home Park	Resident Space # 97	3001 Cabana Dr			Las Vegas	NV		89122-4203
	Valley Vista Mobile Home Park	Resident Space # 98	3001 Cabana Dr			Las Vegas	NV		89122-4203
	Valley Vista Mobile Home Park	Resident Space # 99	3001 Cabana Dr			Las Vegas	NV		89122-4204
	Valley Vista Mobile Home Park	Resident Space # 100	3001 Cabana Dr			Las Vegas	NV		89122-4204
	Valley Vista Mobile Home Park	Resident Space # 101	3001 Cabana Dr			Las Vegas	NV		89122-4204
	Valley Vista Mobile Home Park	Resident Space # 102	3001 Cabana Dr			Las Vegas	NV		89122-4204
	Valley Vista Mobile Home Park	Resident Space # 103	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 104	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 105	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 106	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 107	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 108	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 109	3001 Cabana Dr			Las Vegas	NV		89122-4065

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	Valley Vista Mobile Home Park	Resident Space # 110	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 111	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 112	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 113	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 114	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 115	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 116	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 117	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 118	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 119	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 120	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 121	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 122	3001 Cabana Dr			Las Vegas	NV		89122-4205
	Valley Vista Mobile Home Park	Resident Space # 123	3001 Cabana Dr			Las Vegas	NV		89122-4205
	Valley Vista Mobile Home Park	Resident Space # 124	3001 Cabana Dr			Las Vegas	NV		89122-4205
	Valley Vista Mobile Home Park	Resident Space # 125	3001 Cabana Dr			Las Vegas	NV		89122-4251
	Valley Vista Mobile Home Park	Resident Space # 126	3001 Cabana Dr			Las Vegas	NV		89122-4251
	Valley Vista Mobile Home Park	Resident Space # 127	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 128	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 129	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 130	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 131	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 132	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 133	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 134	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 135	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 136	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 137	3001 Cabana Dr			Las Vegas	NV		89122-4206

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	Valley Vista Mobile Home Park	Resident Space # 138	3001 Cabana Dr			Las Vegas	NV		89122-4206
	Valley Vista Mobile Home Park	Resident Space # 139	3001 Cabana Dr			Las Vegas	NV		89122-4206
	Valley Vista Mobile Home Park	Resident Space # 140	3001 Cabana Dr			Las Vegas	NV		89122-4206
	Valley Vista Mobile Home Park	Resident Space # 141	3001 Cabana Dr			Las Vegas	NV		89122-4206
	Valley Vista Mobile Home Park	Resident Space # 142	3001 Cabana Dr			Las Vegas	NV		89122-4206
	Valley Vista Mobile Home Park	Resident Space # 143	3001 Cabana Dr			Las Vegas	NV		89122-4206
	Valley Vista Mobile Home Park	Resident Space # 144	3001 Cabana Dr			Las Vegas	NV		89122-4206
	Valley Vista Mobile Home Park	Resident Space # 145	3001 Cabana Dr			Las Vegas	NV		89122-4206
	Valley Vista Mobile Home Park	Resident Space # 146	3001 Cabana Dr			Las Vegas	NV		89122-4206
	Valley Vista Mobile Home Park	Resident Space # 147	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 148	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 149	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 150	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 151	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 152	3001 Cabana Dr			Las Vegas	NV		89122-4225
	Valley Vista Mobile Home Park	Resident Space # 153	3001 Cabana Dr			Las Vegas	NV		89122-4225
	Valley Vista Mobile Home Park	Resident Space # 154	3001 Cabana Dr			Las Vegas	NV		89122-4225
	Valley Vista Mobile Home Park	Resident Space # 155	3001 Cabana Dr			Las Vegas	NV		89122-4225
	Valley Vista Mobile Home Park	Resident Space # 156	3001 Cabana Dr			Las Vegas	NV		89122-4225
	Valley Vista Mobile Home Park	Resident Space # 157	3001 Cabana Dr			Las Vegas	NV		89122-4225
	Valley Vista Mobile Home Park	Resident Space # 158	3001 Cabana Dr			Las Vegas	NV		89122-4225
	Valley Vista Mobile Home Park	Resident Space # 159	3001 Cabana Dr			Las Vegas	NV		89122-4067
	Valley Vista Mobile Home Park	Resident Space # 160	3001 Cabana Dr			Las Vegas	NV		89122-4067
	Valley Vista Mobile Home Park	Resident Space # 161	3001 Cabana Dr			Las Vegas	NV		89122-4067
	Valley Vista Mobile Home Park	Resident Space # 162	3001 Cabana Dr			Las Vegas	NV		89122-4067
	Valley Vista Mobile Home Park	Resident Space # 163	3001 Cabana Dr			Las Vegas	NV		89122-4067
	Valley Vista Mobile Home Park	Resident Space # 164	3001 Cabana Dr			Las Vegas	NV		89122-4067
	Valley Vista Mobile Home Park	Resident Space # 165	3001 Cabana Dr			Las Vegas	NV		89122-4207

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	Valley Vista Mobile Home Park	Resident Space # 166	3001 Cabana Dr			Las Vegas	NV		89122-4207
	Valley Vista Mobile Home Park	Resident Space # 167	3001 Cabana Dr			Las Vegas	NV		89122-4207
	Valley Vista Mobile Home Park	Resident Space # 168	3001 Cabana Dr			Las Vegas	NV		89122-4207
	Valley Vista Mobile Home Park	Resident Space # 169	3001 Cabana Dr			Las Vegas	NV		89122-4207
	Valley Vista Mobile Home Park	Resident Space # 170	3001 Cabana Dr			Las Vegas	NV		89122-4207
	Valley Vista Mobile Home Park	Resident Space # 171	3001 Cabana Dr			Las Vegas	NV		89122-4207
	Valley Vista Mobile Home Park	Resident Space # 172	3001 Cabana Dr			Las Vegas	NV		89122-4207
	Valley Vista Mobile Home Park	Resident Space # 173	3001 Cabana Dr			Las Vegas	NV		89122-4207
	Valley Vista Mobile Home Park	Resident Space # 174	3001 Cabana Dr			Las Vegas	NV		89122-4207
	Valley Vista Mobile Home Park	Resident Space # 175	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 176	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 177	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 178	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 179	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 180	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 181	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 182	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 183	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 184	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 185	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 186	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 187	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 188	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 189	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 190	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 191	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 192	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 193	3001 Cabana Dr			Las Vegas	NV		89122-4068

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	Valley Vista Mobile Home Park	Resident Space # 194	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 195	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 196	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 197	3001 Cabana Dr			Las Vegas	NV		89122-4209
	Valley Vista Mobile Home Park	Resident Space # 198	3001 Cabana Dr			Las Vegas	NV		89122-4209
	Valley Vista Mobile Home Park	Resident Space # 199	3001 Cabana Dr			Las Vegas	NV		89122-4209
	Valley Vista Mobile Home Park	Resident Space # 200	3001 Cabana Dr			Las Vegas	NV		89122-4209
	Valley Vista Mobile Home Park	Resident Space # 201	3001 Cabana Dr			Las Vegas	NV		89122-4209
	Valley Vista Mobile Home Park	Resident Space # 202	3001 Cabana Dr			Las Vegas	NV		89122-4226
	Valley Vista Mobile Home Park	Resident Space # 203	3001 Cabana Dr			Las Vegas	NV		89122-4226
	Valley Vista Mobile Home Park	Resident Space # 204	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 205	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 206	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 207	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 208	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 209	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 210	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 211	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 212	3001 Cabana Dr			Las Vegas	NV		89122-4210
	Valley Vista Mobile Home Park	Resident Space # 213	3001 Cabana Dr			Las Vegas	NV		89122-4210
	Valley Vista Mobile Home Park	Resident Space # 214	3001 Cabana Dr			Las Vegas	NV		89122-4210
	Valley Vista Mobile Home Park	Resident Space # 215	3001 Cabana Dr			Las Vegas	NV		89122-4210
	Valley Vista Mobile Home Park	Resident Space # 216	3001 Cabana Dr			Las Vegas	NV		89122-4210
	Valley Vista Mobile Home Park	Resident Space # 217	3001 Cabana Dr			Las Vegas	NV		89122-4210
	Valley Vista Mobile Home Park	Resident Space # 218	3001 Cabana Dr			Las Vegas	NV		89122-4210
	Valley Vista Mobile Home Park	Resident Space # 219	3001 Cabana Dr			Las Vegas	NV		89122-4210
	Valley Vista Mobile Home Park	Resident Space # 220	3001 Cabana Dr			Las Vegas	NV		89122-4210
	Valley Vista Mobile Home Park	Resident Space # 221	3001 Cabana Dr			Las Vegas	NV		89122-4210

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	Valley Vista Mobile Home Park	Resident Space # 222	3001 Cabana Dr			Las Vegas	NV		89122-4211
	Valley Vista Mobile Home Park	Resident Space # 223	3001 Cabana Dr			Las Vegas	NV		89122-4211
	Valley Vista Mobile Home Park	Resident Space # 224	3001 Cabana Dr			Las Vegas	NV		89122-4211
	Valley Vista Mobile Home Park	Resident Space # 225	3001 Cabana Dr			Las Vegas	NV		89122-4211
	Valley Vista Mobile Home Park	Resident Space # 226	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 227	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 228	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 229	3001 Cabana Dr			Las Vegas	NV		89122-4070
	Valley Vista Mobile Home Park	Resident Space # 230	3001 Cabana Dr			Las Vegas	NV		89122-4070
	Valley Vista Mobile Home Park	Resident Space # 231	3001 Cabana Dr			Las Vegas	NV		89122-4070
	Valley Vista Mobile Home Park	Resident Space # 232	3001 Cabana Dr			Las Vegas	NV		89122-4070
	Valley Vista Mobile Home Park	Resident Space # 233	3001 Cabana Dr			Las Vegas	NV		89122-4070
	Valley Vista Mobile Home Park	Resident Space # 234	3001 Cabana Dr			Las Vegas	NV		89122-4070
	Valley Vista Mobile Home Park	Resident Space # 235	3001 Cabana Dr			Las Vegas	NV		89122-4070
	Valley Vista Mobile Home Park	Resident Space # 236	3001 Cabana Dr			Las Vegas	NV		89122-4070
	Valley Vista Mobile Home Park	Resident Space # 237	3001 Cabana Dr			Las Vegas	NV		89122-4070
	Valley Vista Mobile Home Park	Resident Space # 238	3001 Cabana Dr			Las Vegas	NV		89122-4070
	Valley Vista Mobile Home Park	Resident Space # 239	3001 Cabana Dr			Las Vegas	NV		89122-4212
	Valley Vista Mobile Home Park	Resident Space # 240	3001 Cabana Dr			Las Vegas	NV		89122-4212
	Valley Vista Mobile Home Park	Resident Space # 241	3001 Cabana Dr			Las Vegas	NV		89122-4212
	Valley Vista Mobile Home Park	Resident Space # 242	3001 Cabana Dr			Las Vegas	NV		89122-4212
	Valley Vista Mobile Home Park	Resident Space # 243	3001 Cabana Dr			Las Vegas	NV		89122-4212
	Valley Vista Mobile Home Park	Resident Space # 244	3001 Cabana Dr			Las Vegas	NV		89122-4212
	Valley Vista Mobile Home Park	Resident Space # 245	3001 Cabana Dr			Las Vegas	NV		89122-4212
	Valley Vista Mobile Home Park	Resident Space # 246	3001 Cabana Dr			Las Vegas	NV		89122-4212
	Valley Vista Mobile Home Park	Resident Space # 247	3001 Cabana Dr			Las Vegas	NV		89122-4212
	Valley Vista Mobile Home Park	Resident Space # 248	3001 Cabana Dr			Las Vegas	NV		89122-4212
	Valley Vista Mobile Home Park	Resident Space # 249	3001 Cabana Dr			Las Vegas	NV		89122-4213

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	Valley Vista Mobile Home Park	Resident Space # 250	3001 Cabana Dr			Las Vegas	NV		89122-4213
	Valley Vista Mobile Home Park	Resident Space # 251	3001 Cabana Dr			Las Vegas	NV		89122-4213
	Valley Vista Mobile Home Park	Resident Space # 252	3001 Cabana Dr			Las Vegas	NV		89122-4213
	Valley Vista Mobile Home Park	Resident Space # 253	3001 Cabana Dr			Las Vegas	NV		89122-4213
	Valley Vista Mobile Home Park	Resident Space # 254	3001 Cabana Dr			Las Vegas	NV		89122-4213
	Valley Vista Mobile Home Park	Resident Space # 255	3001 Cabana Dr			Las Vegas	NV		89122-4213
	Valley Vista Mobile Home Park	Resident Space # 256	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 257	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 258	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 259	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 260	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 261	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 262	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 263	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 264	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 265	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 266	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 267	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 268	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 269	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 270	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 271	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 272	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 273	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 274	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 275	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 276	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 277	3001 Cabana Dr			Las Vegas	NV		89122-4071

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	Valley Vista Mobile Home Park	Resident Space # 278	3001 Cabana Dr			Las Vegas	NV		89122-4214
	Valley Vista Mobile Home Park	Resident Space # 279	3001 Cabana Dr			Las Vegas	NV		89122-4214
	Valley Vista Mobile Home Park	Resident Space # 280	3001 Cabana Dr			Las Vegas	NV		89122-4214
	Valley Vista Mobile Home Park	Resident Space # 281	3001 Cabana Dr			Las Vegas	NV		89122-4214
	Valley Vista Mobile Home Park	Resident Space # 282	3001 Cabana Dr			Las Vegas	NV		89122-4227
	Valley Vista Mobile Home Park	Resident Space # 283	3001 Cabana Dr			Las Vegas	NV		89122-4072
	Valley Vista Mobile Home Park	Resident Space # 284	3001 Cabana Dr			Las Vegas	NV		89122-4072
	Valley Vista Mobile Home Park	Resident Space # 285	3001 Cabana Dr			Las Vegas	NV		89122-4072
	Valley Vista Mobile Home Park	Resident Space # 286	3001 Cabana Dr			Las Vegas	NV		89122-4072
	Valley Vista Mobile Home Park	Resident Space # 287	3001 Cabana Dr			Las Vegas	NV		89122-4072
	Valley Vista Mobile Home Park	Resident Space # 288	3001 Cabana Dr			Las Vegas	NV		89122-4072
	Valley Vista Mobile Home Park	Resident Space # 289	3001 Cabana Dr			Las Vegas	NV		89122-4072
	Valley Vista Mobile Home Park	Resident Space # 290	3001 Cabana Dr			Las Vegas	NV		89122-4072
	Valley Vista Mobile Home Park	Resident Space # 291	3001 Cabana Dr			Las Vegas	NV		89122-4072
	Valley Vista Mobile Home Park	Resident Space # 292	3001 Cabana Dr			Las Vegas	NV		89122-4072
	Valley Vista Mobile Home Park	Resident Space # 293	3001 Cabana Dr			Las Vegas	NV		89122-4215
	Valley Vista Mobile Home Park	Resident Space # 294	3001 Cabana Dr			Las Vegas	NV		89122-4215
	Valley Vista Mobile Home Park	Resident Space # 295	3001 Cabana Dr			Las Vegas	NV		89122-4215
	Valley Vista Mobile Home Park	Resident Space # 296	3001 Cabana Dr			Las Vegas	NV		89122-4215
	Valley Vista Mobile Home Park	Resident Space # 297	3001 Cabana Dr			Las Vegas	NV		89122-4215
	Valley Vista Mobile Home Park	Resident Space # 298	3001 Cabana Dr			Las Vegas	NV		89122-4215
	Valley Vista Mobile Home Park	Resident Space # 299	3001 Cabana Dr			Las Vegas	NV		89122-4215
	Valley Vista Mobile Home Park	Resident Space # 300	3001 Cabana Dr			Las Vegas	NV		89122-4215
	Valley Vista Mobile Home Park	Resident Space # 301	3001 Cabana Dr			Las Vegas	NV		89122-4215
	Valley Vista Mobile Home Park	Resident Space # 302	3001 Cabana Dr			Las Vegas	NV		89122-4215
	Valley Vista Mobile Home Park	Resident Space # 303	3001 Cabana Dr			Las Vegas	NV		89122-4216
	Paradise Town Advisory Board	Attn: Maureen Helm	4713 Canna Drive	<null>		Las Vegas	NV		89122
	Sunrise Manor Town Advisory Board	Attn: Jill Nikovis-Leiva	10741 New Boro Avenue	<null>		Las Vegas	NV		89144

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108603004	ALBERTSON'S STORES SUB L L C		C/O PARADIGM TAX GROUP PO BOX 800729			DALLAS	TX		75380-0729
16108603005	VISTA CONVOY REALTY LTD		PO BOX 1610			COCKEYSVILLE	MD		21030
16108603007	L D NELLIS L L C		PO BOX 97821			LAS VEGAS	NV		89193-7821
16108603008	C A C L L C		2231 E DESERT INN RD			LAS VEGAS	NV		89169
16108611001	ELATION PROPERTIES L L C		3475 E TOMPKINS AVE			LAS VEGAS	NV		89121
16108611002	BALBASTRO RUBEN C & AMELIA A		2725 S NELLIS BLVD # 1117			LAS VEGAS	NV		89121
16108611003	SPERO SHANE E		2725 S NELLIS BLVD # 1120			LAS VEGAS	NV		89121-2094
16108611004	BARTHMAX LIVING TRUST	BARTH TETSUKO TRS	2725 S NELLIS BLVD UNIT 1119			LAS VEGAS	NV		89121
16108611005	PEREIRA ANA LUCIA		2725 S NELLIS BLVD # 2118			LAS VEGAS	NV		89121-7500
16108611006	GUZMAN PAUL G & SHERI L		1861 NAPOLEON DR			LAS VEGAS	NV		89156
16108611007	DORFF KEVIN		4537 POLK ST NE			COLUMBIA HEIGHTS	MN		55421
16108611008	CRUZ MARIANA		2725 S NELLIS BLVD # 2119			LAS VEGAS	NV		89121
16108611009	ORTIZ ALBERTINA MARIA		2725 S NELLIS BLVD			LAS VEGAS	NV		89121-2093
16108611010	GARBE REINHOLD G ETAL	KARWACKI-GARBE THERESA A	3226 WOODY LN			SAN JOSE	CA		95132
16108611011	CASTILLO ALEX R & SONIA P		2725 S NELLIS BLVD # 1108			LAS VEGAS	NV		89121
16108611012	ALVAREZ GLADYS F		2725 S NELLIS BLVD # 1107			LAS VEGAS	NV		89121-2093
16108611013	IVALDY PHILLIP	PFUSTERER MARIA	2725 S NELLIS BLVD # 2106			LAS VEGAS	NV		89121
16108611014	SORIA HENRY G		2725 S NELLIS BLVD # 2105			LAS VEGAS	NV		89121-7500
16108611015	EVERETT PERRY		2725 S NELLIS BLVD # 2108			LAS VEGAS	NV		89121
16108611016	GILES EVA		2725 S NELLIS BLVD # 2107			LAS VEGAS	NV		89121
16108611017	DAYBREAK FAMILY TRUST		2922 SALTILLO LN			LAS VEGAS	NV		89121
16108611018	SALOMONS BRUCE & SANDRA	SALOMONS JESSE	46 KING CLOSE			RED DEER	AB	CANADA	T4P 3P5
16108611019	CLEMENTE FAMILY TRUST	CLEMENTE DOMINIC MICHAEL & KATHRYN MARIE TRS	2725 S NELLIS BLVD # 1104			LAS VEGAS	NV		89121
16108611020	CLEMENTE RALPH		2725 S NELLIS BLVD # 1103			LAS VEGAS	NV		89121-2093
16108611021	DEAN LAMBUS FREDERICK		2725 S NELLIS BLVD # 2102			LAS VEGAS	NV		89121
16108611022	WOODS BARBARA		2072 82ND AVENUE			OAKLAND	CA		94621-2225
16108611023	STRINGER JASON		2725 S NELLIS BLVD # 2104			LAS VEGAS	NV		89121

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611024	BOWENS BRYANT L & ALISHEA		2725 S NELLIS BLVD # 2103			LAS VEGAS	NV		89121-7500
16108611025	GILREATH UNTOK		2725 S NELLIS BLVD 1098			LAS VEGAS	NV		89121
16108611026	MOLINA ANDRES		6912 ADOBE VILLA			LAS VEGAS	NV		89142-3710
16108611027	GONZALEZ JORGAN		30338 LAPASSADE CT			MURRIETA	CA		92563
16108611028	COURTIER BRIAN L	BIXLER LINDA D	2725 S NELLIS BLVD # 1099			LAS VEGAS	NV		89121
16108611029	MERCADO MARK ANTHONY ORDONA & EVERLY		2725 S NELLIS BLVD # 2098			LAS VEGAS	NV		89121
16108611030	THAYER FAMILY TRUST	THAYER DENNIS & SHIRLEY TRS	UNIT 117	2020 MULDOON RD		ANCHORAGE	AK		99504-3665
16108611031	MILLER WILLIAM C		2725 S NELLIS BLVD # 2100			LAS VEGAS	NV		89121
16108611032	HENDERSON EMMITT JR & ELIBERTA R		PO BOX 473			LA MESA	CA		91944-0473
16108611033	BLOCHBERGER CHARLES		2490 OAKCREST DR			PALM SPRINGS	CA		92264
16108611034	GRAY GERALD & JOY FAMILY TRUST	GRAY GERALD R & JOY TRS	2187 VALLEY DR			IDAHO FALLS	ID		83401-3232
16108611035	ROSS LONNIE C & SONYA I		2725 S NELLIS BLVD # 1088			LAS VEGAS	NV		89121
16108611036	GRADY ANTHONY DARNEL	ALEX- GRADY MERDEC MARIA	2725 S NELLIS BLVD UNIT 1087			LAS VEGAS	NV		89121-2093
16108611037	BROWN JAMES L & ROZA PETRIVNA		2725 S NELLIS BLVD UNIT 2086			LAS VEGAS	NV		89121
16108611038	CASALE JOHN G TRUST	CASALE JOHN G TRS	4935 MONTELEONE AVE			LAS VEGAS	NV		89141
16108611039	HUNT ROSEMARIE		2725 S NELLIS BLVD # 2088			LAS VEGAS	NV		89121
16108611040	LOONEY ALBERT ROE III		2725 S NELLIS BLVD # 2087			LAS VEGAS	NV		89121
16108611041	HENRY ROBERT THRALLS & NANCY M		2725 S NELLIS BLVD # 1082			LAS VEGAS	NV		89121-7724
16108611042	WELLS ALASKA COMMUNITY PPTY TR	WELLS RICHARD B & P K TRS	34411 KEYSTONE DR			SOLDOTNA	AK		99669
16108611043	BROWN JAMES L & ROZA P		2725 S NELLIS BLVD # 1084			LAS VEGAS	NV		89121-2093
16108611044	RODRIGUEZ JULIO CESAR		2725 NELLIS BLVD # 1083			LAS VEGAS	NV		89121
16108611045	REINER BRUCE		2725 S NELLIS BLVD # 2082			LAS VEGAS	NV		89121
16108611046	JOVIC JELENA		2725 S NELLIS BLVD # 2081			LAS VEGAS	NV		89121-7729
16108611047	KRAWCZYK BOGDAN		2725 S NELLIS BLVD # 2084			LAS VEGAS	NV		89121
16108611048	O'GRADY TARA		2725 S NELLIS BLVD # 2083			LAS VEGAS	NV		89121-7729
16108611049	BRILEY RUSSELL		2725 S NELLIS BLVD # 1078			LAS VEGAS	NV		89121

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611050	GARCIA LILLIAN & JOAQUIN		2725 S NELLIS BLVD # 1077			LAS VEGAS	NV		89121
16108611051	GALINDO JOSE		2725 S NELLIS BLVD # 1080			LAS VEGAS	NV		89121-7724
16108611052	IKEDA KENT J		2725 S NELLIS BLVD # 1079			LAS VEGAS	NV		89121
16108611053	SMITH SELENE		423 BROADWAY # 305			MILLBRAE	CA		94030
16108611054	DURHAM KEVYN		34 BELCHER ST APT 5			SAN FRANCISCO	CA		94114
16108611055	STERLING ROBERT & MARTHA TRUST	STERLING ROBERT L TRS	2725 S NELLIS BLVD # 2080			LAS VEGAS	NV		89121-7729
16108611056	GARCIA RICHARD TRUST	GARCIA RICHARD TRS	2725 S NELLIS BLVD # 2079			LAS VEGAS	NV		89121-2099
16108611057	BRYANT WILLIAM R		2725 S NELLIS BLVD # 1074			LAS VEGAS	NV		89121
16108611058	ALLEN LARRY BERNARD		2149 DALEY ST C			NORTH LAS VEGAS	NV		89030
16108611059	GAMA CHRISTIAN		2725 S NELLIS BLVD # 1076			LAS VEGAS	NV		89121
16108611060	VALDES ISABEL		2725 S NELLIS BLVD # 1075			LAS VEGAS	NV		89121-7724
16108611061	AL-TURKMANI & AYMAN		2725 S NELLIS BLVD # 2074			LAS VEGAS	NV		89121
16108611062	FERNANDEZ ISABEL MARIA		2725 S NELLIS BLVD # 2073			LAS VEGAS	NV		89121-2099
16108611063	FRAGAKIS JEAN		2725 NELLIS BLVD # 2076			LAS VEGAS	NV		89121-2099
16108611064	SMITH JEFFERY		2725 NELLIS BLVD 2075			LAS VEGAS	NV		89121
16108611065	BARRERA JESUS		1117 PLEASANT BROOK ST			LAS VEGAS	NV		89142
16108611066	BELLEROSE EDWARD J & JUANITA K		2725 S NELLIS BLVD # 1061			LAS VEGAS	NV		89121-2092
16108611067	BAKER RICHARD L		2725 S NELLIS BLVD # 1064			LAS VEGAS	NV		89121
16108611068	BRYAN-WHITE ANNISE		2725 S NELLIS BLVD # 1063			LAS VEGAS	NV		89121
16108611069	CASH LARRY DARNEL	CORBIN GLENDA LAGAR	2725 S NELLIS BLVD # 2062			LAS VEGAS	NV		89121-2099
16108611070	FELLER ANTHONY		2725 S NELLIS BLVD # 2061			LAS VEGAS	NV		89121-2099
16108611071	HURSH DALVANTE DUANE	HARPER BONNIE MAE	2725 S NELLIS BLVD # 2064			LAS VEGAS	NV		89121
16108611072	MARSHALL PHYLLIS J	SHIRKEY ANDREW W	2725 S NELLIS BLVD UNIT 2063			LAS VEGAS	NV		89121-2099
16108611073	IBARRA MAYLENIS PIEDRA		2725 S NELLIS BLVD # 1058			LAS VEGAS	NV		89121
16108611074	HERNANDEZ EVANGELINA		2725 S NELLIS BLVD UNIT 1057			LAS VEGAS	NV		89121
16108611075	MORALES GILBERT		2725 S NELLIS BLVD UNIT 1060			LAS VEGAS	NV		89121

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611076	PATTON SATONYA L ETAL	BELL LOUISE TRUST	2725 S NELLIS BLVD UNIT 1059			LAS VEGAS	NV		89121
16108611077	ZASADA ANTHONY	HOOK TIMOTHY TAI	2725 S NELLIS BLVD # 2058			LAS VEGAS	NV		89121-7502
16108611078	KOUNTZ DEBRA D		2725 S NELLIS BLVD UNIT 2057			LAS VEGAS	NV		89121
16108611079	VILLACARLOS ROMEO & GENEROSA		2725 S NELLIS BLVD # 2060			LAS VEGAS	NV		89121-2099
16108611080	SPROUL KRISTINA		2725 S NELLIS BLVD # 2059			LAS VEGAS	NV		89121
16108611081	VICUNA OSCAR		2725 S NELLIS BLVD # 1054			LAS VEGAS	NV		89121-2092
16108611082	REED PATTIE	DAVIS JAMES	2725 S NELLIS BLVD # 1053			LAS VEGAS	NV		89121-2092
16108611083	ELLIOTT RICHARD HARVEY		2725 S NELLIS BLVD UNIT 1056			LAS VEGAS	NV		89121
16108611084	LOTUS TRUST	NEHRU KUMUDA LOTUS TRS	2725 S NELLIS BLVD UNIT 1055			LAS VEGAS	NV		89121
16108611085	CRUZ NIKLWILLI L		2725 S NELLIS BLVD # 2054			LAS VEGAS	NV		89121
16108611086	RODRIGUEZ MARIBEL & LUIS		6159 HAYS COVE CT			LAS VEGAS	NV		89148
16108611087	SABEDRA DAVID		6518 PECAN GROVE CT			LAS VEGAS	NV		89142
16108611088	SACKS EMILIANO ADRIAN		2725 S NELLIS BLVD UNIT 2055			LAS VEGAS	NV		89121
16108611089	DANIGGELIS MONICA D REVOCABLE LIVING TRUST	DANIGGELIS MONICA D TRS	2725 S NELLIS BLVD # 1042			LAS VEGAS	NV		89121
16108611090	ALLEN LORIS		10620 VILLAGE RD			MORENO VALLEY	CA		92557-3959
16108611091	AZUCENA MARITZA L		7006 MURIETTA AVE			VAN NUYS	CA		91405-3316
16108611092	GUERRERO ERIKA R		2725 S NELLIS BLVD # 1043			LAS VEGAS	NV		89121
16108611093	SMITH ROBERT LEWIS & MARTHA ESTHER		2725 S NELLIS BLVD UNIT 2042			LAS VEGAS	NV		89121
16108611094	TROMP PAULA	JONES PAULETTE	4915 MAJOR DR			NEW ORLEANS	LA		70128
16108611095	SUMNER APRIL LEE & LEONARD ARTHUR JR		2725 S NELLIS BLVD # 2044			LAS VEGAS	NV		89121
16108611096	NEUSCHWANDER GERALD		2725 S NELLIS BLVD # 2043			LAS VEGAS	NV		89121
16108611097	MONTAGUE CAROLYN		2725 S NELLIS # 1038			LAS VEGAS	NV		89121
16108611098	KIPLING CHERYL A	DASCH ROBERT T	2725 S NELLIS BLVD # 1037			LAS VEGAS	NV		89121
16108611099	FAVORS YVETTE J	HARDIN LYNETTE	9323 S PEORIA ST			CHICAGO	IL		60620
16108611100	ASPEN SUMMIT VENTURES L L C		3137 E WARM SPRINGS RD # 100			LAS VEGAS	NV		89120

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611101	MAYNARD RONALD AUSTIN	FRASER LESLIE ANN	2725 S NELLIS BLVD # 2038			LAS VEGAS	NV		89121-2098
16108611102	CORBETT CHELSEA E		2725 S NELLIS BLVD # 2037			LAS VEGAS	NV		89121
16108611103	CALDERON SANDRA D FAMILY TRUST	CALDERON SANDRA D TRS	260 HALEY WAY UNIT 140			MESQUITE	NV		89027
16108611104	TURMAN FAMILY TRUST	TURMAN MARIA M TRS	3835 WAYNESVILL ST			LAS VEGAS	NV		89122-4732
16108611105	PATRICK JUDY KAY REVOCABLE LIVING TRUST	PATRICK JUDY KAY TRS	2725 S NELLIS BLVD # 1034			LAS VEGAS	NV		89121
16108611106	WOLFE DIANE N		2725 S NELLIS BLVD # 1033			LAS VEGAS	NV		89121
16108611107	ONUS EDWARD		2725 S NELLIS BLVD # 1036			LAS VEGAS	NV		89121-2091
16108611108	ANDERSON BRAD & JEANNIFER		2725 S NELLIS BLVD # 1035			LAS VEGAS	NV		89121
16108611109	GARLIT FLORENCE		1304 OLIVIA PKWY			HENDERSON	NV		89011
16108611110	HALL MAYRA		4008 EL SEGUNDO AVE			LAS VEGAS	NV		89121
16108611111	THUNSTROM STEPHEN W		2725 S NELLIS BLVD # 2036			LAS VEGAS	NV		89121-2098
16108611112	GUTIERREZ HECTOR	ALVARADO MARIA DE REFUGIO	2725 S NELLIS BLVD # 2035			LAS VEGAS	NV		89121-2098
16108611113	LEE ERIN		5433 OVERLOOK VALLEY ST			NORTH LAS VEGAS	NV		89081
16108611114	GONZALEZ CARLOS RUIZ		2725 S NELLIS BLVD # 1029			LAS VEGAS	NV		89121
16108611115	MENOR GUY M Y	HAUMEA ELEANOR M	6231 OLOHENA RD			KAPAA	HI		96746
16108611116	FRANCIA CATHERINE		2725 S NELLIS BLVD # 1031			LAS VEGAS	NV		89121
16108611117	GUTIERREZ DIANA		2725 S NELLIS BLVD # 2030			LAS VEGAS	NV		89121-2098
16108611118	GOLDFARB RONALD I & RANDALL S		6 LARCH CIR			HOLLAND	PA		18966
16108611119	MUSTERED JOHN L & FLOR F		2725 S NELLIS BLVD # 2032			LAS VEGAS	NV		89121
16108611120	OWENS CRISTAL N		2725 S NELLIS BLVD # 2031			LAS VEGAS	NV		89121
16108611121	SULLIVAN BENJAMIN EDWARD		2725 S NELLIS BLVD # 1026			LAS VEGAS	NV		89121-2091
16108611122	HAYES THOMAS RAY & DANA MARIE		2725 S NELLIS BLVD # 1025			LAS VEGAS	NV		89121
16108611123	SCOTT TONI		2725 S NELLIS BLVD # 1028			LAS VEGAS	NV		89121
16108611124	GARCIA MARIA YSABEL SANCHEZ REVOCABLE LIVING TRUST	GARCIA MARIA YSABEL SANCHEZ TRS	1579 FALLING LEAF LANE			LAS VEGAS	NV		89142
16108611125	WILEY JOAN		2725 S NELLIS BLVD # 2026			LAS VEGAS	NV		89121-7727
16108611126	FISTER KATHRYN C		2725 S NELLIS BLVD # 2025			LAS VEGAS	NV		89121-2097

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611127	LEWIS SPENCER & LORCESA		2725 S NELLIS BLVD UT 2028			LAS VEGAS	NV		89121
16108611128	VANPOOL REVOCABLE FAMILY LIVING TRUST	VANPOOL ANNABELLE LEE TRS	3553 ATLANTIC AVE STE A 666			LONG BEACH	CA		90807
16108611129	DELAROSA CRISTIAN ROJAS		2725 S NELLIS BLVD # 1022			LAS VEGAS	NV		89121
16108611130	GONZALEZ HERIBERTO ETAL	LOPEZ MARIA OLGA GONZALEZ	4134 ORANGE MIST WAY			LAS VEGAS	NV		89122
16108611131	BAEZ JOSEPH		2725 S NELLIS BLVD UNIT 1024			LAS VEGAS	NV		89121
16108611132	LOWE TYNISHA TRUST	LOWE DENISE CO-TRS	2725 S NELLIS BLVD # 1023			LAS VEGAS	NV		89121
16108611133	VENA EMILY & WILLIAM		2725 S NELLIS BLVD # 2022			LAS VEGAS	NV		89121
16108611134	SHPRINTZ JASON MICHAEL LIVING TRUST	SHPRINTZ JASON MICHAEL TRS	2725 S NELLIS BLVD # 2021			LAS VEGAS	NV		89121
16108611135	VAZQUEZ JESUS		2725 S NELLIS BLVD 2024			LAS VEGAS	NV		89121
16108611136	BARROS RACHEL CHRISTINE		2725 S NELLIS BLVD # 2023			LAS VEGAS	NV		89121-2097
16108611137	JOHNSON FAMILY TRUST	JOHNSON ELIJAH M TRS	2323 PROMETHEUS CT			HENDERSON	NV		89074
16108611138	MERCIER ALFRED		2725 S NELLIS BLVD # 1017			LAS VEGAS	NV		89121
16108611139	VOGEL MARILYN FAMILY TRUST	VOGEL MARILYN TRS	2725 S NELLIS BLVD # 1020			LAS VEGAS	NV		89121-2090
16108611140	URBAN JEROME R & MARIA E		2725 S NELLIS BLVD # 1019			LAS VEGAS	NV		89121-2090
16108611141	FARMER STEVEN S		2725 S NELLIS # 2018			LAS VEGAS	NV		89121-2097
16108611142	NORIEGA FELIPE V JR & JULIANNA	NORIEGA JOANNA	2725 S NELLIS BLVD # 2017			LAS VEGAS	NV		89121
16108611143	BONILLA JENNIFER		2725 S NELLIS BLVD # 2020			LAS VEGAS	NV		89121-2097
16108611144	DOLAN JOHN P		702 W THOMAS RD			WHEATON	IL		60187-3162
16108611145	GONZALEZ RODRIGO R JR & ERMALINDA S		3713 SHAVING SHADOWS AVE			NORTH LAS VEGAS	NV		89032
16108611146	GROTE DONALD J & BECKY J		4703 384TH ST			NORTH BRANCH	MN		55056
16108611147	KELLER MARK		2725 S NELLIS BLVD # 1016			LAS VEGAS	NV		89121
16108611148	ALEXANDER JOHNNY & HSIANG CHI		2725 S NELLIS BLVD # 1015			LAS VEGAS	NV		89121
16108611149	SALAZAR-DIAZ LIZBETT		2725 S NELLIS BLVD # 2014			LAS VEGAS	NV		89121
16108611150	TRENT ASSETS L L C		7310 SOUTHERN MAGNOLIA ST			LAS VEGAS	NV		89149
16108611151	MARKEE JEFFREY DAVID	BUSCH BARBARA J	2725 S NELLIS BLVD UNIT 2016			LAS VEGAS	NV		89121

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611152	STEWART SANDI J		14 CEDAR CLOSE			LACOMBE	AB	CANADA	T4L 1P5
16108611153	CARDENAS-MENDOZA VICTOR OMAR		2725 S NELLIS BLVD # 1010			LAS VEGAS	NV		89121
16108611154	BELLIVEAU JOHN		2725 S NELLIS BLVD # 1009			LAS VEGAS	NV		89121-2090
16108611155	PEREYRA CRYSTAL VERONIQUE		2725 S NELLIS BLVD # 1012			LAS VEGAS	NV		89121
16108611156	WEST GINA LEE		2725 S NELLIS BLVD # 1011			LAS VEGAS	NV		89121
16108611157	KEEN TERESA		2725 S NELLIS BLVD # 2010			LAS VEGAS	NV		89121-2097
16108611158	KIRBY TERESA D		11859 SWILLY CT			ORLAND PARK	IL		60467
16108611159	HENRY SUSANNA M SEPARATE PPTY TR	HENRY SUSANNA M TRS	2725 S NELLIS BLVD # 2012			LAS VEGAS	NV		89121-2097
16108611160	MARTINEZ TAYMI RODRIGUEZ		2725 S NELLIS BLVD # 2011			LAS VEGAS	NV		89121
16108611161	SOUZA JESSICA R TRUST	SOUZA JESSICA R TRS	17305 SE 91ST LEE AVE			THE VILLAGES	FL		32162
16108611162	DOUGLAS MITCHELL LIVING TRUST	DOUGLAS MITCHELL TRS	2725 S NELLIS BLVD # 1005			LAS VEGAS	NV		89121-2090
16108611163	BELLIVEAU JOHN		PO BOX 178			KAPAA	HI		96746
16108611164	WEDGE MARGARET A REVOCABLE TRUST	WEDGE MARGARET A TRS	PO BOX 152			CARPENTERSVILLE	IL		60110
16108611165	CORTEZ MIGUEL A SARMIENTO		2725 S NELLIS BLVD # 2006			LAS VEGAS	NV		89121-2097
16108611166	ROBERTS MERRISSA		2725 S NELLIS BLVD # 2005			LAS VEGAS	NV		89121
16108611167	RODRIGUEZ-GOMEZ ANTONIO		2725 S NELLIS BLVD # 2008			LAS VEGAS	NV		89121
16108611168	FERRER RENE & RENE JR		2725 S NELLIS BLVD # 2007			LAS VEGAS	NV		89121
16108611169	JOHNSON YRASHEMA		2725 S NELLIS BLVD # 1004			LAS VEGAS	NV		89121-2090
16108611170	FORESTAL ELDOUTE		2725 S NELLIS BLVD # 1003			LAS VEGAS	NV		89121
16108611171	KYLE JAMES MELVIN LIVING TRUST	KYLE JAMES MELVIN TRS	2725 S NELLIS BLVD # 1002			LAS VEGAS	NV		89121
16108611172	MORALES EDGAR E	MAYORGA ROSA E	2725 S NELLIS BLVD UNIT 1001			LAS VEGAS	NV		89121
16108611173	MILLS NORMA TRUST	MILLS NORMA TRS	2725 S NELLIS BLVD # 2004			LAS VEGAS	NV		89121-2097
16108611174	NIETO MARTHA E DIAZ		2725 S NELLIS BLVD # 2003			LAS VEGAS	NV		89121
16108611175	CRUZ EDGARDO C	DECRUZ FRANCISCA SANDOVAL	2725 S NELLIS BLVD # 2002			LAS VEGAS	NV		89121-2097
16108611176	MARINO THOMAS J		2725 S NELLIS BLVD # 2001			LAS VEGAS	NV		89121
16108611177	ESPINOZA ARMANDO		2725 S NELLIS BLVD # 1202			LAS VEGAS	NV		89121

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611178	ESCUDERO ARIES VICENCIO		1405 S NELLIS BLVD # 1021			LAS VEGAS	NV		89104
16108611179	RENTERIA ANNA MARIE		2725 S NELLIS BLVD # 1204			LAS VEGAS	NV		89121-2096
16108611180	GARCIA MARIA SOLEDAD PANTOJA		2725 S NELLIS BLVD # 1203			LAS VEGAS	NV		89121
16108611181	BELLOTTO TANYA L		2725 S NELLIS BLVD # 2202			LAS VEGAS	NV		89121-7503
16108611182	RUBALCABA MARIA E LOPEZ		2725 S NELLIS BLVD # 2201			LAS VEGAS	NV		89121-7503
16108611183	WAGNER JOHN		626 CRESTWAY DR			SAN ANTONIO	TX		78239-2152
16108611184	ROMERO-GONZALEZ MANUEL ETAL	FREGOSO-GONZALEZ MARIBEL & YASAIRA	2725 S NELLIS BLVD 2203			LAS VEGAS	NV		89121
16108611185	JOHNSON MARIBEL & JAMES		2725 S NELLIS BLVD 1198			LAS VEGAS	NV		89121
16108611186	MCKAY JENNY L		2725 S NELLIS BLVD UNIT # 1197			LAS VEGAS	NV		89121
16108611187	VONG JODIE		9405 STONE SPRINGS DR			ELK GROVE	CA		95624
16108611188	TOMKO PATRICIA & MICHAEL		2725 S NELLIS BLVD # 1199			LAS VEGAS	NV		89121
16108611189	CANTRELL DANIEL & LINDA		2725 S NELLIS BLVD # 2198			LAS VEGAS	NV		89121-7503
16108611190	GEHRMAN ANN LIVING TRUST	GEHRMAN ANN TRS	9216 BLACK SLATE ST			LAS VEGAS	NV		89123
16108611191	BURDETTE JOHN L		2725 S NELLIS BLVD UT 2200			LAS VEGAS	NV		89121
16108611192	SCHNOCK-SOILEAU CLAIRA A		2725 S NELLIS BLVD # 2199			LAS VEGAS	NV		89121
16108611193	JAVINAR ANGEL JR & MARILYN N		2725 S NELLIS BLVD # 1196			LAS VEGAS	NV		89121
16108611194	HERIGSTAD BRETT & BRIAN		2725 S NELLIS BLVD # 1195			LAS VEGAS	NV		89121-2096
16108611195	PACELLI JANICE LYNNE PARLIN		2725 S NELLIS BLVD # 1194			LAS VEGAS	NV		89121-2096
16108611196	MAGANA-RANGEL MARIA DOLORES		2725 S NELLIS BLVD # 1193			LAS VEGAS	NV		89121
16108611197	MARTIATU DANNA & DANIEL	MARTIATU DAYSI B	2725 S NELLIS BLVD # 2196			LAS VEGAS	NV		89121
16108611198	VONG BRITTANEY E		2725 S NELLIS BLVD UNIT 2195			LAS VEGAS	NV		89121
16108611199	OSTRANSKY MARVIN J		14002 S 108TH ST			SPRINGFIELD	NE		68059
16108611200	TRUJILLO DEIVIS BETANCOURT		2725 S NELLIS BLVD # 2193			LAS VEGAS	NV		89121
16108611201	DIAZ MAYBEL		2725 S NELLIS BLVD # 1184			LAS VEGAS	NV		89121-2096
16108611202	MATTIN JOSHUA ALAN & MONALISA TUTOR		2725 S NELLIS BLVD # 1183			LAS VEGAS	NV		89121
16108611203	MAROPULOS WILLIAM P &		4930 LEEDS ST			SIMI VALLEY	CA		93063-3054

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	PATRICIA A								
16108611204	ARMANNO TOMMASO LIVING TRUST	ARMANNO TOMMASO TRS	2725 S NELLIS BLVD # 1181			LAS VEGAS	NV		89121-2096
16108611205	NEWMAN JOEL B & JOAN E		2725 S NELLIS BLVD # 2184			LAS VEGAS	NV		89121-7503
16108611206	SULLIVAN BERRIE & CELESTINE		2725 S NELLIS BLVD UNIT 2183			LAS VEGAS	NV		89121
16108611207	RODRIGUEZ DANAY VARELA	JIMENEZ-VARELA ARIEL	2725 S NELLIS BLVD # 2182			LAS VEGAS	NV		89121
16108611208	YURGA PAUL S & HICKEY VICTORIA A LIVING TRUST		10245 E THISTLE AVE			MESA	AZ		85212
16108611209	SORIA ALBERTO		2725 S NELLIS BLVD # 1180			LAS VEGAS	NV		89121
16108611210	MATURAN NATIVIDAD ARRIETA		2725 S NELLIS BLVD UNIT 1179			LAS VEGAS	NV		89121
16108611211	MARTORANA ANDREW	SCHENK-MARTORANA AUBREY	4954 JUPITER HILLS DR			IDAHO FALLS	ID		83401
16108611212	MEDLIN DEBRA ELAINE		2725 S NELLIS BLVD # 1177			LAS VEGAS	NV		89121
16108611213	LEON KEVIN JAIR		2725 S NELLIS BLVD # 2180			LAS VEGAS	NV		89121
16108611214	SANCHEZ MA DEL REFUGIO ALBA		2725 S NELLIS BLVD # 2179			LAS VEGAS	NV		89121
16108611215	CHAN ANTONY TIN LING		2725 S NELLIS BLVD # 2178			LAS VEGAS	NV		89121
16108611216	OHREN FAMILY TRUST	OHREN MICHAEL MARK & JOAN E TRS	PO BOX 1153			HELENDALE	CA		92342
16108611217	POTTS MARGARET N & GEOFFREY A		2725 S NELLIS BLVD # 1176			LAS VEGAS	NV		89121-7726
16108611218	KUMAR FAMILY REVOCABLE LIVING TR	KUMAR NARESH TRS	PO BOX 270361			LAS VEGAS	NV		89127-4361
16108611219	BAKER RICHARD F REVOCABLE TRUST	BRYANT ELIZABETH TRS	2573 EAGLE ST			LAS VEGAS	NV		89142-2544
16108611220	POPE ROBERT H	YAGER-POPE CHRISTINE	2725 S NELLIS BLVD # 1173			LAS VEGAS	NV		89121-2095
16108611221	SMITH RICHARD A & DONNA M		2725 S NELLIS BLVD # 2176			LAS VEGAS	NV		89121-7502
16108611222	SOOKRAJ INDERA REVOCABLE LIV TR	SOOKRAJ INDERA TRS	2725 S NELLIS BLVD # 2175			LAS VEGAS	NV		89121
16108611223	DOTSON ROSELA R		2725 S NELLIS BLVD # 2174			LAS VEGAS	NV		89121
16108611224	HIET JANICE A	HUMES JOHN W	2725 S NELLIS BLVD # 2173			LAS VEGAS	NV		89121-7502
16108611225	M & G HERNANDEZ REVOCABLE LIVING TRUST	HERNANDEZ MOISES & GLORIA E CO-TRS	3847 VENTURA WAY			LAS VEGAS	NV		89121-6154
16108611226	HENLEY CAROL ANN		2725 S NELLIS BLVD # 1163			LAS VEGAS	NV		89121
16108611227	BAILIE DAVID E		2725 S NELLIS BLVD # 1162			LAS VEGAS	NV		89121

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611228	ROJAS LILIA		2725 S NELLIS BLVD UNIT 1161			LAS VEGAS	NV		89121
16108611229	CARPENTER SCOTT J & CYNTHIA S	CARPENTER MARK K & LINDA J	1306 CHASE AVE			CREIGHTON	NE		68729
16108611230	POSEY GLENN		6895 E LAKE MEAD BLVD # 167			LAS VEGAS	NV		89156
16108611231	BURTNICK ARLENE R		2725 S NELLIS BLVD # 2162			LAS VEGAS	NV		89121-7502
16108611232	MIRANDA MANUEL & AMANDA		2725 S NELLIS BLVD # 2161			LAS VEGAS	NV		89121
16108611233	NEDEAU FREDERICK D & ELIZABETH A		2725 S NELLIS BLVD # 1160			LAS VEGAS	NV		89121-2095
16108611234	KUETEMAN JODI M		2725 S NELLIS BLVD # 1159			LAS VEGAS	NV		89121
16108611235	SATICOY BAY LLC SERIES 2725		PO BOX 36208			LAS VEGAS	NV		89133
16108611236	ADANALIAN LENA GRACE		18 HAVENWOOD			IRVINE	CA		92614
16108611237	FISHER RYAN S		2725 S NELLIS BLVD # 2160			LAS VEGAS	NV		89121-7502
16108611238	PERALES CARLOS ALEJANDRO		2725 S NELLIS BLVD # 2159			LAS VEGAS	NV		89121
16108611239	DIAZ CARMEN C		2725 S NELLIS BLVD # 2158			LAS VEGAS	NV		89121
16108611240	AGUILAR JOSE M GARCIA		5189 VARSITY AVE			LAS VEGAS	NV		89146-7051
16108611241	K & P LACY FAMILY TRUST		5145 ARVILLE ST STE C			LAS VEGAS	NV		89118
16108611242	GARCIA ARLEY PADRON		2725 S NELLIS BLVD 1155			LAS VEGAS	NV		89121-2099
16108611243	LOPEZ ANTONIO S		2725 S NELLIS # 1154			LAS VEGAS	NV		89121-2095
16108611244	GLOVER JAMES C & BONNIE L		910 ELMHUST DR			PAPILLION	NE		68046
16108611245	MICKELSEN LONEY B		2725 S NELLIS BLVD # 2156			LAS VEGAS	NV		89121-7730
16108611246	YEE FAMILY TRUST	YEE DAVID T & DORINA FAZ TRS	2534 TALISKER AVE			HENDERSON	NV		89044
16108611247	GRAY PAMELA C		2725 S NELLIS BLVD # 2154			LAS VEGAS	NV		89121-7730
16108611248	BRADY PAUL & MANDY		515 S JACKSON ST			PAPILLION	NE		68046
16108611249	ALCANTARA RICARDO	SHENSHEW MARY LOU	2725 S NELLIS BLVD # 1152			LAS VEGAS	NV		89121
16108611250	WILLIAMS SARAH ANN		2725 S NELLIS BLVD # 1151			LAS VEGAS	NV		89121
16108611251	BURRELL ANDREW JR		2725 S NELLIS BLVD UNIT 1150			LAS VEGAS	NV		89121
16108611252	M & G HERNANDEZ REVOCABLE LIVING TRUST	HERNANDEZ MOISES & GLORIA E CO-TRS	3847 VENTURA WAY			LAS VEGAS	NV		89121
16108611253	MIRANDA AMANDA M		2725 S NELLIS BLVD # 2152			LAS VEGAS	NV		89121

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611254	BALLESTEROS GABRIELA 2023 LIVING TRUST	BALLESTEROS GABRIELA TRS	968 W 11TH ST			POMONA	CA		91766
16108611255	WEST TERESA L		2725 S NELLIS BLVD # 2150			LAS VEGAS	NV		89121-7730
16108611256	NANA BABETTE ALEXANDRALE SEUMAN		2725 S NELLIS BLVD # 2149			LAS VEGAS	NV		89121
16108611257	NATIVIDAD AZUCENA P & ROMEO F		2725 S NELLIS BLVD # 1140			LAS VEGAS	NV		89121
16108611258	SPERANZA GEORGE & SUSAN		2725 S NELLIS BLVD # 1139			LAS VEGAS	NV		89124
16108611259	LEE KELSEY LYNNE		2725 S NELLIS BLVD # 1138			LAS VEGAS	NV		89121
16108611260	KOSKI JANICE		2725 S NELLIS BLVD UNIT 1137			LAS VEGAS	NV		89121
16108611261	VENTURA ALEJANDRO		2725 S NELLIS BLVD # 2140			LAS VEGAS	NV		89121
16108611262	CONTRERAS ROBERTO & ANA		2725 S NELLIS BLVD # 2139			LAS VEGAS	NV		89121
16108611263	HILL KILBY LYN	HILL PETER R & CHERYL L	2725 S NELLIS BLVD # 2138			LAS VEGAS	NV		89121-7501
16108611264	NELSON MICHAEL E & MICHAEL II		861 E 2620 N			PROVO	UT		84604
16108611265	HAMAN STANLEY S		2725 S NELLIS BLVD # 1136			LAS VEGAS	NV		89121-2094
16108611266	KOSKI DAVE & BARBARA		2725 S NELLIS BLVD # 1135			LAS VEGAS	NV		89121
16108611267	HARRIS LEROY		2725 S NELLIS BLVD # 1134			LAS VEGAS	NV		89121-2094
16108611268	OPHEIM KIM & VIRGINIA MARIE		232130 R R 284			ROCKY VIEW	AB	CANADA	T1X 0K7
16108611269	EGAN ELENA		2725 S NELLIS BLVD # 2136			LAS VEGAS	NV		89121
16108611270	LINDO DAVID		2725 S NELLIS BLVD # 2135			LAS VEGAS	NV		89121
16108611271	SAPPHIRE TRUST	VILLA VIANCA TRS	3670 STARBRIGHT LN			LAS VEGAS	NV		89147
16108611272	BAEZ JULIE V		2725 S NELLIS BLVD UNIT 2133			LAS VEGAS	NV		89121
16108611273	MORALES DIANNE F & JOHN A		2725 S NELLIS BLVD # 1124			LAS VEGAS	NV		89121-2094
16108611274	NGUYEN THOI THI REVOCABLE LIVING TRUST	NGUYEN THOI THI TRS	2725 S NELLIS BLVD # 1123			LAS VEGAS	NV		89121-2094
16108611275	SMART JAMES R		2725 S NELLIS BLVD # 1122			LAS VEGAS	NV		89121-2094
16108611276	QUIJANO MICKYL ANTHONY RODRIGUEZ	AVILA JOANNA MARLEN MORA	2725 S NELLIS BLVD # 1121			LAS VEGAS	NV		89121
16108611277	PETTY BRENDA		2725 S NELLIS BLVD # 2124			LAS VEGAS	NV		89121-7501
16108611278	STCLAIR VICTORIA M		2725 S NELLIS BLVD # 2123			LAS VEGAS	NV		89121-7501

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611279	SHIRKEY ANDREW W		2725 S NELLIS BLVD # 2122			LAS VEGAS	NV		89121-7500
16108611280	VALENZUELA FAMILY TRUST ETAL	CASTRO RAUL VALENZUELA TRS	2725 S NELLIS BLVD # 2121			LAS VEGAS	NV		89121-7500
16108611281	MILLER EUNICE DARLENE TURNER		37114 CALLE REAL			PALMDALE	CA		93550
16108611282	MALIWAT ANTHONY & EILEEN		2725 S NELLIS BLVD 1125			LAS VEGAS	NV		89121
16108611283	CARREON LORENA AMBATALI & FRANCES		2725 S NELLIS BLVD UNIT 1128			LAS VEGAS	NV		89121
16108611284	CANNON MARK ALAN		2725 S NELLIS BLVD # 1127			LAS VEGAS	NV		89121
16108611285	BARRERA JESUS		6857 WISPY SKY CT			LAS VEGAS	NV		89142
16108611286	PERRY CHUN		2725 S NELLIS BLVD # 2125			LAS VEGAS	NV		89121
16108611287	GILBERT RALPH		33222 GERALD ST			WAYNE	MI		48184
16108611288	CRUZE TANYA R	CRUZ TANYA R	2725 S NELLIS BLVD # 1127			LAS VEGAS	NV		89120
16108611289	TOMKO MICHAEL	ALVAREZ-GARCIA NADIA	2725 S NELLIS BLVD # 1130			LAS VEGAS	NV		89121
16108611290	REBER CYNTHIA		2725 S NELLIS BLVD # 1129			LAS VEGAS	NV		89121-2094
16108611291	CORAL KEY L L C		3225 MCLEOD DR			LAS VEGAS	NV		89121
16108611292	TEETER KAY F		2725 S NELLIS BLVD # 1131			LAS VEGAS	NV		89121-2094
16108611293	VAZQUEZ-LOPEZ HECTOR	PACHECO-ROJAS EVA	10556 EL CERRITO CHICO ST			LAS VEGAS	NV		89179-1827
16108611294	HALE CASSANDRA L		2725 S NELLIS BLVD # 2129			LAS VEGAS	NV		89121
16108611295	JAIRAJ SEEROJINI REVOCABLE TRUST	JAIRAJ SEEROJINI TRS	2725 S NELLIS BLVD UNIT 2132			LAS VEGAS	NV		89121
16108611296	MILLER LANAYA		540 ELM DR UNIT 105			LAS VEGAS	NV		89169
16108611297	WAGNER JOHN OTTO & ENCARNACION M		626 CRESTWAY DR			SAN ANTONIO	TX		78239-2152
16108611298	GRUBE ARTHUR D & DONNA R		911 WICKLOW RD			PAPILLION	NE		68046-7050
16108611299	GRAHAM FAMILY TRUST		2725 S NELLIS BLVD # 2142			LAS VEGAS	NV		89121-7501
16108611300	LEE BRYAN J		PO BOX 660283			ARCADIA	CA		91066
16108611301	THOMAS LARONDAE		2725 S NELLIS BLVD # 2144			LAS VEGAS	NV		89121
16108611302	KINNEY AMELIA	KINNEY ROGER & MICHELLE	2725 S NELLIS BLVD # 2143			LAS VEGAS	NV		89121
16108611303	GRAHAM FAMILY TRUST		2725 S NELLIS BLVD # 2142			LAS VEGAS	NV		89121-7501
16108611304	MAGLIARDITI NICHOLAS J	FROSTAD JOANNE	2725 S NELLIS BLVD # 2141			LAS VEGAS	NV		89121-7501

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611305	MONTAGUE CALVIN		2725 S NELLIS BLVD # 1146			LAS VEGAS	NV		89121
16108611306	CATES HEDY T		1050 W COOLIDGE ST			BITELY	MI		49309
16108611307	D R M P B A TRUST	MARSHALL CALVIN ALI TRS	2725 S NELLIS BLVD # 1148			LAS VEGAS	NV		89121
16108611308	THOMPSON RONNIE		2725 S NELLIS BLVD # 1147			LAS VEGAS	NV		89121
16108611309	DURANT JERRY JR		2725 S NELLIS BLVD UNIT 2146			LAS VEGAS	NV		89121
16108611310	PRANDECKI IGA E		2725 S NELLIS BLVD # 2145			LAS VEGAS	NV		89121-7501
16108611311	MAHESHWARI FAMILY TRUST	MAHESHWARI ANOOP KUMAR & MEENU TRS	1157 W GRAND BLVD			CORONA	CA		92882
16108611312	EDMUNDS DARIUS D		1433 LIME POINT ST			LAS VEGAS	NV		89110
16108611313	ASTORGA-RAMIREZ MARIA CONSUELO		2725 S NELLIS BLVD # 1166			LAS VEGAS	NV		89121
16108611314	POWELL ROBERT JR & ZILA		2725 S NELLIS BLVD # 1165			LAS VEGAS	NV		89121-2095
16108611315	GLASSMAN JOHN D & JENICE V		PO BOX 8521			TACOMA	WA		98419-0521
16108611316	SERNA GERARDO		2725 S NELLIS BLVD # 1167			LAS VEGAS	NV		89121
16108611317	QUINTERO CARLOS HUMBERTO		2725 S NELLIS BLVD # 2166			LAS VEGAS	NV		89121-7502
16108611318	REED DANIELLE S		2725 S NELLIS BLVD # 2165			LAS VEGAS	NV		89121
16108611319	VALENTINE IYESHIA C		2725 S NELLIS BLVD # 2168			LAS VEGAS	NV		89121
16108611320	POWELL PATRICK & NAOMI		4022 FOXGROVE DR			LAS VEGAS	NV		89147
16108611321	JOHNSON ROBERT L		2725 S NELLIS BLVD # 1170			LAS VEGAS	NV		89121-2095
16108611322	CHAFF ESTRELLITA LIVING TRUST	CHAFF ESTRELLITA L TRS	2725 S NELLIS BLVD # 1169			LAS VEGAS	NV		89121
16108611323	KNOX MONA L		2725 S NELLIS BLVD UNIT 1172			LAS VEGAS	NV		89121
16108611324	RIER MICHAEL		2725 S NELLIS BLVD # 1171			LAS VEGAS	NV		89121-2095
16108611325	COMPLOT ANDRE ABEL		2725 S NELLIS BLVD # 2170			LAS VEGAS	NV		89121-7502
16108611326	CADENA ISIDRO ARMANDO MEJIA	HERNANDEZ FATIMA MEJIA	2725 S NELLIS BLVD # 2169			LAS VEGAS	NV		89121
16108611327	DEELY KEVIN & NANCY	DEELY DAVID	2725 S NELLIS BLVD # 2172			LAS VEGAS	NV		89121
16108611328	QUIMSON RIZA C		2725 S NELLIS BLVD # 2171			LAS VEGAS	NV		89121-7502
16108611329	ROBBINS TOBY		2725 S NELLIS BLVD UNIT 1186			LAS VEGAS	NV		89121-2096
16108611330	GONZALEZ-KEELING MAGALY		2725 S NELLIS BLVD # 1185			LAS VEGAS	NV		89121

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611331	VELAZQUEZ JOEL TRUST	VELAZQUEZ JOEL MERAZ TRS	2725 S NELLIS BLVD UNIT 1188			LAS VEGAS	NV		89122
16108611332	HAYASE JAY S		2725 S NELLIS BLVD # 1187			LAS VEGAS	NV		89121-2096
16108611333	BILDERBACK KIMBERLY KAY	TSCHETTER DANIEL GILBERT	2725 S NELLIS BLVD # 2186			LAS VEGAS	NV		89121
16108611334	LONG SHADOW HOLDINGS L L C		2950 TIFFANY CIR			LOS ANGELES	CA		90077
16108611335	ROTH ROBERT		2725 S NELLIS BLVD # 2188			LAS VEGAS	NV		89121
16108611336	KEBLER JANICE		2725 S NELLIS BLVD # 2187			LAS VEGAS	NV		89121
16108611337	SMITH CRAIG A & JAYME L		2725 S NELLIS BLVD # 1190			LAS VEGAS	NV		89121-2096
16108611338	LISAC FAMILY TRUST ETAL	LISAC JOHN D TRS	2725 S NELLIS BLVD # 1189			LAS VEGAS	NV		89121
16108611339	PASQUINELLI JAMES TRUST	PASQUINELLI JAMES ALFRED TRS	2725 S NELLIS BLVD UNIT 1192			LAS VEGAS	NV		89121
16108611340	MITCHELL ANISSA		2725 S NELLIS BLVD 1191			LAS VEGAS	NV		89121
16108611341	YAMKA SAULINE REVOCABLE LIVING TRUST ETAL	KEISER DINA TRS	2725 S NELLIS BLVD UNIT 2190			LAS VEGAS	NV		89121
16108611342	PELLONI DEBORAH J & JACALYN J		2725 S NELLIS # 2189			LAS VEGAS	NV		89121-7503
16108611343	CHEN ZHIQIANG		2725 S NELLIS BLVD # 43-2192			LAS VEGAS	NV		89121
16108611344	CAMPISI GARY T	ANIES-CAMPISI CATHERINE	PSC 517 BOX 5628R			FPO	AP		96517
16108611345	ANDRES ANGELA LUCINICIO		2725 S NELLIS BLVD UNIT 1046			LAS VEGAS	NV		89121
16108611346	DEATON DEBRA ANN		2725 S NELLIS BLVD # 1045			LAS VEGAS	NV		89121
16108611347	GAIGNARD ARTHUR		2725 S NELLIS BLVD # 1048			LAS VEGAS	NV		89121
16108611348	WIERCYSKI JANE E		2725 S NELLIS BLVD # 1047			LAS VEGAS	NV		89121-7723
16108611349	CHON YONG SUK	WONG TA SUN	2725 SOUTH NELLIS BLVD # 2046			LAS VEGAS	NV		89121
16108611350	WILCOX NATHANIEL		2725 S NELLIS BLVD # 2045			LAS VEGAS	NV		89121
16108611351	A E CONCEPTS L L C		2510 W HORIZON RIDGE PKWY # 100			HENDERSON	NV		89052
16108611352	HASLEY MARTIN		2725 S NELLIS BLVD # 2047			LAS VEGAS	NV		89121
16108611353	MARTINEZ FAMILIA TRUST ETAL	MARTINEZ-RODRIGUEZ LORENA TRS	2725 S NELLIS BLVD UNIT 1052			LAS VEGAS	NV		89121
16108611354	PASTWA PAUL		2725 S NELLIS BLVD # 1051			LAS VEGAS	NV		89121-2092
16108611355	WARD ERIK GRANT		2725 S NELLIS BLVD # 1050			LAS VEGAS	NV		89121-2092

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611356	2002 NAKAMURA FAMILY REVOCABLE LIVING TRUST	NAKAMURA HERBERT M & ANITA K-O-K AKANA TRS	41-620 BELL ST			WAIMANALO	HI		96795
16108611357	PINKHAM ALEX ANN		2725 S NELLIS BLVD # 2052			LAS VEGAS	NV		89121-2098
16108611358	BAI DUOJIAO		2725 S NELLIS BLVD # 2051			LAS VEGAS	NV		89121
16108611359	YOUNG MICHAEL		3839 VENTURA WAY			LAS VEGAS	NV		89121
16108611360	BOREN RHONDA L		2725 S NELLIS BLVD # 2049			LAS VEGAS	NV		89121-2098
16108611361	LIPPE FRANCES L TESTAMENTARY TRUST ETAL	GILLIS CYNTHIA LYNETTE TRS	3680 UNDERBUSH AVE			PAHRUMP	NV		89048
16108611362	FERRARO THOMAS D & JOSEPHINE L		2725 S NELLIS BLVD # 1065			LAS VEGAS	NV		89121
16108611363	CARNERO MINERVA		2725 S NELLIS BLVD UNIT 1068			LAS VEGAS	NV		89121
16108611364	ROMERO JEFFREY V		2725 S NELLIS BLVD # 1067			LAS VEGAS	NV		89121-2092
16108611365	CHAVIANO-AGUIAR GUILLERMO	FERNANDEZ-RODRIGUEZ EMMA	2725 S NELLIS BLVD # 2066			LAS VEGAS	NV		89121
16108611366	LAUDON JOHN		2725 S NELLIS BLVD # 2065			LAS VEGAS	NV		89121-2099
16108611367	KIMES KAREN		4538 REGALO BELLO ST			LAS VEGAS	NV		89135
16108611368	CANTAVE ALEXANDRE & SHEVONIE		2725 S NELLIS BLVD # 2067			LAS VEGAS	NV		89121
16108611369	EARLY ELIZABETH		2725 S NELLIS BLVD # 1072			LAS VEGAS	NV		89121
16108611370	MATTEUCCI JOAN D		2725 S NELLIS BLVD UNIT 1177			LAS VEGAS	NV		89121
16108611371	GARCIA LETICIA		2725 S NELLIS BLVD # 1070			LAS VEGAS	NV		89121
16108611372	HERNANDEZ DIANNA		4537 TOADSTOOL LN			LAS VEGAS	NV		89110
16108611373	LEWIS GLENDA		215 SILVERCREEK C1 NW			CALGARY	AB	CANADA	T3B 4G4
16108611374	SHRYACK RODNEY O & CONNIE M		2725 S NELLIS BLVD # 2071			LAS VEGAS	NV		89121-2099
16108611375	GRABEL SHARON E		2725 S NELLIS BLVD # 2070			LAS VEGAS	NV		89121-2099
16108611376	FOLEY HAROLD C & SUSAN F		1150 S COLONY WAY # 3-246			PALMER	AK		99645
16108611377	QUIMSON LILIAN A		2725 S NELLIS BLVD # 1092			LAS VEGAS	NV		89121
16108611378	SUMMERS JEFFREY		8395 LOST LAKE CT			LAS VEGAS	NV		89147-6140
16108611379	WINNIK FILIP M & KRYSTYNA		2725 S NELLIS BLVD UNIT 1090			LAS VEGAS	NV		89121
16108611380	PRANDECKI IGA		9811 W CHARLESTON BLVD # 2			LAS VEGAS	NV		89117

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611381	CATAPANO ANTHONY J JR		2725 S NELLIS BLVD # 2092			LAS VEGAS	NV		89121-7500
16108611382	ALVAREZ JOSE		1323 BURNHAM AVE			LAS VEGAS	NV		89104
16108611383	CAMP WILLIAM R		2725 S NELLIS BLVD UNIT 2090			LAS VEGAS	NV		89121
16108611384	PANASIUK ROMANA		2725 S NELLIS BLVD # 2089			LAS VEGAS	NV		89121
16108611385	MAIONE JOANNE CONSTANCE REVOCABLE LIVING TRUST	MAIONE JOANNE CONSTANCE TRS	2725 S NELLIS BLVD # 1096			LAS VEGAS	NV		89121
16108611386	ZAVARELLA FAMILY REVOCABLE LIVING TRUST ETAL	ZAVARELLA NICHOLAS & SHIRLEY TRS	2725 S NELLIS # 1096			LAS VEGAS	NV		89121
16108611387	HAFNER CHARLES V		29162 WAGNER ST			WARREN	MI		48093-8627
16108611388	ZAVARELLA FAMILY REVOCABLE LIVING TRUST	ZAVARELLA NICHOLAS & SHIRLEY TRS	2836 SAN MARTIN CT			LAS VEGAS	NV		89121
16108611389	MAIONE JOANNE CONSTANCE REVOCABLE LIVING TRUST	MAIONE JOANNE CONSTANCE TRS	2725 S NELLIS BLVD # 1096			LAS VEGAS	NV		89121
16108611390	SYSIOC VIRGINIA		2725 S NELLIS BLVD # 2095			LAS VEGAS	NV		89121
16108611391	BROWN CATHERINE		2725 S NELLIS BLVD UNIT 2094			LAS VEGAS	NV		89121-7500
16108611392	PALESTINA JOSE J		1681 PENTECOST WAY # 1			SAN DIEGO	CA		92105-7714
16108611393	MARIN MARTA ARELY		6857 WISPY SKY CT			LAS VEGAS	NV		89142
16108611394	VALDES RODRIGUEZ JOSE	HERNANDEZ ANA ODELKYS GOMEZ	2725 S NELLIS BLVD # 1109			LAS VEGAS	NV		89121
16108611395	HARTMANN DMARIE G		2725 S NELLIS BLVD # 1112			LAS VEGAS	NV		89121
16108611396	JAUREGUI SAUL		4820 MONTEBELLO AVE			LAS VEGAS	NV		89110
16108611397	MASON DORLISA I		2725 S NELLIS BLVD # 2110			LAS VEGAS	NV		89121
16108611398	FOULK SCOTT B		2725 S NELLIS BLVD UNIT 2109			LAS VEGAS	NV		89121
16108611399	MCKELLIER DENISE		2725 S NELLIS BLVD # 2112			LAS VEGAS	NV		89121
16108611400	GONZALEZ MARCO ANTONIO		2725 S NELLIS BLVD # 2111			LAS VEGAS	NV		89121-7500
16108611401	FARNSWORTH KEVIN D		2725 S NELLIS BLVD # 1116			LAS VEGAS	NV		89121-2093
16108611402	TRAUFLER SUSAN DELORES		2725 S NELLIS BLVD # 1115			LAS VEGAS	NV		89121
16108611403	ALFECHE NELSON	ABRAGAN RENA	3403 GREENWOOD SPRINGS DR			LAS VEGAS	NV		89122
16108611404	RODRIGUEZ SUSANA & HUGO HECTOR		18034 VENTURA BLVD # 476			ENCINO	CA		91316

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611405	HOLMES RODERICK W		2725 S NELLIS BLVD # 2116			LAS VEGAS	NV		89121
16108611406	DANIGGELIS MONICA & ELIZABETH P		2725 S NELLIS BLVD # 2115			LAS VEGAS	NV		89121
16108611407	SNODGRASS BRANDON LEE & JENNIFER MARIE		4830 CAROUSEL CIR			ANCHORAGE	AK		99502
16108611408	HOMESTEAD INDUSTRIES L L C		2725 S NELLIS BLVD UNIT 2113			LAS VEGAS	NV		89121
16108710018	RUIZ BLANCA DEL ROCIO		4686 HAPPY VALLEY AVE			LAS VEGAS	NV		89121-7110
16108710019	BEAZER HOMES HOLDINGS L L C		2490 PASEO VERDE PKWY STE 120			HENDERSON	NV		89074
16108710020	APOSTOLIC ASSEMBLY FAITH CHRIST JESUS		10807 LAUREL ST			RANCHO CUCAMONGA	CA		91730
16108710022	MORALES JOSE R		2000 LAS VEGAS BLVD # C2			LAS VEGAS	NV		89104
16108710023	BEAZER HOMES HOLDINGS L L C		2490 PASEO VERDE PKWY STE 120			HENDERSON	NV		89074
16108710024	BEAZER HOMES HOLDINGS L L C		2490 PASEO VERDE PKWY STE 120			HENDERSON	NV		89074
16108710032	BLUE WAVE PROPERIES INC		3085 S NELLIS BLVD			LAS VEGAS	NV		89121-2020
16108710033	BRISTOL SUNRISE L L C		PO BOX 800729			DALLAS	TX		75380
16108710034	AMIGO REALTY CORP		4186 TATTERSALL PL			LAS VEGAS	NV		89115
16108710035	TABORLAND L L C		2444 WILSHIRE BLVD STE 601			SANTA MONICA	CA		90403
16108710036	A S I VEGAS VALLEY L P		2550 UNIVERSITY AVE STE 330N			SAINT PAUL	MN		55114
16108711217	4855 VEGAS VALLEY OWNER L L C		2002 N TAMPA ST STE 110			TAMPA	FL		33602
16108712001	VALDES ADA	BAUTISTA-PEREZ YONNEY	4798 BEACH SHELL CT			LAS VEGAS	NV		89121
16108712002	CESPEDES-TRIANA GLADYS		4790 BEACH SHELL CT			LAS VEGAS	NV		89121-7160
16108712003	HERNANDEZ LESLIE DENNIS MARTINEZ	HURTADO ROSMELYS CHACON	4782 BEACH SHELL CT			LAS VEGAS	NV		89121
16108712004	DEBLU TRUST	LUJAN DEBORAH TRS	4774 BEACH SHELL CT			LAS VEGAS	NV		89121
16108712005	IGNACIO LESLIE-ANNE V		4766 BEACH SHELL CT			LAS VEGAS	NV		89121
16108712006	KAPUNO ROLANDO & CYNTHIA		4758 BEACH SHELL CT			LAS VEGAS	NV		89121-7159
16108712007	SEVEN POINTS BORROWER L L C		PO BOX 4090			SCOTTSDALE	AZ		85261
16108712008	DHILLON HARJIT S		4742 BEACH SHELL CT			LAS VEGAS	NV		89121-7159
16108712015	VALDOVINOS BRENDA L		4715 BEACH SHELL CT			LAS VEGAS	NV		89121-7159

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108712016	SANDHU GURJINDER KAUR REVOCABLE FAMILY TRUST		2933 CRYSTAL BAY DR			LAS VEGAS	NV		89117-2256
16108712017	MABALOT JASON D		1090 ALA NAPUNANI ST # 407			HONOLULU	HI		96818-1792
16108712018	PYRENEES INVESTMENT II L L C		209 S STEPHANIE ST # B251			HENDERSON	NV		89012
16108712019	ESPIRITU JESSIE		4796 WOODLAND AVE			LAS VEGAS	NV		89121
16108712020	VARGAS PAOLA	DELGADILLO-ALVAREZ ANTONIIO	4786 WOODLAND AVE			LAS VEGAS	NV		89121
16108712021	JEFFRIES JORMA T		4776 WOODLAND AVE			LAS VEGAS	NV		89121-7134
16108712022	ORELLANO-CIENFUEGOS IRIS ADALGIZA		4760 WOODLAND AVE			LAS VEGAS	NV		89121
16108712023	RODARTE JONATHAN & LAURA O ACOSTA		4748 WOODLAND AVE			LAS VEGAS	NV		89121
16108712024	MALAN RACHEL J		231 E STRAWBERRY DR			MILL VALLEY	CA		94941-2506
16108712025	CANDELARIO YOEL FRAGA & ADISLEY FRAGA		4724 WOODLAND AVE			LAS VEGAS	NV		89121
16108712026	PETERSMAN ROBERT C		1135 DEL ORO WAY			GILROY	CA		95020
16108714322	B M F IV NV 3055 LAS VEGAS L L C		111 E SEGO LILY DR STE 400			SANDY	UT		84070
16108715001	AVENDANO'S PPTY DEVELOPMENT INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110
16108715002	BUSTAMANTE DANIEL HERNANDEZ	GUERRERO-RAMIREZ BRENDA JUDITH	4781 WOODLAND AVE			LAS VEGAS	NV		89121
16108715003	JAVIER RENATO		4787 WOODLAND AVE			LAS VEGAS	NV		89121
16108715004	SORIANO LOURDES Q	IBUAN GERARDO	4789 WOODLAND AVE			LAS VEGAS	NV		89121
16108715005	TORRALBA PRECY C & ROY CORTES		4793 WOODLAND AVE			LAS VEGAS	NV		89121
16108715006	CHAVARRO MICHAEL ANGELO	OLEJUA EDELIN BEATRIZ	4795 WOODLAND AVE			LAS VEGAS	NV		89147
16108715007	AVENDANO'S PROPERTY DEV INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110
16108715008	AVENDANO'S PROPERTY DEV INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110
16108715009	AVENDANO'S PROPERTY DEV INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110
16108715010	AVENDANO'S PROPERTY DEV INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110
16108715011	AVENDANO'S PROPERTY DEV INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110
16108715012	AVENDANO'S PROPERTY DEV INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110
16108715013	AVENDANO'S PROPERTY DEV INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108715014	AVENDANO'S PROPERTY DEV INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110
16108715015	AVENDANO'S PROPERTY DEV INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110
16108715016	AVENDANO'S PROPERTY DEV INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110
16108810010	REED RONALD G & ANGELA M		4674 LINDA AVE			LAS VEGAS	NV		89121-7114
16108810011	CARRASCO ARTURO & YESENIA		4710 LINDA LN			LAS VEGAS	NV		89121-7115
16108810012	HIGGINS GEORGE RICHARD & DARLA DEANNA TRUST AGTMT	HIGGINS GEORGE RICHARD & DARLA DEANNA TRS	4724 LINDA AVE			LAS VEGAS	NV		89121
16108810013	VASQUEZ JESUS T & BERTHA		4742 LINDA AVE			LAS VEGAS	NV		89121
16108810014	MCDONALD JAMES & CHARLEEN FAM TR	MCDONALD JAMES TRS	2301 PINTO RD			HENDERSON	NV		89002
16108810015	GERMAN JUAN L	GARCIA ANAY	5384 SILVERHEART AVE			LAS VEGAS	NV		89142-0187
16108810016	LEE RANCH TRUST		3137 ALOHA AVE			LAS VEGAS	NV		89121-7105
16108810017	LEE RANCH TRUST		3137 ALOHA AVE			LAS VEGAS	NV		89121-7105
16108810018	CARRERA FRANCISCO		2927 ALOHA AVE			LAS VEGAS	NV		89121-7101
16108810019	DE CRISTO REY DIOCESIS		PO BOX 570201			LAS VEGAS	NV		89157
16108810020	STANFORD JERRY D & CYNTHIA A		4741 E HAPPY VALLEY AVE			LAS VEGAS	NV		89121-7121
16108810021	REED RONALD G & ANGELA M		4725 HAPPY VALLEY AVE			LAS VEGAS	NV		89121-7121
16108810022	REED SARA ELIZABETH & DEREK R	REED TREVER EDGAR	4674 LINDA AVE			LAS VEGAS	NV		89121-7114
16108810035	ISLAMIC SOCIETY NEVADA		4730 E DESERT INN RD			LAS VEGAS	NV		89121-2804
16108810036	ISLAMIC SOCIETY NEVADA		4730 E DESERT INN RD			LAS VEGAS	NV		89121-2804
16108810037	ISLAMIC SOCIETY NEVADA		4730 E DESERT INN RD			LAS VEGAS	NV		89121-2804
16108810038	YATES INN L L C		8102 S TELFORD WAY			SANDY	UT		84093-6309
16108810039	BASHIR A CHOWDHY FAMILY FOUNDATION		605 QUEENSRIDGE CT			LAS VEGAS	NV		89145
16108810040	GONZALEZ-RODRIGUEZ SALVADOR	PARGA-FLORES MONICA	3239 ALOHA AVE			LAS VEGAS	NV		89121-7107
16108810041	FUERTE IGLESIA APOSTOLICA TORRE		3701 BETHEL BAY ST			NORTH LAS VEGAS	NV		89032
16108810042	FUERTE IGLESIA APOSTOLICA TORRE		3701 BETHEL BAY ST			NORTH LAS VEGAS	NV		89032
16108810043	LOPEZ VIANEY		4741 LINDA AVE			LAS VEGAS	NV		89121-7116
16108810044	MARTINEZ FRANCISCO TRUST		4725 LINDA AVE			LAS VEGAS	NV		89121-7116

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108810045	MARTINEZ FRANCISCO	ERIVES GUADALUPE	6715 FOX RD			LAS CRUCES	NM		88012
16108810051	GUERRERO JOSE L RINCON		4825 LINDA AVE			LAS VEGAS	NV		89121-2005
16108810052	SANTIAGO EMILY		3220 ALOHA AVE			LAS VEGAS	NV		89121
16108810055	IRLAS FERNANDO D SR & SAN J		4860 E DESERT INN RD			LAS VEGAS	NV		89121-2855
16108810056	MAGDALENO JAVIER		4874 E DESERT INN RD			LAS VEGAS	NV		89121
16108810057	PHILLIPS GORDON R & NANCY LIV TR	PHILLIPS GORDON R & NANCY S TRS	4906 E DESERT INN RD			LAS VEGAS	NV		89121-2808
16108810058	ARANA BOCHE TRUST ETAL	ARANA-ORELLANA CARLOS MANUEL TRS	4906 E DESERT INN RD			LAS VEGAS	NV		89121
16108810059	FELLER MICHAEL E TRUST	FELLER MICHAEL E TRS	4924 E DESERT INN RD			LAS VEGAS	NV		89121-2808
16108810060	STEVENS BARBARA J & SCOTT C		4934 E DESERT INN RD			LAS VEGAS	NV		89121-2808
16108810061	DESERT INN CAPITAL MANAGEMENT L L C		3755 BREAKTHROUGH WAY # 250			LAS VEGAS	NV		89135
16108810062	3285 S NELLIS L L C		PO BOX 100843			FORT WORTH	TX		76184
16108810063	GETTY LEASING INC		292 MADISON AVE 9TH FLR			NEW YORK	NY		10017-6318
16108810064	S G N V 3225 S NELLIS BLVD L L C		PO BOX 71870	6890 S 2300 E		SALT LAKE CITY	UT		84171
16108810065	HOLYOAK 1982 TRUST	HOLYOAK CHARLEEN TRS	4925 LINDA AVE			LAS VEGAS	NV		89121-2040
16108810066	GUTIERREZ LOZANO TRUST	GUTIERREZ CESARIO C & BRAULIA TRS	4915 LINDA AVE			LAS VEGAS	NV		89121
16108810067	ARANA BOCHE TRUST ETAL	ARANA-ORELLANA CARLOS MANUEL TRS	4906 E DESERT INN RD			LAS VEGAS	NV		89121
16108810068	LEGUEN RAUL IVAN GUERRA		4879 LINDA AVE			LAS VEGAS	NV		89121
16108810069	BARRIENTOS EMMANUEL	CAZARES BELEM	4940 EL CAPITAN WAY			LAS VEGAS	NV		89149
16108810070	ALLEN EVA MARIE		4875 LINDA AVE			LAS VEGAS	NV		89121
16108810072	PARRALES OMAR IVAN	PIEDRA MARIA GUADALUPE ROBERTO	3180 ALOHA AVE			LAS VEGAS	NV		89121-7106
16108810073	GONZALEZ-HEREDIA MARINA		3160 ALOHA AVE			LAS VEGAS	NV		89121
16108810074	RODKOFF-YOSEF FAMILY TRUST		15455 SHERMAN WAY UNIT 28			VAN NUYS	CA		91406
16108810075	MURRAY GEORGE THOMAS JR LIV TR	MURRAY GEORGE THOMAS JR TRS	3130 ALOHA			LAS VEGAS	NV		89121-7106
16108810076	HERMANSON DAVE		3120 ALOHA AVE			LAS VEGAS	NV		89121
16108810077	ARIAS HUGO & LETICIA		4754 FUENTES WAY			LAS VEGAS	NV		89121

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108810078	CARVAJAL BEVERLY REBECCA	MARTINEZ GUILLERMO A	7342 SUNRAY POINT ST			NORTH LAS VEGAS	NV		89084
16108810079	SIGRETTO MICHAEL P & ROBIN L REYNOLDS		4895 HAPPY VALLEY AVE			LAS VEGAS	NV		89121-2037
16108810080	ESCALERA JUAN		4951 HAPPY VALLEY AVE			LAS VEGAS	NV		89121-2038
16108810081	NUNEZ LEONEL ANAYA	ANAYA ORALIA	4925 HAPPY VALLEY AVE			LAS VEGAS	NV		89121-2038
16108810082	PALM PROPERTIES L L C		6050 S FORT APACHE RD # 100			LAS VEGAS	NV		89148
16108810083	PALM PROPERTIES L L C		6050 S FORT APACHE RD # 100			LAS VEGAS	NV		89148
16108810084	DOUGLAS FAMILY TRUST	DOUGLAS MIKE & LISA TRS	490 MOORE RD			WOODSIDE	CA		94062
16108810085	DOUGLAS FAMILY TRUST	DOUGLAS MIKE & LISA TRS	490 MOORE RD			WOODSIDE	CA		94062
16108810086	DOUGLAS FAMILY TRUST	DOUGLAS MIKE & LISA TRS	490 MOORE RD			WOODSIDE	CA		94062
16108810087	VASQUEZ ESTABAN TORRES JR		2045 WESTERN			LAS VEGAS	NV		89102-4608
16108810088	WOOD THOMAS F		4906 LINDA AVE			LAS VEGAS	NV		89121
16108810089	HEWES MARILYN & PATRICK		4878 LINDA AVE			LAS VEGAS	NV		89121
16108810090	AHUMADA JOSE R		4864 LINDA AVE			LAS VEGAS	NV		89121
16108810094	CHURCH UNIVERSAL INC		100 MULBERRY ST 14TH FL			NEWARK	NJ		07102
16108810098	LEE MICHELLE		8461 FARM RD # 120-277			LAS VEGAS	NV		89131
16108810099	880 E SAHARA L L C - SERIES 3		880 E SAHARA AVE			LAS VEGAS	NV		89104
16109201004	CHEVMAC 1 L L C		110 N CARPENTER ST			CHICAGO	IL		60607
16109217003	USA POSTAL SERVICE		8055 E TUFTS AVENUE PKWY # 400			DENVER	CO		80237-2881
16109217004	G S K I L L C		955 TEMPLE VIEW DR			LAS VEGAS	NV		89110-2900
16109301004	HAMPTON APTS INC		2016 RIVERSIDE DR			LOS ANGELES	CA		90039-3707
16109301005	VALLEY VISTA M H C L L C		31200 NORTHWESTERN HWY			FARMINGTON HILLS	MI		48334
16109301007	REBEL LAND AND DEVELOPMENT L L C		2424 RIDGE RD			ROCKWALL	TX		75087
16109310345	3050 S NELLIS D B L L C		1880 CENTURY PARK E STE 300			LOS ANGELES	CA		90067
16109401002	VALLEY VISTA M H C L L C		31200 NORTHWESTERN HWY			FARMINGTON HILLS	MI		48334
16109401007	SCHOOL BOARD OF TRUSTEES		1180 MILITARY TRIBUTE PL			HENDERSON	NV		89074

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16109410385	U S M F MEADOWS PROPCO L L C		6191 STATE HIGHWAY 161 STE 100			IRVING	TX		75038
16109411003	S S B PROPCO L L C		465 FIRST ST WEST 2ND FL			SONOMA	CA		95476
16109411004	BECKMAN CHARLES & LOLING		1265 CASIANO RD			LOS ANGELES	CA		90049
16109411005	M D C COASTAL 20 L L C		11995 EL CAMINO REAL			SAN DIEGO	CA		92130
16109411006	CY HOMA L L C		3721 CANARY PALM			LAS VEGAS	NV		89121-7239
16109411007	S S B PROPCO L L C		465 FIRST ST W 2ND FLR			SONOMA	CA		95476
16116101001	KHARBANDA SANJEEV LIVING TRUST	KHARBANDA SANJEEV TRS	5469 SIGNAL HILL DR			DUBLIN	CA		94568
16116110083	SOTO-SUASTIGUI EDUARDO		5075 BROWNWOOD AVE			LAS VEGAS	NV		89122
16116110084	MAZZONNE ROSALIE		3311 DEATH VALLEY DR			LAS VEGAS	NV		89122
16116110093	ALCHEMY INVESTMENT L L C		8978 SPANISH RIDGE # 102			LAS VEGAS	NV		89148
16116110094	BOYLE MICHAEL		3312 CAPE COD DR			LAS VEGAS	NV		89122
16116110095	DEAMER 1993 TRUST	DEAMER FLORENCE L TRS	3306 CAPE COD DR			LAS VEGAS	NV		89122-3909
16116110096	3303 CAPE COD TRUST	CHRISTIE K L TRS	3225 MCLEOD DR			LAS VEGAS	NV		89121
16116110097	VARGAS MARIA		3309 CAPE COD DR			LAS VEGAS	NV		89122
16116110098	MORENO-FRAUSTO RAMON		3315 CAPE COD DR			LAS VEGAS	NV		89122-3950
16116110099	HILDENBRAND ALAN THOMAS	BROWN REGINA LEE	3323 CAPE COD DR			LAS VEGAS	NV		89122
16116110109	GUERRERO EDLIN		3332 BIG SUR DR			LAS VEGAS	NV		89122
16116110110	GIANINETTO STELLA M		3324 BIG SUR DR			LAS VEGAS	NV		89122-3905
16116110111	BROCKMAN JOSEPH & ADORA		3316 BIG SUR DR			LAS VEGAS	NV		89122-3905
16116110112	HOUSTON LARRY D & DEBORAH J		3310 BIG SUR DR			LAS VEGAS	NV		89122-3905
16116110113	SERPAS JUAN CARLOS		3304 BIG SUR DR			LAS VEGAS	NV		89122
16116110114	DESERT INN MOBILE FAM ESTS ASSN		5100 BLUE RIDGE PKWY			LAS VEGAS	NV		89122-3924
16116110115	YAMAGUCHI L L C		1723 FRANKLIN CHASE			HENDERSON	NV		89012
16116110116	DEWEGELI ELIZABETH RUTH	RUTH HARMONY	5150 SPYGLASS HILL DR # 177			LAS VEGAS	NV		89142
16116110117	GREEN BRENDA KAY		5068 WASATCH LN			LAS VEGAS	NV		89122
16116110118	SHUIT HEATHER N & DAVUD V	HELMAN-SHUIT BERTHA L	5072 WASATCH LN			LAS VEGAS	NV		89122-4055

PPLRL_1544

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16116110119	MITCHELL ROBERT J		5110 WASATCH LN			LAS VEGAS	NV		89122-4055
16116110120	FISHER JASON H & ALLYSON S		14 DOVETAIL CIR			HENDERSON	NV		89014
16116110121	MACIEL-GIL ANGEL		5122 WASATCH LN			LAS VEGAS	NV		89122
16116110122	HADDAD MICHAEL		PO BOX 691960			STOCKTON	CA		95269
16116110123	EDWARDS RONALD T	ERLANO EULALIA C	6110 ORANGE HILL DR			LAS VEGAS	NV		89142-0604
16116110186	MARTINEZ ALFREDO		3305 EWA BEACH DR			LAS VEGAS	NV		89122
16116110187	BROCCOLINO JAMES J & SHIRLEY A		5130 TUPELO LN			LAS VEGAS	NV		89122-4054
16117501005	CHAN ALVIN B INC		PO BOX 4900			SCOTTSDALE	AZ		85261-4900
16117501006	RAINBOW MARKET #8 L L C		1281 TERMINAL WAY # 115			RENO	NV		89502
16117501010	WANG FAMILY LIVING TRUST	WANG SUNG-VUM TRS	PO BOX 17535			ANAHEIM	CA		92817
16117501011	SPACE PROVIDERS ASHEVILLE L L C	CAROLINA VEGAS L L C	1300 TUNNEL RD			ASHVILLE	NC		28805-1629
16117510023	ALVI KHIZAR		22 ABBEY RD			NEWARK	DE		19702
16117510024	ORTEGA PAUL	ZARATE YOLANDA	4802 FUENTES WAY			LAS VEGAS	NV		89121
16117511001	DESILVA MARIA A HERNANDEZ		4840 FUENTES CIR			LAS VEGAS	NV		89121-2816
16117511002	BACON JOANNE LIVING TRUST	BACON JOANNE TRS	2800 CONGRESS AVE			LAS VEGAS	NV		89121
16117511003	ROMERO GRACIELA FIGUEROA		4856 FUENTES CIR			LAS VEGAS	NV		89121-2816
16117511004	BARRETT KEVIN & LORINDA		4866 FUENTES CIR			LAS VEGAS	NV		89121
16117511005	PORTILLO DAVID O		4874 FUENTES CIR			LAS VEGAS	NV		89121
16117511006	GARCIA YOANDY LUIS CUETO		4882 FUENTES CIR			LAS VEGAS	NV		89121
16117511007	AGUIRRE JUVENIO A		4890 FUENTES CIR			LAS VEGAS	NV		89121
16117511008	CONTRERAS SARAI JACO	RODRIGUEZ DAVID SANTANA	4972 HIDALGO WAY			LAS VEGAS	NV		89121
16117511009	PADOVICH DAVID A		4906 FUENTES CIR			LAS VEGAS	NV		89121
16117511010	HALLEWELL MICHAEL H & NANCY L		5841 E CHARLESTON BLVD # 230-265			LAS VEGAS	NV		89142
16117511011	DISABATO DAVID		4897 FUENTES CIR			LAS VEGAS	NV		89121
16117511012	BELLA JULIE	LOPEZ CHASE	4889 FUENTES CIR			LAS VEGAS	NV		89121
16117511013	ALVEY LAWRENCE E & ROBERTA J		4881 FUENTES CIR			LAS VEGAS	NV		89121-2827
16117511014	MARTINEZ SYMONE	SALINAS PEDRO	4873 FUENTES CIR			LAS VEGAS	NV		89121-2827

PPLRL_1545

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16117511015	J C L L C		4144 COMB CIR			LAS VEGAS	NV		89104
16117511016	SPINARD CYNTHIA		4855 FUENTES CIR			LAS VEGAS	NV		89121-2827
16117511017	AVILA JULIO CESAR VELASCO		4856 HILDAGO WAY			LAS VEGAS	NV		89121
16117511018	DUSENBERY JOSEPH A & PATRICIA A		4866 HILDAGO WAY			LAS VEGAS	NV		89121-2847
16117511019	DOMINGUEZ DAMACIO PEREZ		913 S ROANNE ST			ANAHEIM	CA		92804
16117511020	ROSAS VICTOR MANUEL & ESMERALDA		6414 ENCHANTING CT			LAS VEGAS	NV		89156
16117511021	PINZON-GARCIA OMAR DAVID	PINZON FEDERICO GARCIA	3602 HUERTA DR			LAS VEGAS	NV		89121
16117511022	KELMAN DANIEL		4898 HILDAGO WAY			LAS VEGAS	NV		89121
16117511089	STICKNEY MICHAEL & DARLENE G		4814 FUENTES WAY			LAS VEGAS	NV		89121-2810
16117511090	JOVEL GLORIA ARACELY		3315 VISTA DEL MONTE DR			LAS VEGAS	NV		89121
16117511091	COUNTY OF CLARK(PK & COMM SERV)		500 S GRAND CENTRAL PKWY			LAS VEGAS	NV		89155
16117512010	OLIVARES-MURGUIA LUIS	RODRIGUEZ ELIDA FLORES	3364 HUERTA DR			LAS VEGAS	NV		89121
16117512011	FLORES JOSE MANUEL OLIVARES	AGUILAR VANESSA HERNANDEZ	3350 HUERTA DR			LAS VEGAS	NV		89121
16117512012	PERDOMO SERGIO		4972 HILDAGO WAY			LAS VEGAS	NV		89121
16117512013	MCMILLIAN NANCY ANN		325 LEHMAN ST			LAS VEGAS	NV		89122
16117512014	VILLANUEVA ARMANDO & MARIA		4956 HILDAGO WAY			LAS VEGAS	NV		89121-2864
16117512015	CUELLAR-MORONES LUIS A		4948 HILDAGO WAY			LAS VEGAS	NV		89121
16117512016	FINLULO L L C		3255 LINDELL RD			LAS VEGAS	NV		89145
16117512017	RIPPEL NICHOLAS S & DEBORAH L		4932 HILDAGO WAY			LAS VEGAS	NV		89121-2864
16117512018	BOBADILLA-GARCIA RUBEN	BOBADILLA BERTHA	4921 HILDAGO WAY			LAS VEGAS	NV		89121
16117512019	CUEVAS GABRIELA	LONA CIRIACO CUEVAS	4916 HILDAGO WAY			LAS VEGAS	NV		89121-2864
16117512020	FONGER KARLYLE B		4908 HILDAGO WAY			LAS VEGAS	NV		89121-2864
16117512022	BOBADILLA-GARCIA RUBEN	BOBADILLA BERTHA LETICIA	4924 HILDAGO WAY			LAS VEGAS	NV		89121
16117512023	HUPP FRED & JANICE E		4933 HILDAGO WAY			LAS VEGAS	NV		89121-2863

PPLRL_1546

UC-18-0578

Sprint®

PROJECT:	SPRINT NE PROJECT
SITE CASCADE:	VG90XC440
CROWN CASTLE SITE NAME:	LV115 NELLIS & DI
CROWN CASTLE SITE NUMBER:	825521
SITE ADDRESS:	3125 S. NELLIS BOULEVARD LAS VEGAS, NV 89121
SITE TYPE:	67'-0" MONOPINE W/ 10'-0" EXTENSION

SITE INFORMATION

PROPERTY OWNER:
PALM PROPERTIES, LLC
6050 S. FORT APACHE ROAD, SUITE 100
LAS VEGAS, NV 89148

CROWN CASTLE SITE NUMBER:
825521

CROWN CASTLE SITE NAME:
LV115 NELLIS & DI

CROWN CASTLE APPLICATION ID:
430989

SITE ADDRESS:
3125 S. NELLIS BOULEVARD
LAS VEGAS, NV 89121
CLARK COUNTY

GEOGRAPHIC COORDINATES:
LATITUDE: 36.13244295°
LONGITUDE: -115.056279°
ALTITUDE (AMSL): 1724'

JURISDICTION:
CLARK COUNTY

APN:
161-08-810-083

POWER COMPANY:
NV ENERGY

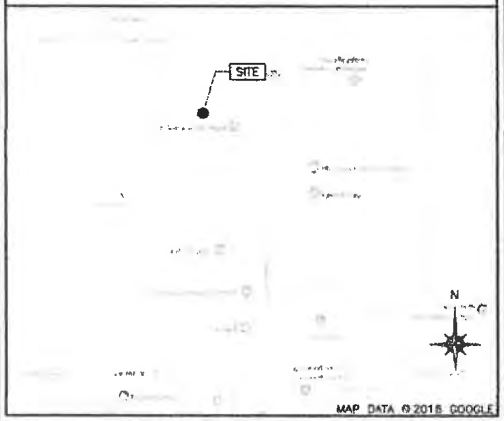
FIBER COMPANY:
COX

SITE ACQUISITION CONTACT:
CROWN CASTLE USA, INC.
200 SPECTRUM, SUITE 1700
IRVINE, CA 92618
CONTACT: GWENDOLYN FISCHER
PHONE: (702) 416-7530
E-MAIL: gwendolyn.fischer@crowncastle.com

A&E FIRM:
W-T COMMUNICATION DESIGN GROUP, LLC
8560 S. EASTERN AVE, SUITE 220
LAS VEGAS, NEVADA 89123
PH: (702) 998-1003
FAX: (702) 998-1010
CONTACT: ERICK ROMERO
www.wtengineering.com

STRUCTURAL ENGINEER:
BLACK & VEATCH
6800 W. 115TH STREET
SUITE 2292
OVERLAND PARK, KS 66211
TEL: (913) 458-6145

AREA MAP



AERIAL MAP



PROJECT DESCRIPTION

- ALL NEW TOWER EQUIPMENT TO BE PAINTED TO MATCH EXISTING STRUCTURE
- INSTALL NEW 10'-0" X 10'-0" CONCRETE EQUIPMENT PAD
- INSTALL (1) EQUIPMENT CABINET AT GRADE
- INSTALL (1) HOFFMAN JUNCTION BOX & (1) PPC CABINET MOUNTED ON NEW H-FRAME AT GRADE
- INSTALL 10'-0" TOWER EXTENSION
- INSTALL (3) HYBRID CABLES ON EXISTING TOWER
- INSTALL (6) PANEL ANTENNAS ON EXISTING TOWER
- INSTALL (3) SECTOR FRAMES ON EXISTING TOWER
- INSTALL (6) 800MHZ RRH'S AT ANTENNAS
- INSTALL (3) 1900MHz RRH'S AT ANTENNAS
- INSTALL (24) JUMPERS

APPLICABLE CODES

* ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

BUILDING CODE: 2012 INTERNATIONAL BUILDING CODE
PLUMBING CODE: 2012 UNIFORM PLUMBING CODE
MECHANICAL CODE: 2012 UNIFORM MECHANICAL CODE
ELECTRICAL CODE: 2011 NATIONAL ELECTRICAL CODE

811
Know what's below.
Call before you dig.

NOTE:
48 HOURS PRIOR TO DIGGING, CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES TO LOCATE ALL UNDERGROUND UTILITIES.

SHEET INDEX

SHEET:	SHEET TITLE:
T-1	TITLE SHEET
N-1	GENERAL NOTES
N-2	GENERAL NOTES
N-3	GENERAL NOTES
C-1	OVERALL SITE PLAN
C-2	OVERALL COMPOUND PLAN
C-3	ENLARGED EQUIPMENT PLAN
C-4	SITE DETAILS
C-5	CABINET DETAILS
C-6	CONCRETE PAD DETAILS
A-1	TOWER ELEVATIONS
A-2	TOWER ELEVATIONS
A-3	EQUIPMENT ELEVATION
A-4	ANTENNA PLAN
A-5	EQUIPMENT DETAILS
A-6	EQUIPMENT DETAILS
A-7	EQUIPMENT DETAILS
E-1	UTILITY PLAN
E-2	ELECTRICAL DETAILS
E-3	BATTERY SPECIFICATIONS
E-4	BATTERY SPECIFICATIONS
E-5	BATTERY SPECIFICATIONS
E-6	BATTERY SPECIFICATIONS
GR-1	GROUNDING PLAN
GR-2	GROUNDING DETAILS
GR-3	GROUNDING DETAILS

SITE CONTACTS

CROWN CASTLE USA, INC.:
CM: LUKE CHRISTIAN
PHONE: (702) 408-5147

PM: TIMOTHY MILLER
PHONE: (949) 936-0221

ZONING & PERMITTING SPECIALIST:
CM: WILLIAM GAUL
PHONE: (702) 518-4349

PM: BARBARA BROWN
PHONE: (925) 464-3434

PLANS PREPARED FOR
Sprint

MLA PARTNER
CROWN CASTLE

PLANS PREPARED BY
W-T COMMUNICATION DESIGN GROUP, LLC
WIRELESS INFRASTRUCTURE
8560 S Eastern Avenue Suite 220
Las Vegas, NV 89123
PH (702) 998-1000 FAX: (702) 998-10
www.wtengineering.com
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REVISIONS:

DESCRIPTION	DATE	E
FOR CLIENT REVIEW	04.16.18	J
CLIENT COMMENTS	06.09.18	D

W-T PROJECT NUMBER:
T1800432

CROWN CASTLE SITE NAME:
LV115 NELLIS & DI

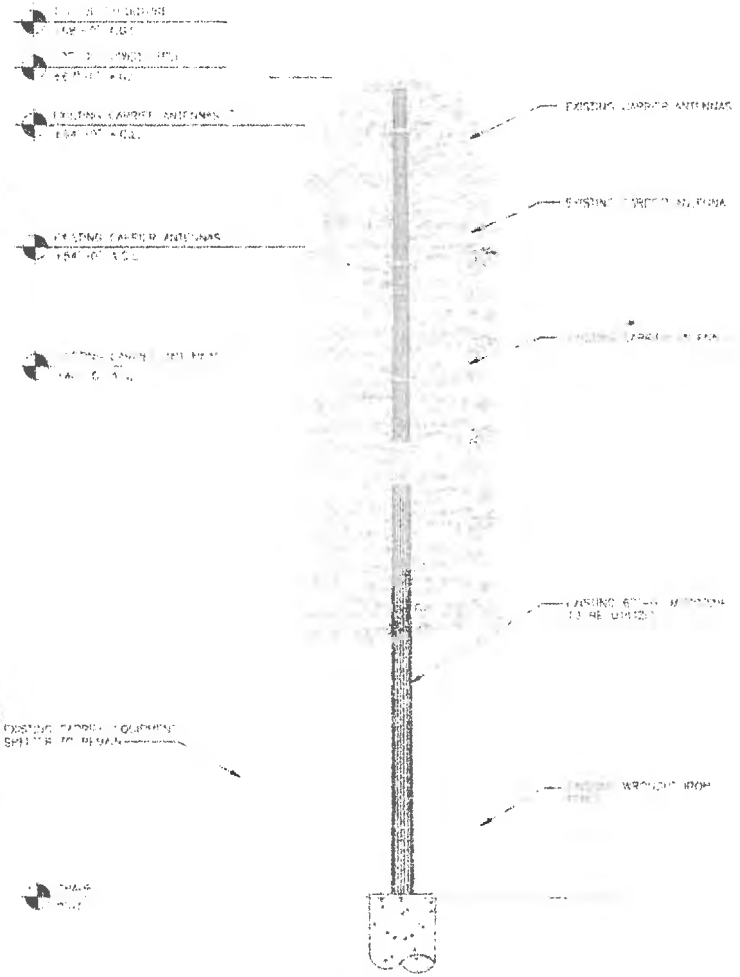
SITE CASCADE:
VG90XC440

SITE ADDRESS:
3125 S. NELLIS BOULEVA
LAS VEGAS, NV 89121

SHEET DESCRIPTION:
TITLE SHEET

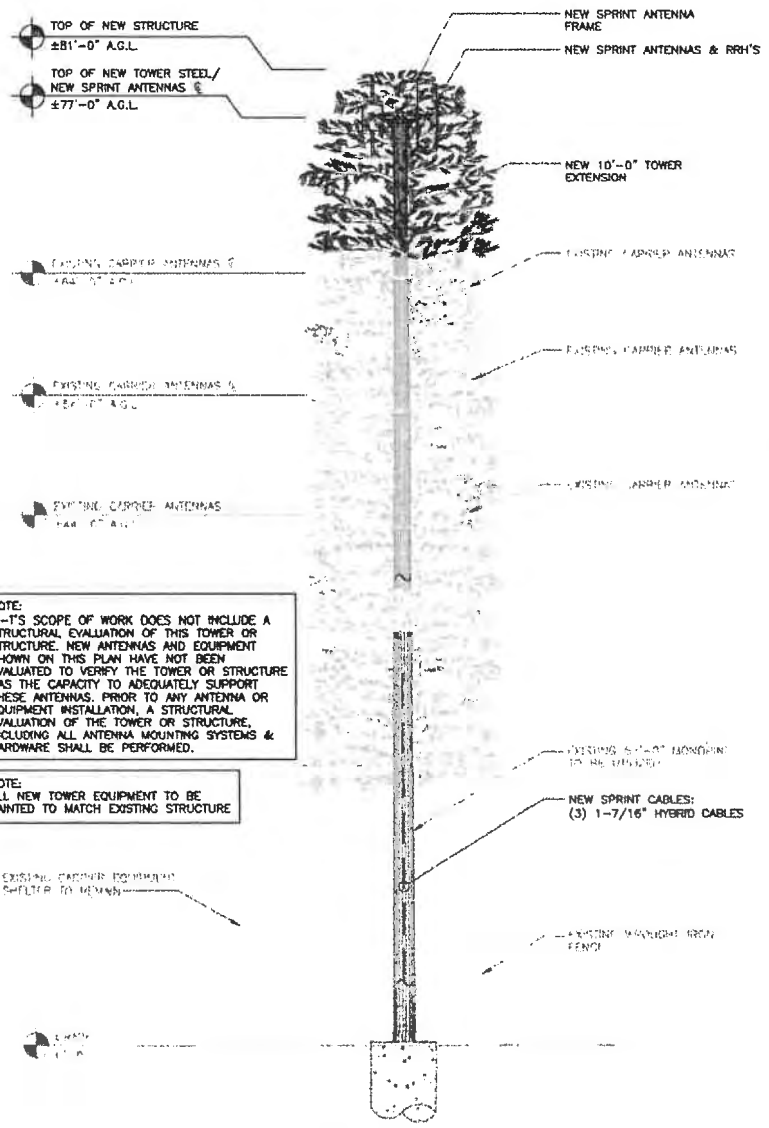
SHEET NUMBER
T-1

PPLRL_1547



EXISTING TOWER ELEVATION — 1

SCALE: 1" = 10'-0"



NOTE:
W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS AND EQUIPMENT SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA OR EQUIPMENT INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS & HARDWARE SHALL BE PERFORMED.

NOTE:
ALL NEW TOWER EQUIPMENT TO BE PAINTED TO MATCH EXISTING STRUCTURE

PROPOSED TOWER ELEVATION — 2

SCALE: 1" = 10'-0"

PPLRL_1548

PLANS PREPARED FOR:

Sprint

MLA PARTNER:

CROWN CASTLE

PLANS PREPARED BY:

W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE
8580 S Eastern Avenue Suite 220
Las Vegas, NV 89123
PH (702) 938-1000 FAX: (702) 938-1010
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REVISIONS:

DESCRIPTION	DATE	BY	REV
FOR CLIENT REVIEW	04.18.16	JTB	A
CLIENT COMMENTS	05.09.16	ERM	B

W-T PROJECT NUMBER:

T1800432

CROWN CASTLE SITE NAME:

LV115 NELLIS & DI

SITE CASCADE:

VG90XC440

SITE ADDRESS:

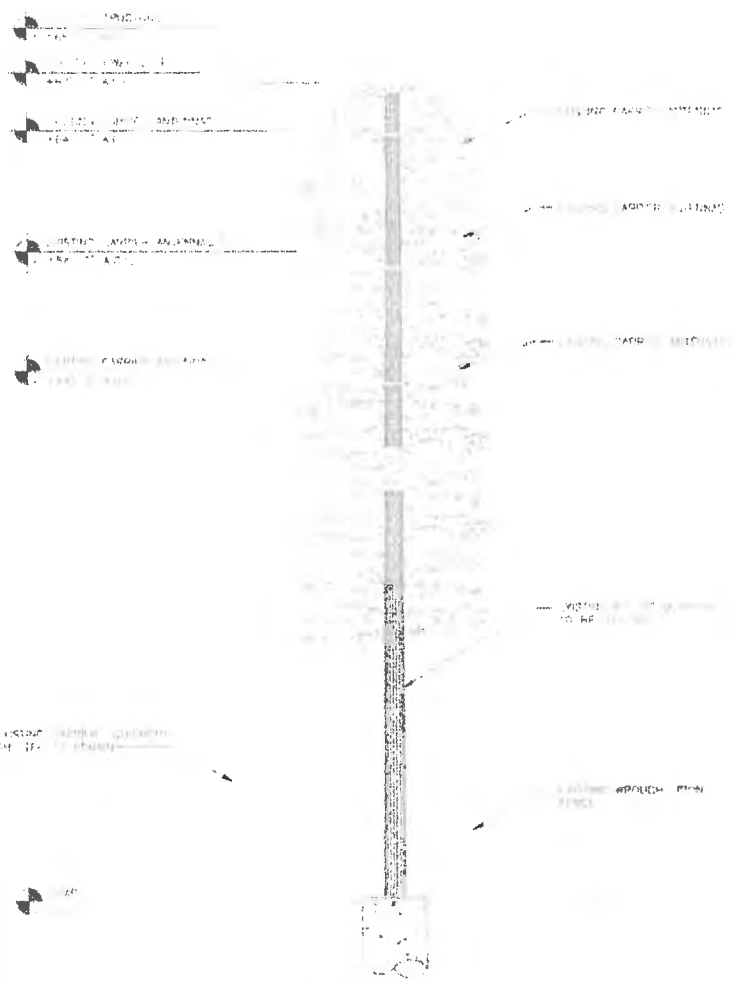
3125 S. NELLIS BOULEVARD
LAS VEGAS, NV 89121

SHEET DESCRIPTION:

TOWER ELEVATIONS

SHEET NUMBER:

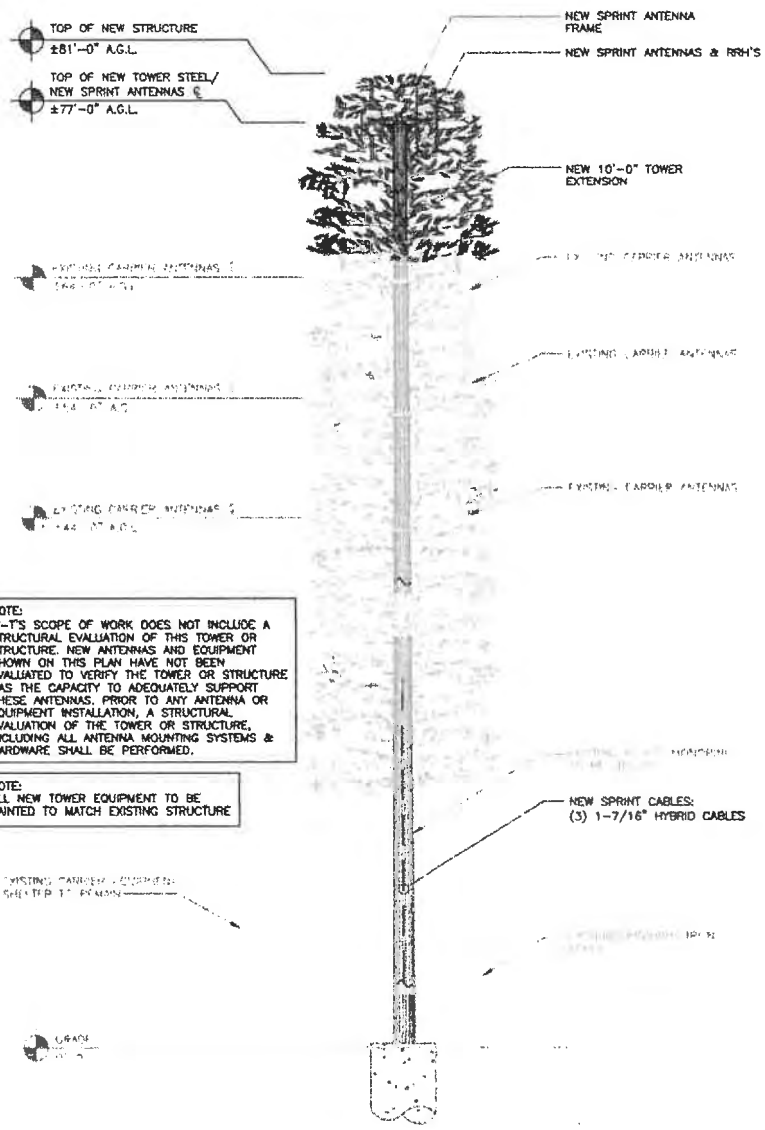
A-1



EXISTING TOWER ELEVATION

SCALE: 1" = 10'-0"

1



NOTE:
W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS AND EQUIPMENT SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA OR EQUIPMENT INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS & HARDWARE SHALL BE PERFORMED.

NOTE:
ALL NEW TOWER EQUIPMENT TO BE PAINTED TO MATCH EXISTING STRUCTURE

PROPOSED TOWER ELEVATION

SCALE: 1" = 10'-0"

2

PLANS PREPARED FOR

Sprint

MLA PARTNER

CROWN CASTLE

PLANS PREPARED BY

W-T COMMUNICATIONS DESIGN GROUP, LLC
WIRELESS INFRASTRUCTURE
8580 S Eastern Avenue Suite 220
Las Vegas, NV 89123
PH: (702) 866-1000 FAX: (702) 866-1010
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REVISIONS

DESCRIPTION	DATE	BY	REV
FOR CLIENT REVIEW	04.18.16	JTB	A
CLIENT COMMENTS	05.09.16	ERM	B

W-T PROJECT NUMBER

T1800432

CROWN CASTLE SITE NAME

LV115 NELLIS & DI

SITE CASCADE

VG90XC440

SITE ADDRESS

3125 S. NELLIS BOULEVARD
LAS VEGAS, NV 89121

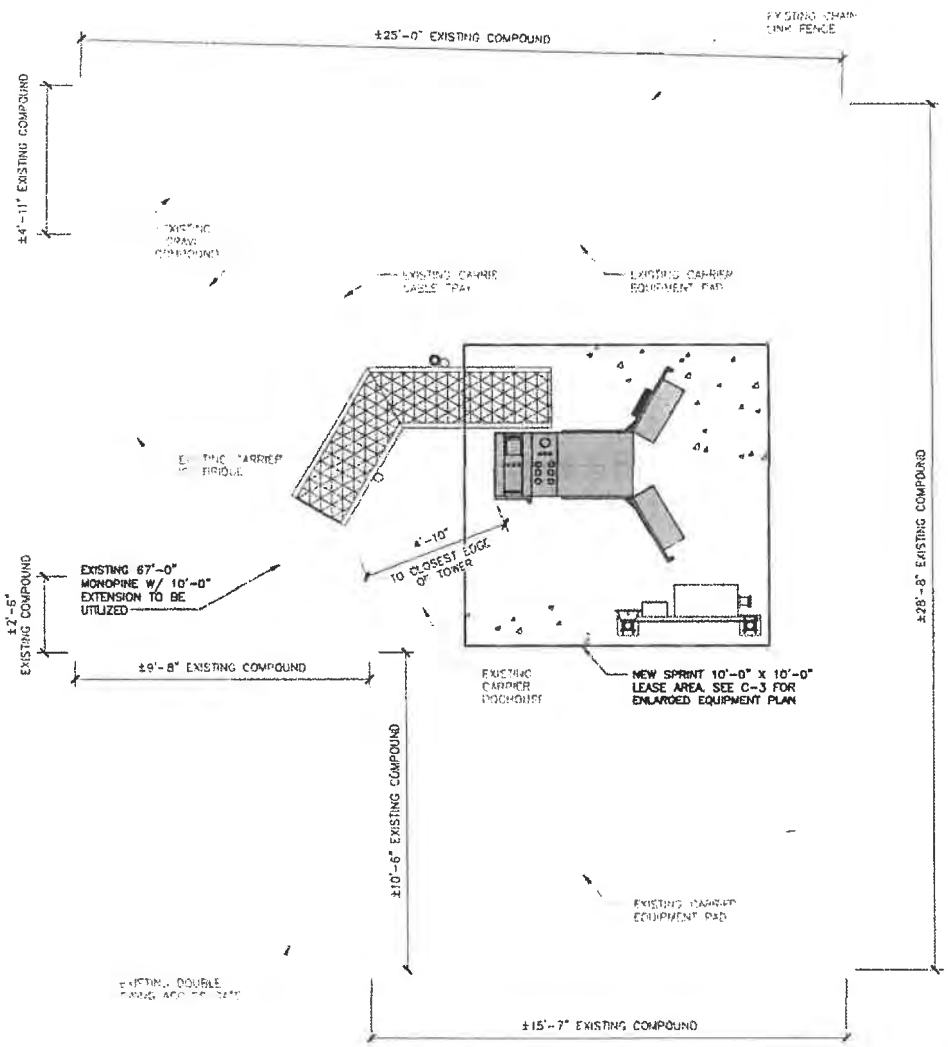
SHEET DESCRIPTION

TOWER ELEVATIONS

SHEET NUMBER

A-1

PPLRL_1549



OVERALL COMPOUND PLAN

SCALE: 1/4" = 1'-0"

1

PPLRL_1550

PLANS PREPARED FOR:

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MLA PARTNER:

CROWN CASTLE

PLANS PREPARED BY:

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Las Vegas, NV 89123
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REVISIONS:

DESCRIPTION	DATE	BY	REV
FOR CLIENT REVIEW	04.18.18	JTB	A
CLIENT COMMENTS	05.09.18	ERM	B

W-T PROJECT NUMBER:

T1800432

CROWN CASTLE SITE NAME:

LV115 NELLIS & DI

SITE CASCADE:

VG90XC440

SITE ADDRESS:

3125 S. NELLIS BOULEVARD
LAS VEGAS, NV 89121

SHEET DESCRIPTION:

OVERALL COMPOUND PLAN

SHEET NUMBER:

C-2



OVERALL SITE PLAN

SCALE: 1" = 40'-0"

1

PPLRL_1551

PLANS PREPARED FOR

Sprint

M.A. PARTNER

CROWN CASTLE

PLANS PREPARED BY

W-T

W-T COMMUNICATION DESIGN GROUP, LLC.

WIRELESS INFRASTRUCTURE

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Las Vegas, NV 89123
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www.wtengineering.com

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JEFFERY S. OSTOWSKY
PROFESSIONAL ENGINEER
STATE OF NEVADA
LICENSE # 018908
EXPIRES: 06/30/19 SIGNED: 07/23/18

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REVISIONS

DESCRIPTION	DATE	BY	REV
FOR CLIENT REVIEW	04.19.18	JTB	A
CLIENT COMMENTS	05.09.18	ERM	B
100% CONSTRUCTION DRAWINGS	05.29.18	ERM	C
REVISE TOWER ELEVATION	06.15.18	DTP	D
CLIENT COMMENTS	07.23.18	DTP	E

W-T PROJECT NUMBER

T1800432

CROWN CASTLE SITE NAME

LV115 NELLIS & DI

SITE ORIGINATOR

VG90XC440

SITE ADDRESS

3125 S. NELLIS BOULEVARD
LAS VEGAS, NV 89121

SHEET DESCRIPTION

OVERALL SITE PLAN

SHEET NUMBER

C-1

UC-18-0578

Sprint

PROJECT:	SPRINT NE PROJECT
SITE CASCADE:	VG90XC440
CROWN CASTLE SITE NAME:	LV115 NELLIS & DI
CROWN CASTLE SITE NUMBER:	825521
SITE ADDRESS:	3125 S. NELLIS BOULEVARD LAS VEGAS, NV 89121
SITE TYPE:	67'-0" MONOPINE W/ 10'-0" EXTENSION

SITE INFORMATION

PROPERTY OWNER:
PALM PROPERTIES, LLC
6050 S. FORT APACHE ROAD, SUITE 100
LAS VEGAS, NV 89148

CROWN CASTLE SITE NUMBER:
825521

CROWN CASTLE SITE NAME:
LV115 NELLIS & DI

CROWN CASTLE APPLICATION ID:
430959

SITE ADDRESS:
3125 S. NELLIS BOULEVARD
LAS VEGAS, NV 89121
CLARK COUNTY

GEOGRAPHIC COORDINATES:
LATITUDE: 36.13244295°
LONGITUDE: -115.066279°
ALTITUDE (AMSL): 1724'

JURISDICTION:
CLARK COUNTY

APN:
161-08-810-083

POWER COMPANY:
NV ENERGY

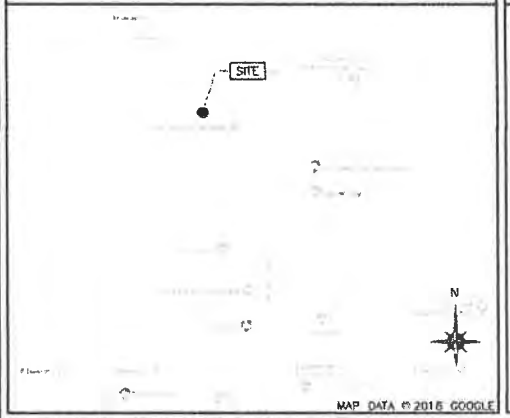
[redacted] COMPANY:

SITE ACQUISITION CONTACT:
CROWN CASTLE USA, INC.
200 SPECTRUM, SUITE 1700
IRVINE, CA 92618
CONTACT: GWENDOLYN FISCHER
PHONE: (702) 416-7530
E-MAIL: gwendolyn.fischer@crowncastle.com

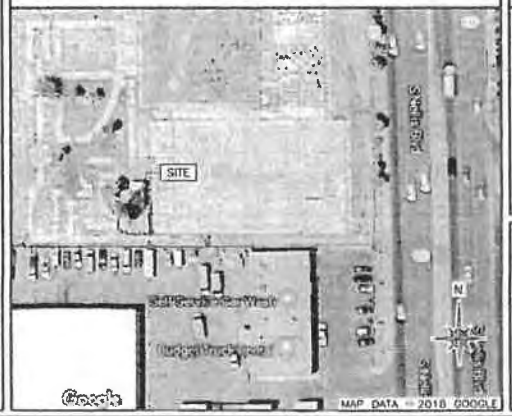
A&E FIRM:
W-T COMMUNICATION DESIGN GROUP, LLC
8560 S. EASTERN AVE, SUITE 220
LAS VEGAS, NEVADA 89123
PH: (702) 998-1003
FAX: (702) 998-1010
CONTACT: ERICK ROMERO
www.wtengineering.com

STRUCTURAL ENGINEER:
BLACK & VEATCH
6800 W. 115TH STREET
SUITE 2292
OVERLAND PARK, KS 66211
TEL. (913) 458-8145

AREA MAP



AERIAL MAP



PROJECT DESCRIPTION

- ALL NEW TOWER EQUIPMENT TO BE PAINTED TO MATCH EXISTING STRUCTURE
- INSTALL NEW 10'-0" X 10'-0" CONCRETE EQUIPMENT PAD
- INSTALL (1) EQUIPMENT CABINET AT GRADE
- INSTALL (1) HOFFMAN JUNCTION BOX & (1) PPC CABINET MOUNTED ON NEW H-FRAME AT GRADE
- INSTALL 10'-0" TOWER EXTENSION
- INSTALL (3) HYBRID CABLES ON EXISTING TOWER
- INSTALL (6) PANEL ANTENNAS ON EXISTING TOWER
- INSTALL (3) SECTOR FRAMES ON EXISTING TOWER
- INSTALL (6) 800MHZ RRH'S AT ANTENNAS
- INSTALL (3) 1900MHz RRH'S AT ANTENNAS
- INSTALL (24) JUMPERS

APPLICABLE CODES

* ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

BUILDING CODE: 2012 INTERNATIONAL BUILDING CODE
PLUMBING CODE: 2012 UNIFORM PLUMBING CODE
MECHANICAL CODE: 2012 UNIFORM MECHANICAL CODE
ELECTRICAL CODE: 2011 NATIONAL ELECTRICAL CODE

811 know what's below. Call before you dig.

NOTE:
48 HOURS PRIOR TO DIGGING, CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES TO LOCATE ALL UNDERGROUND UTILITIES.

SHEET INDEX

SHEET:	SHEET TITLE:
T-1	TITLE SHEET
N-1	GENERAL NOTES
N-2	GENERAL NOTES
N-3	GENERAL NOTES
C-1	OVERALL SITE PLAN
C-2	OVERALL COMPOUND PLAN
C-3	ENLARGED EQUIPMENT PLAN
C-4	SITE DETAILS
C-5	CABINET DETAILS
C-6	CONCRETE PAD DETAILS
A-1	TOWER ELEVATIONS
A-2	TOWER ELEVATIONS
A-3	EQUIPMENT ELEVATION
A-4	ANTENNA PLAN
A-5	EQUIPMENT DETAILS
A-6	EQUIPMENT DETAILS
A-7	EQUIPMENT DETAILS
E-1	UTILITY PLAN
E-2	ELECTRICAL DETAILS
E-3	BATTERY SPECIFICATIONS
E-4	BATTERY SPECIFICATIONS
E-5	BATTERY SPECIFICATIONS
E-6	BATTERY SPECIFICATIONS
GR-1	GROUNDING PLAN
GR-2	GROUNDING DETAILS
GR-3	GROUNDING DETAILS

Planner Copy NOT TO BE USED FOR CONSTRUCTION

SITE CONTACTS

CROWN CASTLE USA, INC.:
CM: LUKE CHRISTIAN
PHONE: (702) 408-5147

PM: TIMOTHY MILLER
PHONE: (949) 936-0221

ZONING & PERMITTING SPECIALIST:
CM: WILLIAM GAUL
PHONE: (702) 518-4349

PM: BARBARA BROWN
PHONE: (925) 464-3434

PLANS PREPARED FOR
Sprint

A&E PARTNER
CROWN CASTLE

PLANS PREPARED BY
W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE
8560 S Eastern Avenue Suite 220
Las Vegas, NV 89123
PH (702) 998-1000 FAX (702) 998-1010
www.wtengineering.com
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REVISIONS: DESCRIPTION	DATE	BY	REV
FOR CLIENT REVIEW	04.18.18	JTB	A
CLIENT COMMENTS	05.09.18	ERM	B

W-T PROJECT NUMBER
T1800432

CROWN CASTLE SITE NAME
LV115 NELLIS & DI

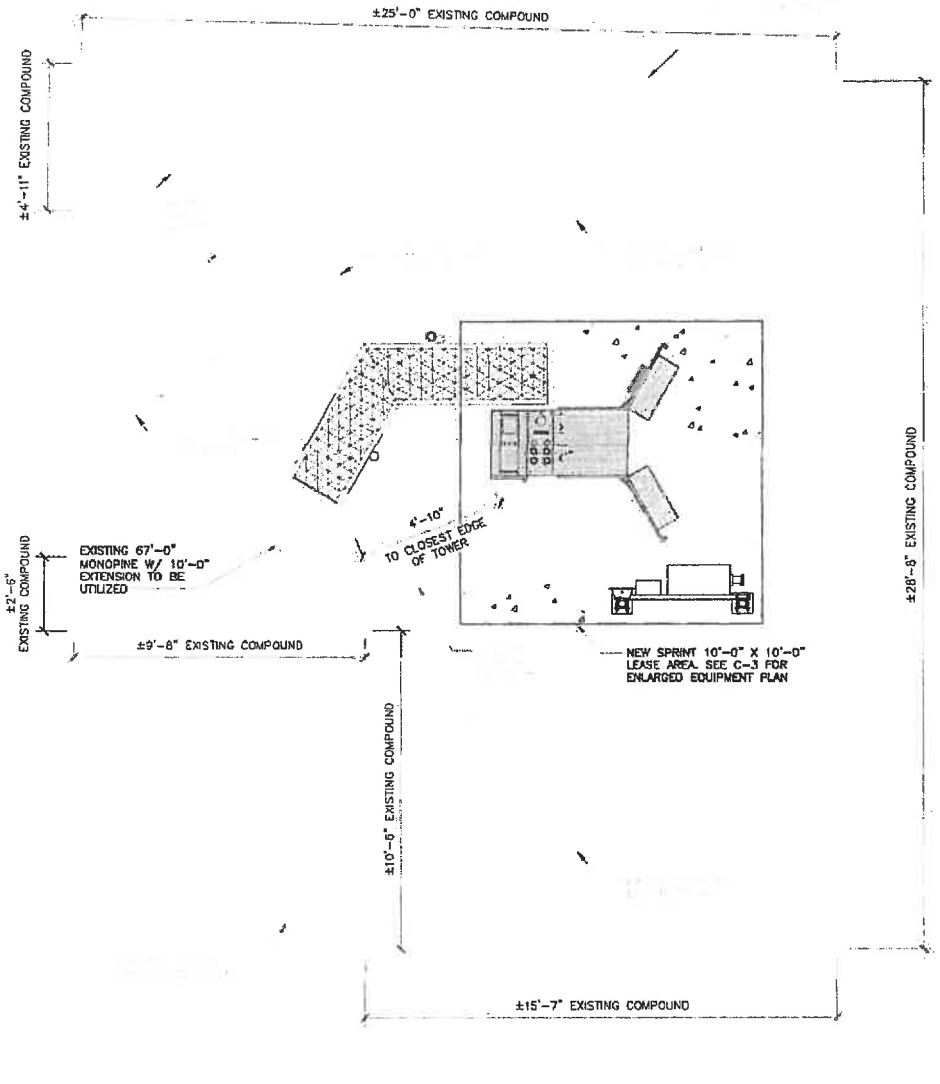
SITE CASCADE
VG90XC440

SITE ADDRESS
3125 S. NELLIS BOULEVARD
LAS VEGAS, NV 89121

SHEET DESCRIPTION
TITLE SHEET

SHEET NUMBER
T-1

PPLRL_1552



OVERALL COMPOUND PLAN

SCALE: 1/4" = 1'-0"

1

PLANS PREPARED FOR:

Sprint

MLA PARTNER:

CROWN CASTLE

PLANS PREPARED BY:

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WIRELESS INFRASTRUCTURE
8560 S Eastern Avenue Suite 220
Las Vegas, NV 89123
PH: (702) 998-1000 FAX: (702) 998-1010
www.wtengineering.com

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REVISIONS:

DESCRIPTION	DATE	BY	REV
FOR CLIENT REVIEW	04.15.16	JTB	A
CLIENT COMMENTS	05.09.16	ERM	B

W-T PROJECT NUMBER:

T1600432

CROWN CASTLE SITE NAME:

LV115 NELLIS & DI

SITE CASCADE:

VG80XC440

SITE ADDRESS:

3125 S. NELLIS BOULEVARD
LAS VEGAS, NV 89121

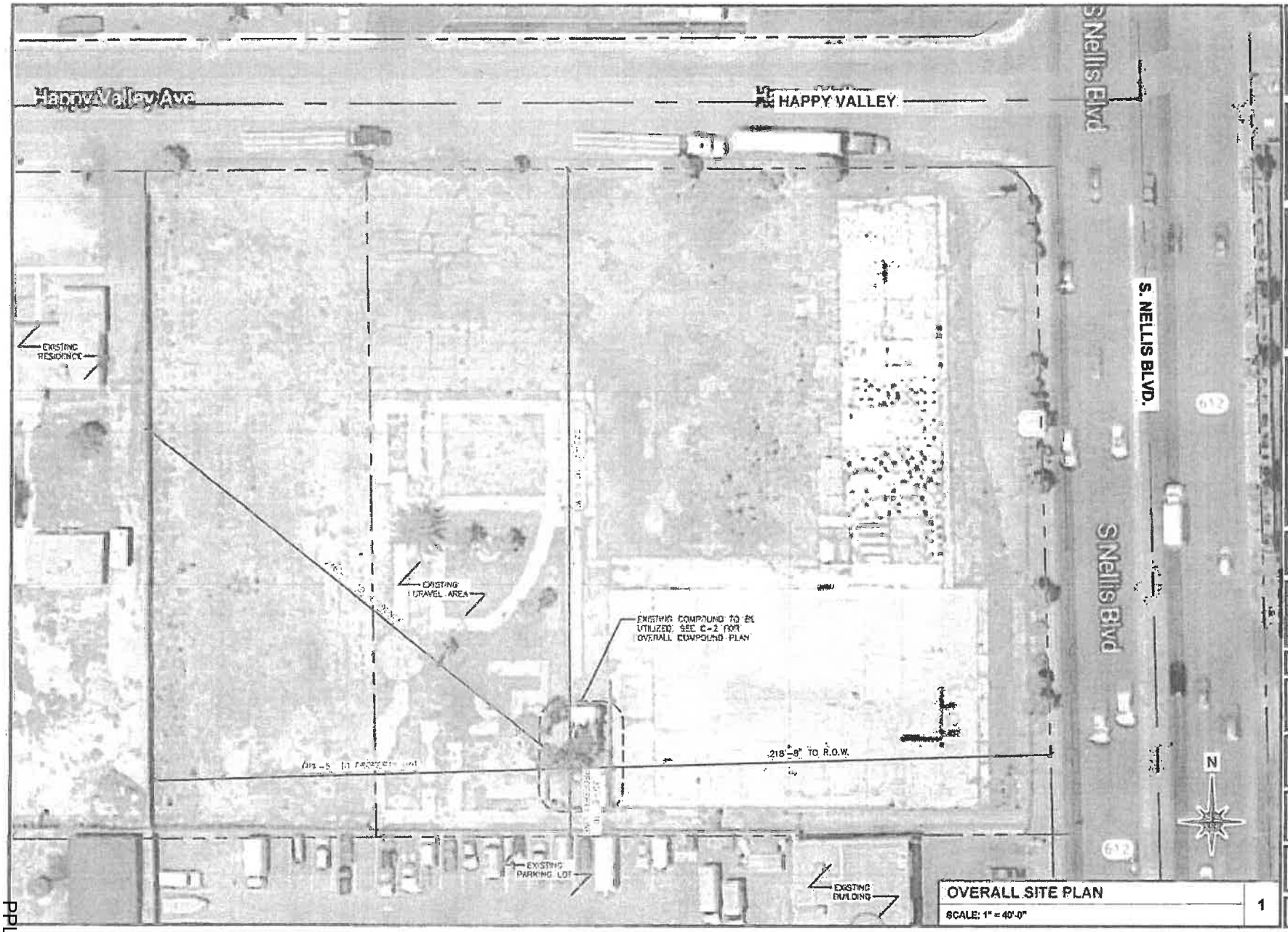
SHEET DESCRIPTION:

OVERALL COMPOUND PLAN

SHEET NUMBER:

C-2

PPLRL_1553



OVERALL SITE PLAN

SCALE: 1" = 40'-0"

1

PLANS PREPARED FOR:

Sprint

M.A PARTNER:

CROWN CASTLE

PLANS PREPARED BY:

W-T COMMUNICATION DESIGN GROUP, LLC
WIRELESS INFRASTRUCTURE
6560 S Eastern Avenue Suite 220
Las Vegas, NV 89123
PH: (702) 896-1000 FAX: (702) 896-1010
www.wtengineering.com

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JEFFERY S. GUTOWSKY
PROFESSIONAL ENGINEER
STATE OF NEVADA
LICENSE # 019908
EXPIRES: 06/30/19 SIGNED: 07/23/18

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REVISIONS:

DESCRIPTION	DATE	BY	EV
FOR CLIENT REVIEW	04.18.18	JTB	A
CLIENT COMMENTS	05.09.18	ERM	B
100% CONSTRUCTION DRAWINGS	05.25.18	ERM	C
REVISE TOWER EXTENSION	06.18.18	DYP	D
CLIENT COMMENTS	07.23.18	DYP	E

WT PROJECT NUMBER:

T1800432

CROWN CASTLE SITE NAME:

LV115 NELLIS & DI

SITE CASCADE

VG90XC440

SITE ADDRESS:

3125 S. NELLIS BOULEVARD
LAS VEGAS, NV 89121

SHEET DESCRIPTION:

OVERALL SITE PLAN

SHEET NUMBER:

C-1

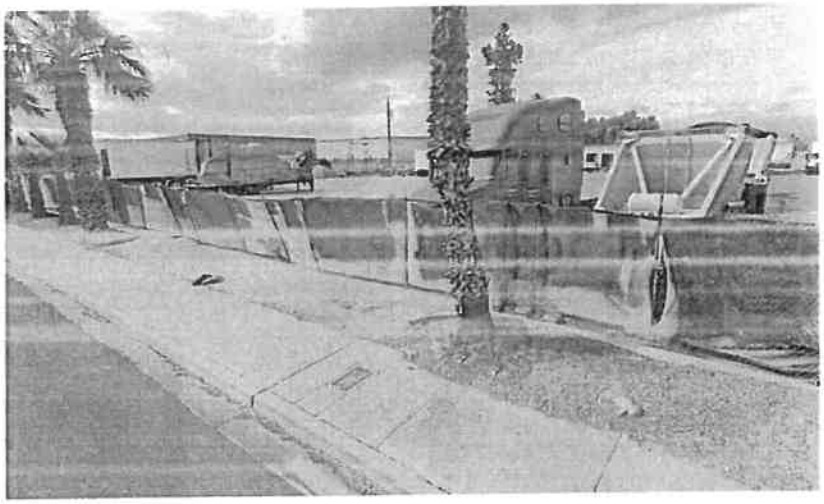
PPLRL_1554

WS-24-0276 - PHOTOS



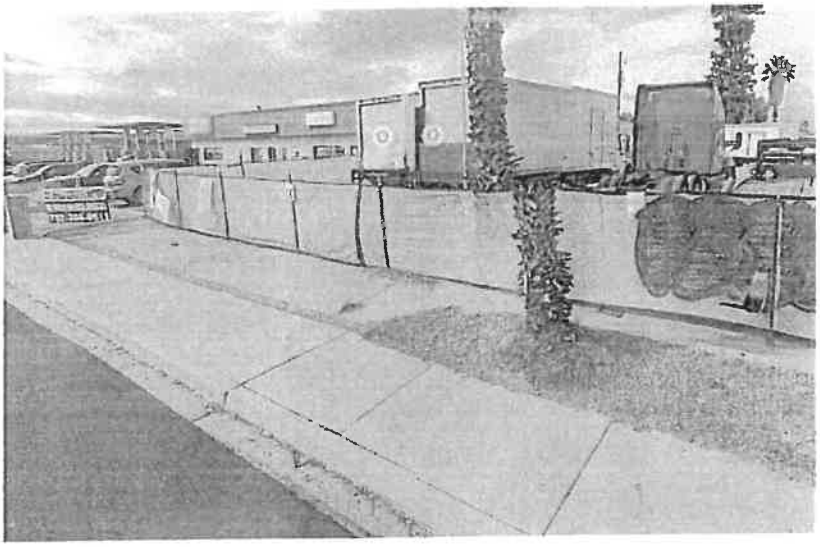
2024

Closed driveway #1 on Nellis (NE Corner)



2024

Closed driveway #2 center of east PL along Nellis.



2024

Closed driveway #3 south east corner along Nellis.

WS-24-0276 - PHOTOS



2021

OPEN driveway #1 on Nellis (NE Corner)



2021

OPEN driveway #2 center of east PL along Nellis.

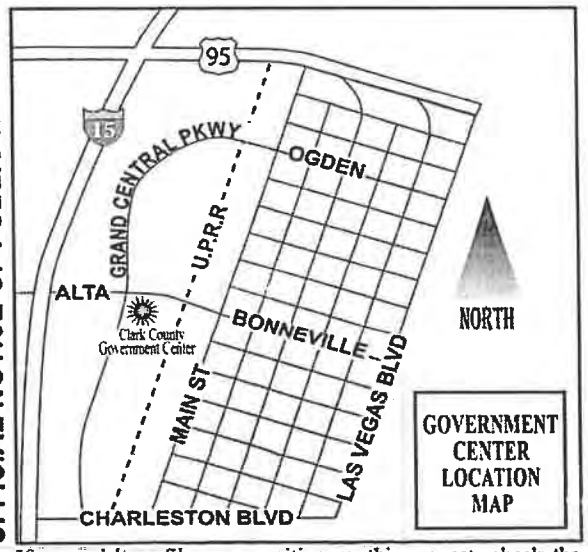


2021

OPEN driveway #3 south east corner along Nellis.

DEPARTMENT OF COMPREHENSIVE PLANNING
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(702) 455-4314
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
BOX 551741
LAS VEGAS, NEVADA 89155-1741

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☐ **I SUPPORT** this request ☐ **I OPPOSE** this request

PRESORTED FIRST CLASS

US POSTAGE $ 000.43

WS-24-0276 090424
GARBE REINHOLD G ETAL
KARWACKI-GARBE THERESA A
3226 WOODY LN
SAN JOSE, CA 95132

PPLRL_1557

APPLICATION INFORMATION

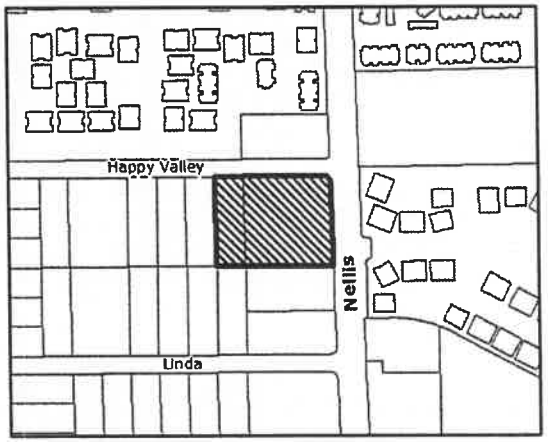
APPLICATION NUMBER: WS-24-0276
OWNER: PALM PROPERTIES, LLC:

WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. (For possible action)

RELATED INFORMATION:

APN: 161-08-810-082; 161-08-810-083

APPLICATION LOCATION



MEETING INFORMATION

Sunrise Manor Town Board
August 15, 2024, 6:30 pm
Hollywood Neighborhood Services Center
1650 S. Hollywood Blvd
Las Vegas, Nevada

Board of County Commissioners
September 4, 2024, 9:00 am
Clark County Government Center
500 S. Grand Central Parkway
Las Vegas, Nevada

This information is considered accurate; however, minor variations may occur. Application documents are available for viewing online under the Clark County Comprehensive Planning Department by selecting "Services" on the left and selecting "Land Use Documents" from the drop-down. All persons interested may submit written support or opposition by email to zoningmeeting@clarkcountynv.gov. Include the item and application numbers on all emails. We suggest that you inform your lessee(s) of the matter. **For more information, visit www.clarkcountynv.gov or call (702) 455-4314 (option 2, option 1).**

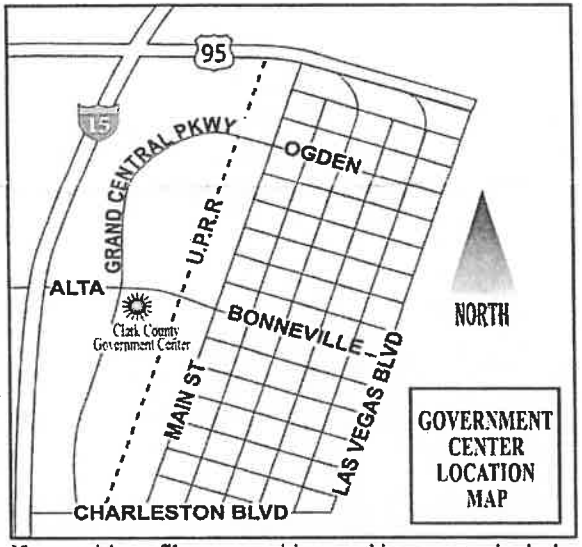
PPLRL_1558

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ZIP 89120 $ 000.43[5]
02 4W
0000362065 AUG 09 2024

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☐ **I SUPPORT** this request

☒ **I OPPOSE** this request

WS-24-0276 090424
SIGRETTO MICHAEL P & ROBIN L REYNOLDS
4895 HAPPY VALLEY AVE
LAS VEGAS, NV 89121-2037

63 FRDFMMP 89121

PPLRL_1559

APPLICATION INFORMATION

APPLICATION NUMBER: WS-24-0276
OWNER: PALM PROPERTIES, LLC:

WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. (For possible action)

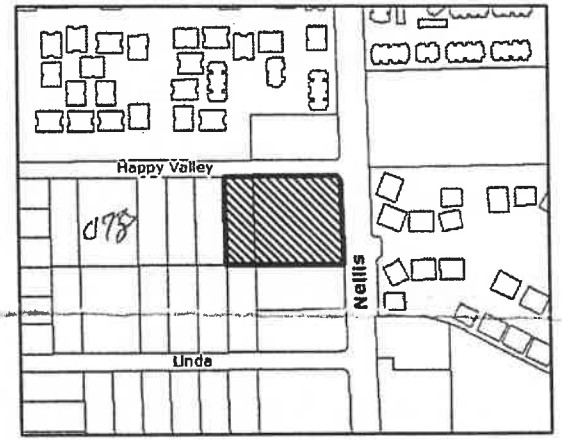
RELATED INFORMATION:

APN: 161-08-810-082; 161-08-810-083

IF WS-24-0276 & VS 24-0277 PASS, NEXT THEY WILL TRY THIS ON LOT 161-08-810-078

THIS "078" IS NOT COMMERAL PROPERTY.

APPLICATION LOCATION



MEETING INFORMATION

Sunrise Manor Town Board
August 15, 2024, 6:30 pm
Hollywood Neighborhood Services Center
1650 S. Hollywood Blvd
Las Vegas, Nevada

Board of County Commissioners
September 4, 2024, 9:00 am
Clark County Government Center
500 S. Grand Central Parkway
Las Vegas, Nevada

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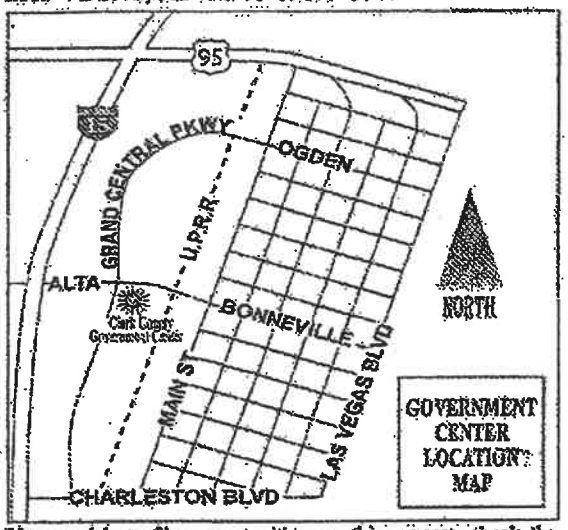
PPLRL_1560

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☐ I SUPPORT this request ☒ I OPPOSE this request

Application # WS-24-0277
WS-24-0276
Item # APN# 161-08-810-082
161-08-810-083

→ WS-24-0276 090424
DOUGLAS FAMILY TRUST
DOUGLAS MIKE & LISA TRS
490 MOORE RD
WOODSIDE, CA 94062

12B PRDFMMP 94062

APPLICATION INFORMATION

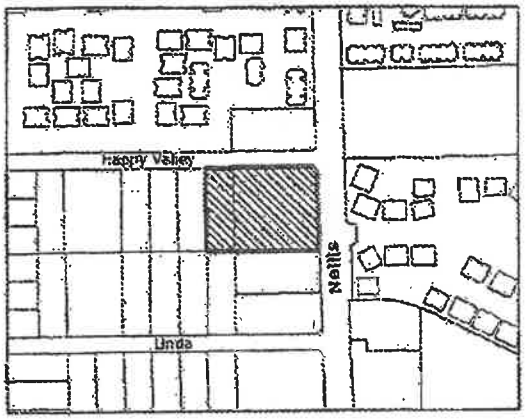
APPLICATION NUMBER: WS-24-0276
OWNER: PALM PROPERTIES, LLC

WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. (For possible action)

RELATED INFORMATION:

APN: 161-08-810-082; 161-08-810-083

APPLICATION LOCATION



MEETING INFORMATION

Sunrise Manor Town Board
August 15, 2024, 6:30 pm
Hollywood Neighborhood Services Center
1650 S. Hollywood Blvd
Las Vegas, Nevada

Board of County Commissioners
September 4, 2024, 9:00 am
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Las Vegas, Nevada

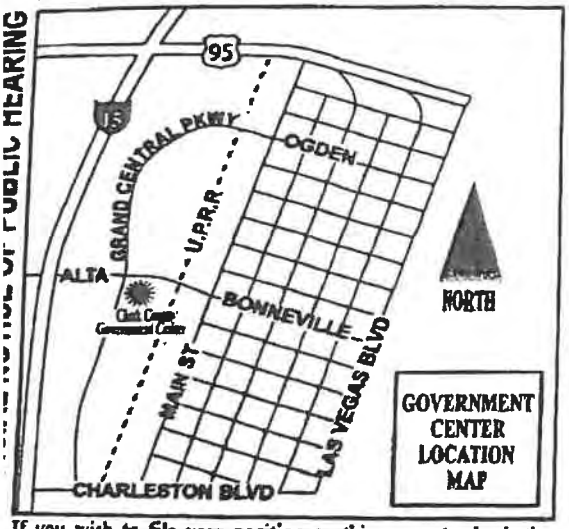
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NOTICE OF PUBLIC HEARING



WS-24-0276 090424
AL-TURKMANI & AYMAN
2725 S NELLIS BLVD # 2074
LAS VEGAS, NV 89121

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☐ I SUPPORT this request

☑ I OPPOSE this request

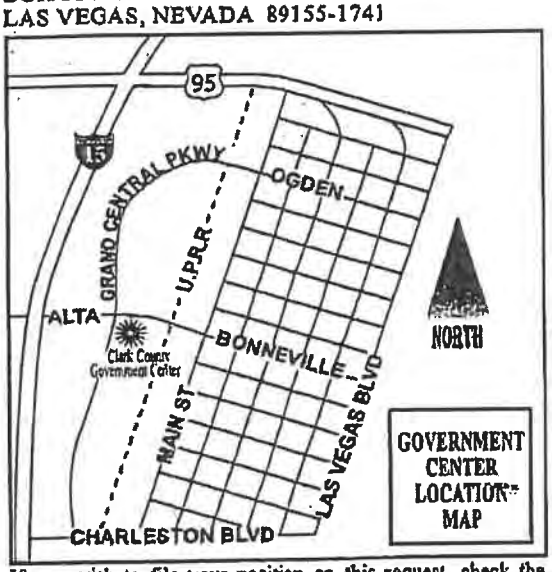
63 FROFNM 89121

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ZIP 89120 $ 000.43⁵
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0000362065 AUG 08 2024

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☐ I SUPPORT this request ☒ I OPPOSE this request

WS-24-0276 090424
DOUGLAS FAMILY TRUST
DOUGLAS MIKE & LISA TRS
490 MOORE RD
WOODSIDE, CA 94062

126 PRDFMMF 94062

CPAdmin

Subject: FW: Application Number:VS-24-0277 and WS-24-0276 APN: 161-08-810-082: 161-08-810-083

From: ZoningMeeting <ZoningMeeting@ClarkCountyNV.gov>
Sent: Wednesday, August 14, 2024 1:42 PM
To: CPAdmin <CPAdmin@clarkcountynv.gov>
Subject: FW: Application Number:VS-24-0277 and WS-24-0276 APN: 161-08-810-082: 161-08-810-083

From: Nellis Storage <nellisstorage@gmail.com>
Sent: Wednesday, August 14, 2024 1:41:36 PM (UTC-08:00) Pacific Time (US & Canada)
To: ZoningMeeting <ZoningMeeting@ClarkCountyNV.gov>
Cc: Lisa Douglas <lisa@mdinvests.com>; Emma Santana <emma@mdinvests.com>
Subject: Application Number:VS-24-0277 and WS-24-0276 APN: 161-08-810-082: 161-08-810-083

To Whom This May Concern,

Our position is to oppose the development of a commercial truck parking lot located at 3125 S. Nellis Blvd, Las Vegas, NV 89121.

In the last 3 years, the address stated in this letter has had activity other than commercial parking.

The building of structures, spray painting the new buildings and vehicles with no cover to catch the paint spray particles or containing the fumes that have been placed in the air for hours, sometimes days. These types of fumes were heavy in the air and did affect my breathing on the days this would take place. I do offer parking next door at 3175 S. Nellis Blvd. Las Vegas, NV 89121. Not once were we notified of this activity or had a visit from Robert explaining when such building of structures or spraying would be taking place. We offer parking spots for monthly parking and we also have public parking for the laundry mat, the hair salon and for a law office. We also offer parking for the customers that rent Budget Truck Rental for the local day use.

Robert visited Nellis Self Storage asking if I would hand out flyers to people that were looking for parking. He explained to me that there would be a security officer there in the guard shack 24 hours a day, guard shack located at the entrance. The guard was to check people in and out and keep the vehicles safe and their contents. I have never seen a security guard over there in my passing on different occasions. I never handed out the flyers.

I have had several customers in the past few years come to Nellis Self Storage after storing with Robert. The customers have stated they never saw a security officer. They would call the number posted and Robert would meet them and take their money and sign a lease.

What I do know is vehicles that have been stored there have been broken into and their contents in the vehicle and their catalytic converters were stolen. This is when I would meet those customers due to trying to find safe parking.

My concern is the safety for Nellis Self Storage employees, our customers and our surrounding businesses connected to the facility and the community in the surrounding area. The reckless behavior of what Robert is allowing on the property located at 3125 S. Nellis BLVD is way more than just commercial parking.

My name is Rebecca Breckon, Property Manager of the Nellis Self Storage. I am standing in for the Owners Mike and Lisa Douglas. The Douglas Family Trust.

--

We appreciate you,
Rebecca Breckon,
Property Manager

Nellis Self Storage
3175 South Nellis Blvd.
Las Vegas, NV 89121
(702) 440-6440

CPAdmin

Subject: FW: APPLICATION NUMBER VS-24-0277: WS-24-0276 - APN:161-08-810-082: 161-08-810-083

From: ZoningMeeting <ZoningMeeting@ClarkCountyNV.gov>
Sent: Thursday, August 15, 2024 1:12 PM
To: CPAdmin <CPAdmin@clarkcountynv.gov>
Subject: FW: APPLICATION NUMBER VS-24-0277: WS-24-0276 - APN:161-08-810-082: 161-08-810-083

From: Nellis Storage <nellisstorage@gmail.com>
Sent: Thursday, August 15, 2024 1:12:04 PM (UTC-08:00) Pacific Time (US & Canada)
To: ZoningMeeting <ZoningMeeting@ClarkCountyNV.gov>
Cc: Lisa Douglas <lisa@mdinvests.com>; Emma Santana <emma@mdinvests.com>
Subject: APPLICATION NUMBER VS-24-0277: WS-24-0276 - APN:161-08-810-082: 161-08-810-083

To Whom It May Concern,

We strongly oppose the development of a commercial truck parking lot at 3125 S. Nellis Blvd, Las Vegas, NV 89121.

Over the past three years, the property at this address has been used for activities beyond commercial parking. Structures have been built, and spray painting of buildings and vehicles has occurred without proper containment of fumes or particles. These activities have negatively impacted air quality and, on several occasions, caused respiratory issues.

Despite numerous issues raised, the property owners have not demonstrated good neighbor practices. It appears that they are only now seeking compliance because they have been caught conducting business without adhering to city regulations. The neighborhood is already undergoing significant transition and has experienced a tremendous increase in homelessness and crime. The last thing we need is a business with a checkered past, which has contributed to the decline of the area.

There are additional concerns regarding the property at 3125 S. Nellis Blvd:

- The presence of chemicals and hazardous materials stored without proper oversight.
- Inadequate fencing, which fails to secure the property and allows unauthorized access.
- A lack of security, despite promises of a 24-hour guard.
- The type of trucks using the facility, with no clear information on what they are carrying, including the risk of transporting hazardous materials.
- No transparency around office hours or the management of the property.

- No inspections or regulation of out-of-state trucks, raising concerns about what is being transported into our community.
- The presence of "lot lizards," which further degrades the safety and reputation of the neighborhood.

Most critically, the proximity of several schools poses a severe risk to children and families. The potential exposure to hazardous materials, increased traffic, and the associated dangers make this proposed development especially unsafe for the most vulnerable members of our community. The thought of hazardous materials being stored or transported so close to schools is alarming and unacceptable.

Additionally, there are serious concerns regarding fire safety and emergency preparedness. What measures are in place for fire prevention, especially concerning chemical fires? Are there adequate alarms for potential chemical explosions? Can emergency vehicles access the site in compliance with regulations? We also question whether the property has obtained all necessary permits for its operations, as these are crucial for ensuring safety and compliance.

We were hopeful that the planned new housing development would bring positive change and reassurance to the community. This business, however, has been a detractor, bringing down the neighborhood. With the new housing development on the horizon, we have an opportunity to revitalize this area, and allowing this business to continue would be a step in the wrong direction.

As the Property Manager of Nellis Self Storage, located next door at 3175 S. Nellis Blvd, Las Vegas, NV 89121, I am deeply concerned about the safety and well-being of our employees, customers, and surrounding businesses. Despite assurances from the property manager, Robert, about security measures, these have not been observed. Furthermore, several customers have reported thefts, including break-ins and catalytic converter thefts, after storing their vehicles at 3125 S. Nellis Blvd.

We are committed to ensuring the safety and security of our facility and the surrounding community. The activities taking place at 3125 S. Nellis Blvd go beyond the scope of commercial parking and raise significant concerns.

Thank you for your attention to this matter.

Sincerely,

Rebecca Breckon
Property Manager
Nellis Self Storage
(702)440-6440
On behalf of the Douglas Family Trust

Nellis Self Storage
3175 South Nellis Blvd.

Las Vegas, NV 89121
(702) 440-6440

WEDNESDAY
BOARD OF COUNTY COMMISSIONERS AGENDA
OCTOBER 02, 2024

RECOMMENDATIONS FROM: SOUTHERN NEVADA WATER AUTHORITY
Patrick Denison, Right-of-Way Agent
702-862-3474

ITEM #	APPLICATION NUMBER	COMMENTS	CONTACT NAME
4.	AR-24-400090 (UC-0849-14)	Not reviewed	P. Denison
5.	UC-24-0387 **HOLDOVER**	Not reviewed	P. Denison
6.	TM-24-500076 **HOLDOVER**	No objection	P. Denison
7.	UC-24-0399 **HOLDOVER**	Not reviewed	P. Denison
8.	VS-24-0277 **HOLDOVER**	No objection	P. Denison
9.	WS-24-0276 **HOLDOVER**	Not reviewed	P. Denison
10.	WS-24-0362	Not reviewed	P. Denison
11.	ZC-24-0394	Not reviewed	P. Denison
12.	ORD-24-900412	Not reviewed	P. Denison
13.	ORD-24-900463	Not reviewed	P. Denison
14.	ORD-24-900551	Not reviewed	P. Denison
15.	ORD-24-900578	Not reviewed	P. Denison
NON-ROUTINE			
16.	SC-24-0261 **HOLDOVER**	Not reviewed	P. Denison
17.	VS-24-0390	No objection	P. Denison
18.	WS-24-0391	Not reviewed	P. Denison
19.	TM-24-500078	No objection	P. Denison
20.	WS-24-0419	Not reviewed	P. Denison

WEDNESDAY
BOARD OF COUNTY COMMISSIONERS AGENDA
OCTOBER 02, 2024

RECOMMENDATIONS FROM: SOUTHERN NEVADA WATER AUTHORITY
Patrick Denison, Right-of-Way Agent
702-862-3474

ITEM #	APPLICATION NUMBER	COMMENTS	CONTACT NAME
21.	WS-24-0437	Not reviewed	P. Denison
AGENDA ITEM			
22.	AG-24-900634	Not reviewed	P. Denison
ORDINANCES - INTRODUCTION			
23.	ORD-24-900471	Not reviewed	P. Denison
24.	ORD-24-900591	Not reviewed	P. Denison

PPLRL_1570

WEDNESDAY
BOARD OF COUNTY COMMISSIONERS AGENDA
NOVEMBER 6, 2024

RECOMMENDATIONS FROM: SOUTHERN NEVADA WATER AUTHORITY
Patrick Denison, Right-of-Way
702-862-3474

ITEM #	APPLICATION NUMBER	COMMENTS	CONTACT NAME
4.	AR-24-400090 (UC-0849-14) **HOLDOVER**	Not reviewed	P. Denison
5.	AR-24-400106 (UC-22-0498)	Not reviewed	P. Denison
6.	ET-24-400101 (UC-22-0403)	Not reviewed	P. Denison
7.	VS-24-0277 **HOLDOVER**	No objection	P. Denison
8.	WS-24-0276 **HOLDOVER**	Not reviewed	P. Denison
9.	WS-24-0419 **HOLDOVER**	Not reviewed	P. Denison
10.	WS-24-0473	Not reviewed	P. Denison
NON-ROUTINE			
11.	SC-24-0261 **HOLDOVER**	Not reviewed	P. Denison
12.	UC-24-0436	Not reviewed	P. Denison
13.	UC-24-0491	Not reviewed	P. Denison
14.	VS-24-0494	No objection	P. Denison
15.	WS-24-0495	Not reviewed	P. Denison
16.	VS-24-0504	No objection	P. Denison
17.	WS-24-0505	Not reviewed	P. Denison
18.	TM-24-500106	No objection	P. Denison
19.	WC-24-400060 (NZC-22-0028) **HOLDOVER**	Not reviewed	P. Denison

WEDNESDAY
BOARD OF COUNTY COMMISSIONERS AGENDA
NOVEMBER 6, 2024

RECOMMENDATIONS FROM: SOUTHERN NEVADA WATER AUTHORITY
Patrick Denison, Right-of-Way
702-862-3474

ITEM #	APPLICATION NUMBER	COMMENTS	CONTACT NAME
20.	WS-24-0475	Not reviewed	P. Denison
21.	WS-24-0484	Not reviewed	P. Denison
22.	WS-24-0488	Not reviewed	P. Denison
23.	WS-24-0489	Not reviewed	P. Denison
24.	WS-24-0511	Not reviewed	P. Denison
25.	TM-24-500109	No objection	P. Denison
AGENDA ITEM			
26.	AG-24-900729	Not reviewed	P. Denison
ORDINANCES - INTRODUCTION			
27.	ORD-24-900529	Not reviewed	P. Denison
28.	ORD-24-900546	Not reviewed	P. Denison
29.	ORD-24-900599	Not reviewed	P. Denison
30.	ORD-24-900699	Not reviewed	P. Denison
31.	ORD-24-900708	Not reviewed	P. Denison
32.	ORD-24-900710	Not reviewed	P. Denison
33.	ORD-24-900725	Not reviewed	P. Denison

10/29/2024 7:21 AM

BOARD OF COUNTY COMMISSIONERS
NOVEMBER 6, 2024, 9:00 A.M.

VS – VACATION AND ABANDONMENTS
RECOMMENDATIONS FROM: SOUTHERN NEVADA WATER AUTHORITY
Patrick Denison, Right-of-Way Agent
702-862-3474

APPPLICATION	COMMENTS	CONTACT NAME
VS-24-0494	No objection	P. Denison
VS-24-0504	No objection	P. Denison

WEDNESDAY
BOARD OF COUNTY COMMISSIONERS AGENDA
NOVEMBER 20, 2024

RECOMMENDATIONS FROM: SOUTHERN NEVADA WATER AUTHORITY
Patrick Denison, Right-of-Way Agent
702-862-3474

ITEM #	APPLICATION NUMBER	COMMENTS	CONTACT NAME
4.	SDR-24-0334 **HOLDOVER**	Not reviewed	P. Denison
5.	DR-24-0335 **HOLDOVER**	Not reviewed	P. Denison
6.	ET-24-400107 (UC-20-0288)	Not reviewed	P. Denison
7.	WC-24-400111 (ZC-1965-04)	Not reviewed	P. Denison
8.	VS-24-0520	No objection	P. Denison
9.	UC-24-0521	Not reviewed	P. Denison
10.	ZC-24-0518	Not reviewed	P. Denison
11.	ORD-24-900529	Not reviewed	P. Denison
12.	ORD-24-900546	Not reviewed	P. Denison
13.	ORD-24-900599	Not reviewed	P. Denison
14.	ORD-24-900699	Not reviewed	P. Denison
15.	ORD-24-900708	Not reviewed	P. Denison
16.	ORD-24-900710	Not reviewed	P. Denison
17.	ORD-24-900725	Not reviewed	P. Denison
NON-ROUTINE			
18.	CP-24-900629	Not reviewed	P. Denison
19.	ET-24-400110 (UC-20-0493)	Not reviewed	P. Denison
20.	UC-24-0319	Not reviewed	P. Denison

WEDNESDAY
BOARD OF COUNTY COMMISSIONERS AGENDA
NOVEMBER 20, 2024

RECOMMENDATIONS FROM: SOUTHERN NEVADA WATER AUTHORITY
Patrick Denison, Right-of-Way Agent
702-862-3474

ITEM #	APPLICATION NUMBER	COMMENTS	CONTACT NAME
21.	UC-24-0436 **HOLDOVER**	Not reviewed	P. Denison
22.	UC-24-0460 **HOLDOVER**	Not reviewed	P. Denison
23.	UC-24-0536	Not reviewed	P. Denison
24.	VS-24-0277 **HOLDOVER**	No objection	P. Denison
25.	WS-24-0276 **HOLDOVER**	Not reviewed	P. Denison
26.	VS-24-0457 **HOLDOVER**	No objection	P. Denison
27.	WS-24-0456 **HOLDOVER**	Not reviewed	P. Denison
28.	TM-24-500096 **HOLDOVER**	No objection	P. Denison
29.	VS-24-0462 **HOLDOVER**	No objection	P. Denison
30.	WS-24-0461 **HOLDOVER**	Not reviewed	P. Denison
31.	TM-24-500099 **HOLDOVER**	No objection	P. Denison
32.	VS-24-0509	No objection	P. Denison
33.	WS-24-0510	Not reviewed	P. Denison
34.	TM-24-500108	No objection	P. Denison
35.	VS-24-0539	No objection	P. Denison
36.	WS-24-0538	Not reviewed	P. Denison
37.	VS-24-0542	No objection	P. Denison
38.	WS-24-0543	Not reviewed	P. Denison

WEDNESDAY
BOARD OF COUNTY COMMISSIONERS AGENDA
NOVEMBER 20, 2024

RECOMMENDATIONS FROM: SOUTHERN NEVADA WATER AUTHORITY
Patrick Denison, Right-of-Way Agent
702-862-3474

ITEM #	APPLICATION NUMBER	COMMENTS	CONTACT NAME
39.	TM-24-500117	No objection	P. Denison
40.	WS-24-0522	Not reviewed	P. Denison
41.	WS-24-0523	Not reviewed	P. Denison
42.	WS-24-0525	Not reviewed	P. Denison
43.	WS-24-0526	Not reviewed	P. Denison
44.	WS-24-0527	Not reviewed	P. Denison
45.	TM-24-500114	No objection	P. Denison
46.	WS-24-0535	Not reviewed	P. Denison
47.	PA-24-700015	Not reviewed	P. Denison
48.	ZC-24-0310	Not reviewed	P. Denison
49.	UC-24-0311	Not reviewed	P. Denison
50.	PA-24-700020	Not reviewed	P. Denison
51.	ZC-24-0485	Not reviewed	P. Denison
52.	VS-24-0486	No objection	P. Denison
53.	WS-24-0487	Not reviewed	P. Denison
54.	TM-24-500101	No objection	P. Denison
AGENDA ITEM			
55.	AG-24-900729 **HOLDOVER**	Not reviewed	P. Denison

WEDNESDAY
BOARD OF COUNTY COMMISSIONERS AGENDA
NOVEMBER 20, 2024

RECOMMENDATIONS FROM: SOUTHERN NEVADA WATER AUTHORITY
Patrick Denison, Right-of-Way Agent
702-862-3474

ITEM #	APPLICATION NUMBER	COMMENTS	CONTACT NAME
ORDINANCES - INTRODUCTION			
56.	ORD-24-900565	Not reviewed	P. Denison
57.	ORD-24-900572	Not reviewed	P. Denison
58.	ORD-24-900582	Not reviewed	P. Denison
59.	ORD-24-900734	Not reviewed	P. Denison
60.	ORD-24-900758	Not reviewed	P. Denison
61.	ORD-24-900766	Not reviewed	P. Denison

11/13/2024 8:01 AM

PW – ROW

☐ MANAGERS	☐ DONE
☒ ARTERIALS	☒ DONE
☐ VACATIONS	☐ DONE

161-08-800-082 & 083

APP #: **WS-24-0276**

DESCRIPTION: Truck parking lot

ZC UC WS DR VC

09/04/2024 BCC
08/15/2024 Sunrise Manor

CONCURRENT APPS:	PREVIOUS APPS:	WAIVERS/DRS:
VS-24-0277	APR-24-100004 (NO PW emails)	
	UC-19-0630	APR-23-101485
	UC/DR-18-0578	
	ADR-05-900333	
	UC-04-0040	

NOTES:

* Patrick checking. YES update needed.

○ANALYSIS: ○RECOMMENDATION: ☐ APPROVAL ☐ DENIAL ☐ OTHER

○CONDITIONS:

☒ D/S (Per Patrick)	☐ T/S (No Per K&J)	☒ O/S	☒ DET SW (Vacate)	☐ LVBS	☐ L & M	☐ BUS STOP
☐ DR #2	☒ NDOT	☐ NDOT/BLUE DIAMOND			☐ RES. COVENANT	
☐ VS LEGAL		☐ VS REC PERMIT/MAP			☐ VS REC O/S INSPECT	
		☐ ROW 30/90 FOR ALL			☐ ROW 30/90 FOR 80+	

☐ ROW:

☐ OTHER:

☐ ADVISORY:

○ETS/ARS: ○ANALYSIS NEEDED? ☐ PREVIOUS ☐ NEW CONDITIONS?

☐ NO COMMENT

SCAN TO FILE

CLARK COUNTY
COMPREHENSIVE PLANNING LAND USE APPLICATIONS
LAND USE APPLICATION ANALYSIS/CONDITIONS

APPLICATION NUMBER/OWNER
WS-24-0276/PALM PROPERTIES L L C

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review.**

Preliminary Conditions

- Drainage study and compliance;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that Nevada Department of Transportation (NDOT) permits may be required. /syp

Applied by: Sarah Mabry-Padovese
Date entered: 7/31/2024

APN(s):
161-08-810-082 through 161-08-810-083

VS-24-0277

CLARK COUNTY
COMPREHENSIVE PLANNING LAND USE APPLICATIONS
LAND USE APPLICATION ANALYSIS/CONDITIONS

APPLICATION NUMBER/OWNER
WS-24-0276/PALM PROPERTIES L L C

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review.**

Preliminary Conditions
~~NOT READY TO MERGE~~

- Drainage study and compliance:
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that Nevada Department of Transportation (NDOT) permits may be required. /syp

Applied by: Sarah Mabry-Padovese
Date entered: 7/22/2024

APN(s):
161-08-810-082 through 161-08-810-083

Sarah Y. Mabry-Padovese

From: Clark County <Clarkcounty-accela@clarkcountynv.gov>
Sent: Tuesday, February 27, 2024 4:47 PM
To: centurywest1@hotmail.com; ACOLE@GCGARCIAINC.COM
Cc: PWLanduse
Subject: New Submittal: APR-23-101485 - APN: 161-08-810-083 Public Works ok

Good afternoon,

Public Works has no further comments on this Application Pre-Review (APR). Please contact Comprehensive Planning at 702-455-4314 or zoning@ClarkCountyNV.gov for information on how to proceed.

Thank you
JaWaan Dodson

Important information:

Please note that although Public Works has no further comments on this APR, it does not mean that we will recommend approval.

Sarah Y. Mabry-Padovese

From: Andrea Cole <acole@gcgarciainc.com>
Sent: Tuesday, February 27, 2024 10:48 AM
To: PWLanduse
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-083 Public Works comments
Attachments: site-6-SP1.pdf; Map that dedicated the ROW for Happy Valley MapPL0040001.pdf

Categories: JaWaan

See below responses and the attached.

From: Clark County Clarkcounty-accela@clarkcountynv.gov
Sent: Tuesday, February 27, 2024 8:46 AM
To: centurywest1@hotmail.com; Andrea Cole acole@gcgarciainc.com
Cc: PWLanduse@ClarkCountyNV.gov
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-083 Public Works comments

Good morning,

Please see the Public Works comments below:
The comments from 2/15/2024 are in black. My original responses are in blue. PW's comments from 2/27/2024 are in red. Additional responses in Green.

Be advised that Nellis Boulevard is a Nevada Department of Transportation (NDOT) right-of-way.

Detached sidewalks are required, this application will need to include a vacation of the right-of-way. Application revised to include the vacation.

Site Plan:

- The minimum required throat is 100 feet per Uniform Standard Drawing 222.1. Site Plan revised to show 100'. It looks like the parking was reduced with this revision and 75 feet is now the minimum. Resolved.
- Provide and show the back of curb radius on the east side of the Happy Valley Avenue commercial driveway and at the intersection. Shown on revised site plan. Not provided (2nd request). Previously provided, attached for reference.
- Correct the right-of-way width for Happy Valley Avenue. ROW corrected on revised site plan. Resolved.

Vacation:

- Provide a the record information for the right-of-way being vacated. See attached recorded map that dedicated the ROW on Happy Valley.

Thank you

JaWaan Dodson

Directions for when you make the necessary changes

- Email the following to Public Works – Development Review at PWLandUse@ClarkCountyNV.gov:
  - A detailed written response to each of our comments.
  - Copies of revised plans and documents.
  - If you make changes other than those that are specified in our comments, provide a detailed list of the changes and an explanation for why the changes were made.

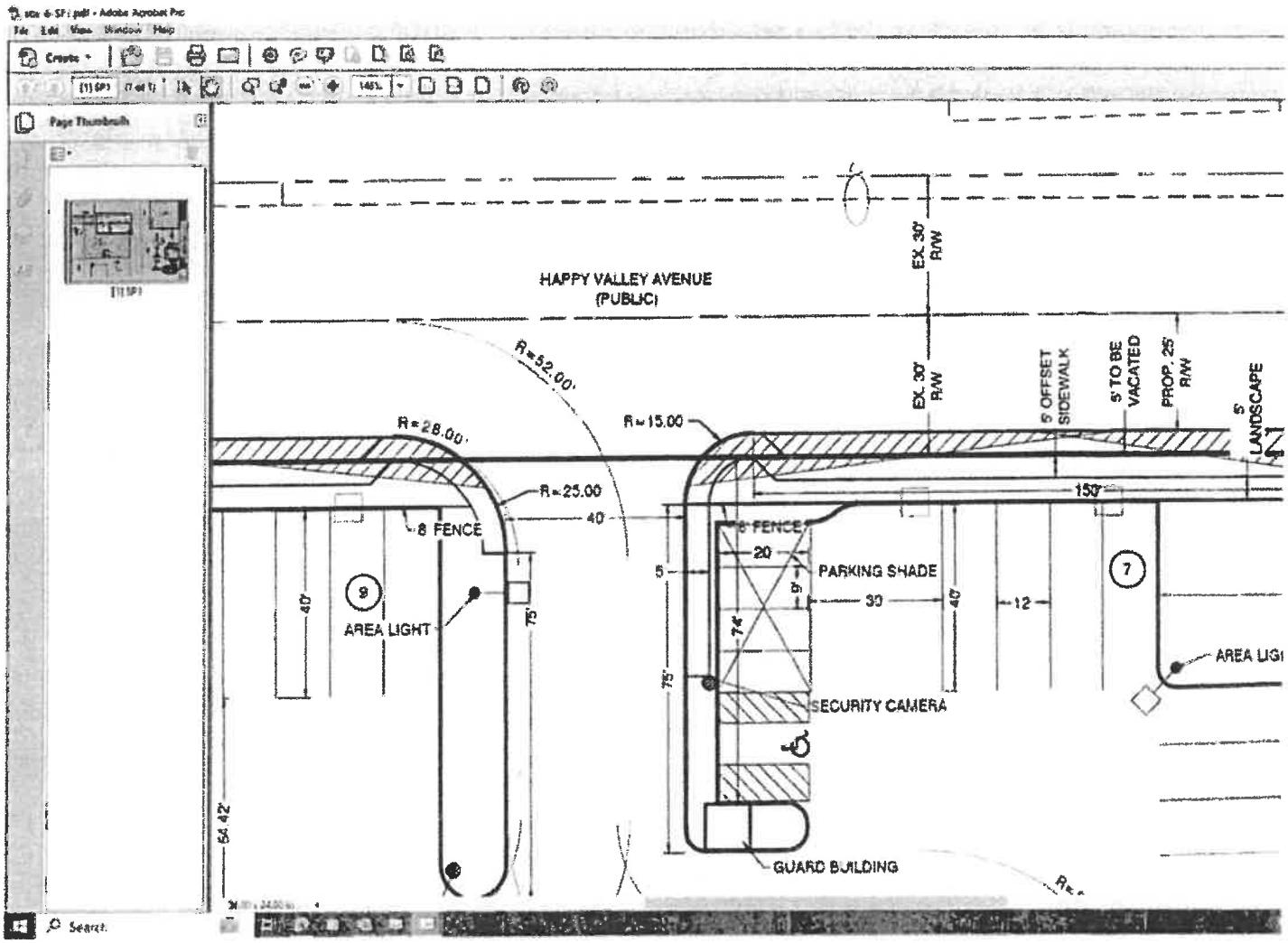
Contacts for the Public Works - Land Use Application Team

- Email:
  - PWLandUse@ClarkCountyNV.gov
- Phone numbers:
  - 702-455-4607 – Sarah Mabry-Padovese
  - 702-455-6387 – JaWaan Dodson
  - 702-455-6385 – Nick Goodman
  - 702-455-4600 – Main number for Development Review

Sarah Y. Mabry-Padovese

From: Andrea Cole <acole@gcgarciainc.com>
Sent: Tuesday, February 27, 2024 10:09 AM
To: PWLanduse
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-083 Public Works comments

I'm slightly confused by the comment asking for the back of curb radius on the plan. I re-reviewed the site plan provided and all of the radii's appear to be there (see below print screen). Is there something I am missing?



If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.

1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

From: Clark County <Clarkcounty-accela@clarkcountynv.gov>
Sent: Tuesday, February 27, 2024 8:46 AM
To: centurywest1@hotmail.com; Andrea Cole <acole@gcgarciainc.com>
Cc: PWLanduse@ClarkCountyNV.gov
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-083 Public Works comments

Good morning,

Please see the Public Works comments below:
The comments from 2/15/2024 are in black. Your responses are in blue. The new comments from 2/27/2024 are in red.

Be advised that Nellis Boulevard is a Nevada Department of Transportation (NDOT) right-of-way.

Detached sidewalks are required, this application will need to include a vacation of the right-of-way. Application revised to include the vacation.

Site Plan:

- The minimum required throat is 100 feet per Uniform Standard Drawing 222.1. Site Plan revised to show 100'. It looks like the parking was reduced with this revision and 75 feet is now the minimum. Resolved.
- Provide and show the back of curb radius on the east side of the Happy Valley Avenue commercial driveway and at the intersection. Shown on revised site plan. Not provided (2nd request).
- Correct the right-of-way width for Happy Valley Avenue. ROW corrected on revised site plan. Resolved.

Vacation:

- Provide a the record information for the right-of-way being vacated.

Thank you

JaWaan Dodson

Directions for when you make the necessary changes

- Email the following to Public Works – Development Review at PWLandUse@ClarkCountyNV.gov:
  - A detailed written response to each of our comments.
  - Copies of revised plans and documents.
  - If you make changes other than those that are specified in our comments, provide a detailed list of the changes and an explanation for why the changes were made.

Contacts for the Public Works - Land Use Application Team

- Email:
  - PWLandUse@ClarkCountyNV.gov
- Phone numbers:
  - 702-455-4607 – Sarah Mabry-Padovese
  - 702-455-6387 – JaWaan Dodson
  - 702-455-6385 – Nick Goodman
  - 702-455-4600 – Main number for Development Review

Sarah Y. Mabry-Padovese

From:	Clark County <Clarkcounty-accela@clarkcountynv.gov>
Sent:	Tuesday, February 27, 2024 8:46 AM
To:	centurywest1@hotmail.com; ACOLE@GCGARCIAINC.COM
Cc:	PWLanduse
Subject:	New Submittal: APR-23-101485 - APN: 161-02-810-083 Public Works comments

Good morning,

Please see the Public Works comments below:
The comments from 2/15/2024 are in black. Your responses are in blue. The new comments from 2/27/2024 are in red.

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Thank you

JaWaan Dodson

Directions for when you make the necessary changes

- Email the following to Public Works – Development Review at PWLandUse@ClarkCountyNV.gov:

- A detailed written response to each of our comments.
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Contacts for the Public Works - Land Use Application Team

- Email:
  - PWLandUse@ClarkCountyNV.gov
- Phone numbers:
  - 702-455-4607 – Sarah Mabry-Padovese
  - 702-455-6387 – JaWaan Dodson
  - 702-455-6385 – Nick Goodman
  - 702-455-4600 – Main number for Development Review

Sarah Y. Mabry-Padovese

From: Andrea Cole <acole@gcgarciainc.com>
Sent: Tuesday, February 20, 2024 4:01 PM
To: PWLanduse
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-093 Public Works comments

Categories: JaWaan

Apologize, I replied incorrectly in my original email to the below.

- The minimum required throat is 100 feet per Uniform Standard Drawing 222.1. Site Plan revised to show 100'

Should have stated:

- The minimum required throat is 100 feet per Uniform Standard Drawing 222.1. Parking was reduced to 99 stalls, and depth of throat for driveway is 75' as required per uniform standard drawing 222.1.

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

From: Andrea Cole
Sent: Tuesday, February 20, 2024 1:07 PM
To: PWLanduse@ClarkCountyNV.gov
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-093 Public Works comments

Please see attached revised drawings, added Vacation application, and responses below.

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

From: Clark County <Clarkcounty-accela@clarkcountynv.gov>
Sent: Thursday, February 15, 2024 2:32 PM
To: centurywest1@hotmail.com; Andrea Cole <acole@gcgarciainc.com>
Cc: PWLanduse@ClarkCountyNV.gov
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-093 Public Works comments

Good afternoon,

Please see the Public Works comments below:

Be advised that Nellis Boulevard is a Nevada Department of Transportation (NDOT) right-of-way.

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Site Plan:

- The minimum required throat is 100 feet per Uniform Standard Drawing 222.1. Site Plan revised to show 100'
- Provide and show the back of curb radius on the east side of the Happy Valley Avenue commercial driveway and at the intersection. Shown on revised site plan.
- Correct the right-of-way width for Happy Valley Avenue. ROW corrected on revised site plan

Thank you

JaWaan Dodson

Directions for when you make the necessary changes

- Email the following to Public Works - Development Review at PWLandUse@ClarkCountyNV.gov:
  - o A detailed written response to each of our comments.
  - o Copies of revised plans and documents.

- If you make changes other than those that are specified in our comments, provide a detailed list of the changes and an explanation for why the changes were made.

Contacts for the Public Works - Land Use Application Team

- Email:
  - PWLandUse@ClarkCountyNV.gov
- Phone numbers:
  - 702-455-4607 – Sarah Mabry-Padovese
  - 702-455-6387 – JaWaan Dodson
  - 702-455-6385 – Nick Goodman
  - 702-455-4600 – Main number for Development Review

Sarah Y. Mabry-Padovese

From: Andrea Cole <acole@gcgarciainc.com>
Sent: Tuesday, February 20, 2024 1:07 PM
To: PWLanduse
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-093 Public Works comments
Attachments: 18-0578_Cell Tower Plans (Sprint)_59419011_2.pdf; Carport w Solar.pdf; Cross Sections_Happy Valley Nellis_20240219.pdf; Elevation - Guard Building.pdf; Ltr-Just ADR 2-20-24.pdf; Ltr-Response to 2nd round of Planning Comments 02-01-24.pdf; Ltr-Just VAC 02-19-24.pdf; Vacation Legal ROW_20240219.pdf; Vacation Site Plan_ 20240219.pdf; site-6-SP1.pdf

Categories: JaWaan

Please see attached revised drawings, added Vacation application, and responses below.

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

From: Clark County <Clarkcounty-accela@clarkcountynv.gov>
Sent: Thursday, February 15, 2024 2:32 PM
To: centurywest1@hotmail.com; Andrea Cole <acole@gcgarciainc.com>
Cc: PWLanduse@ClarkCountyNV.gov
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-093 Public Works comments

Good afternoon,

Please see the Public Works comments below:

Be advised that Nellis Boulevard is a Nevada Department of Transportation (NDOT) right-of-way.

Detached sidewalks are required, this application will need to include a vacation of the right-of-way. Application revised to include the vacation.

Site Plan:

- The minimum required throat is 100 feet per Uniform Standard Drawing 222.1. Site Plan revised to show 100'
- Provide and show the back of curb radius on the east side of the Happy Valley Avenue commercial driveway and at the intersection. Shown on revised site plan.
- Correct the right-of-way width for Happy Valley Avenue. ROW corrected on revised site plan

Thank you

JaWaan Dodson

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  - A detailed written response to each of our comments.
  - Copies of revised plans and documents.
  - If you make changes other than those that are specified in our comments, provide a detailed list of the changes and an explanation for why the changes were made.

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  - 702-455-6385 – Nick Goodman
  - 702-455-4600 – Main number for Development Review

Sarah Y. Mabry-Padovese

From: Diane Scarcelli
Sent: Tuesday, February 20, 2024 7:26 AM
To: Al Laird; Brady Bernhart; Dane Detommaso; Danielle Weible; Diane Scarcelli; Dominique Williams; Greg Cerven; Hunter White; Jason Allswang; Jazmine Harris; Jennifer Ammerman; Jillee Opiniano-Rowland; Jonathan Marenfeld; Judith M. Rodriguez; Katherine Corrow; Loren Graham; Lorna Phegley; Mara Weber; Mark Donohue; Martin Gies; Matt Young; Michael Huling; Nairee Agulian; Negar Masoomi; PWLanduse; Richard Ruggles; Robert Kaminski; Roxy Pais-Evia; Steven De Merritt; Tyler Delorenzo
Subject: Appointments for today 2/20/24
Attachments: Appointments 2-20-24 (2).xlsx

Please find these attached. Thank you.

Sincerely,

Diane Scarcelli
Senior Office Specialist
Department of Comprehensive Planning
T: 702-455-1599
dzw@ClarkCountyNV.gov

Sarah Y. Mabry-Padovese

From: Clark County <Clarkcounty-accela@clarkcountynv.gov>
Sent: Thursday, February 15, 2024 2:32 PM
To: centurywest1@hotmail.com; ACOLE@GCGARCIAINC.COM
Cc: PWLanduse
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-093 Public Works comments

Good afternoon,

Please see the Public Works comments below:

Be advised that Nellis Boulevard is a Nevada Department of Transportation (NDOT) right-of-way.

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Site Plan:

- The minimum required throat is 100 feet per Uniform Standard Drawing 222.1.
- Provide and show the back of curb radius on the east side of the Happy Valley Avenue commercial driveway and at the intersection.
- Correct the right-of-way width for Happy Valley Avenue.

Thank you

JaWaan Dodson

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  - o A detailed written response to each of our comments.
  - o Copies of revised plans and documents.
  - o If you make changes other than those that are specified in our comments, provide a detailed list of the changes and an explanation for why the changes were made.

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- Email:
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- 702-455-4607 – Sarah Mabry-Padovese
- 702-455-6387 – JaWaan Dodson
- 702-455-6385 – Nick Goodman
- 702-455-4600 – Main number for Development Review

PPLRL_1596

Sarah Y. Mabry-Padovese

From: Diane Scarcelli
Sent: Wednesday, February 14, 2024 4:48 PM
To: Al Laird; Brady Bernhart; Dane Detommaso; Danielle Weible; Diane Scarcelli; Dominique Williams; Greg Cerven; Hunter White; Jason Allswang; Jazmine Harris; Jennifer Ammerman; Jillee Opiniano-Rowland; Jonathan Marenfeld; Judith M. Rodriguez; Katherine Corrow; Loren Graham; Lorna Phegley; Mara Weber; Mark Donohue; Martin Gies; Matt Young; Michael Huling; Nairee Agulian; Negar Masoomi; PWLanduse; Richard Ruggles; Robert Kaminski; Roxy Pais-Evia; Steven De Merritt; Tyler Delorenzo
Subject: Appointment list for Tuesday 2/20/24
Attachments: Appointments 2-20-24 (1).xlsx

With Monday 2/19 being a holiday, I am sending out the list for Tuesday 2/20/24 today. Please find the upcoming appointments attached, and thank you.

Sincerely,

Diane Scarcelli
Senior Office Specialist
Department of Comprehensive Planning
T: 702-455-1599
dzw@ClarkCountyNV.gov

Sarah Y. Mabry-Padovese

From: PWLanduse
Sent: Wednesday, February 14, 2024 10:32 AM
To: Andrea Cole; PWLanduse
Cc: Melissa Eure; George Garcia
Subject: RE: APR-23-101485 LEDGE Nellis & Happy Valley: Submittal Pckg

Please note that we have 10 business days (2.5 weeks) to review your application. There are currently 8 head of you in the queue at this time.

Thanks
Sarah Y. Mabry-Padovese
Plan Checker
Public Works – Development Review
(702)455-4607

From: Andrea Cole <acole@gcgarciainc.com>
Sent: Wednesday, February 14, 2024 10:24 AM
To: PWLanduse <PWLanduse@ClarkCountyNV.gov>
Cc: Melissa Eure <meure@gcgarciainc.com>; George Garcia <ggarcia@gcgarciainc.com>
Subject: APR-23-101485 LEDGE Nellis & Happy Valley: Submittal Pckg

I just wanted to follow up on the below that was submitted on 02/06/24. Do we know where it is in the pile of items to be reviewed? Please advise.

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

From: Andrea Cole
Sent: Tuesday, February 6, 2024 3:49 PM
To: 'Pwlanduse@clarkcountynv.gov' <Pwlanduse@clarkcountynv.gov>
Cc: Melissa Eure <meure@gcgarciainc.com>; George Garcia <ggarcia@gcgarciainc.com>
Subject: APR-23-101485 LEDGE Nellis & Happy Valley: Submittal Pckg

Please see attached proposed application for APR-23-101485 for your review and comment. The proposed use is a Commercial Truck Parking Lot at 3125 Nellis APN#s: 161-08-810-082 & -083.

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

Sarah Y. Mabry-Padovese

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To: PWLanduse
Cc: Melissa Eure; George Garcia
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https://gcgarciainc.com Website

From: Andrea Cole
Sent: Tuesday, February 6, 2024 3:49 PM
To: 'Pwlanduse@clarkcountynv.gov' <Pwlanduse@clarkcountynv.gov>
Cc: Melissa Eure <meure@gcgarciainc.com>; George Garcia <ggarcia@gcgarciainc.com>
Subject: APR-23-101485 LEDGE Nellis & Happy Valley: Submittal Pckg

Please see attached proposed application for APR-23-101485 for your review and comment. The proposed use is a Commercial Truck Parking Lot at 3125 Nellis APN#s: 161-08-810-082 & -083.

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Thanks and Best Regards.

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(702) 435-9909 Phone

(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

Sarah Y. Mabry-Padovese

From:	Andrea Cole <acole@gcgarciainc.com>
Sent:	Tuesday, February 6, 2024 3:49 PM
To:	PWLanduse
Cc:	Melissa Eure; George Garcia
Subject:	APR-23-101485 LEDGE Nellis & Happy Valley: Submittal Pckg
Attachments:	site-5-SP1-rev-carport.pdf; site-5-CS.pdf; Ledge Planning 1 Plans.pdf; Ltr-Just ADR 2-1-24.pdf; SSI-Palm Properties LLC as of 01-09-24.pdf; APN map as of 10-25-23.pdf; Application & Ownership forms from property owner - ADR Signed.pdf; Deed as of 04-04-23.pdf; Ownership form (Leading Edge Ventures) (signed).jpeg; Ownership form (Leading Edge Ventures) (signed).pdf; SSI for Leading Edge Ventures, LLC.pdf
Categories:	NEW PROCESS

Please see attached proposed application for APR-23-101485 for your review and comment. The proposed use is a Commercial Truck Parking Lot at 3125 Nellis APN#s: 161-08-810-082 & -083.

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

Department of Comprehensive Planning
Application Form

CIVIL ENGINEERING

ASSESSOR PARCEL #(s): 161-08-810-082 & -083

PROPERTY ADDRESS/ CROSS STREETS: Nellis & Happy Valley Ave (3125 S Nellis Blvd)

DETAILED SUMMARY PROJECT DESCRIPTION

Parking Lot for Commercial Vehicles and a vacation of 5' on Happy Valley

PROPERTY OWNER INFORMATION

NAME: Palm Properties LLC
ADDRESS: 6050 S FORT APACHE RD STE 100
CITY: Las Vegas STATE: NV ZIP CODE: 89148
TELEPHONE: _____ CELL 702-429-7354 EMAIL: raj@milestoneconst.us

APPLICANT INFORMATION

NAME: Leading Edge Ventures LLC
ADDRESS: 850 E Desert Inn #PH3
CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: centurywest1@hotmail.com

CORRESPONDENT INFORMATION

NAME: G.C. Garcia, Inc c/o George Garcia
ADDRESS: 1055 Whitney Ranch Dr, Suite 210
CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID # _____
TELEPHONE: 7024359909 CELL 7023408042 EMAIL: acole@gcgarciainc.com

*Correspondent will receive all project communication

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)* | RAJWINDER S. DHALIWAL Property Owner (Print) | 01-16-2024 Date

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☒ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	☐ OTHER _____

APPLICATION # (s) WS-24-0276 ACCEPTED BY JJD
PC MEETING DATE — DATE 01/08/24
BCC MEETING DATE 09/04/24
TAB/CAC LOCATION Sunrise Manor DATE 08/15/24

09/11/2023

GCGARCIA

June 5, 2024

WS-24-0276

Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

CIVIL
ENGINEERING

RE: Letter of Justification
Request for Design Review for Commercial Truck Parking – 3125 Nellis
APN#s: 161-08-810-082 & -083

Dear Sami,

On behalf of the applicant, Leading Edge Ventures, LLC, please accept this letter and attached materials for a Design Review to create a Commercial Truck Parking Lot. This lot will enable truckers to have a place to legally park their local trucks (not long haul over-the road). This will help keep trucks from parking on public streets creating enforcement and neighborhood issues. It will also provide a safer, more secure parking environment that always has solar powered cameras Metro can access. Additionally, a security guard is always present. The truck drivers arrive and park in the spaces vacated by their truck.

This also takes a site that previously occupied by a homeless encampment after the retail center was demolished. Their presence was a security and nuisance issue for the abutting residential and commercial. This use puts an active set of eyes on the street in an area that is relatively high in crime and will bring an informal parking lot into compliance after 3 years of operation. It also improves the tax value and employes a military veteran as the security guard.

The zoning of Commercial General (CG) and land use of Corridor Mixed-Use use designations provide for a Parking Lot as a permitted Commercial Use in CG. The zoning along Nellis, from Desert Inn to Vegas Valley Dr. is for Commercial General and Multifamily (RM32 & RM18). Happy Valley is RS20 on the south and RM-32 on the north.

This application will also resolve the pending CCPRO matter CE23-05369.
The site design meets both the Sustainability and Residential Adjacency requirements.

Design Review Approval Criteria 30.06.07-9(i)

1. Compatibility, in terms of scale and architectural features, with the site and surrounding area.

   The site as proposed with be compatible as a parking lot on an arterial street with completion of infrastructure, lighting, landscaping and fencing. This will equal or exceed the rest of the older neighborhood. This replaces and is far more compatible than the prior homeless encampment and helps reduce crime in a high crime area.

   Building and landscape materials are appropriate for the area and for the County;

Along with the parking lot there is a guard and shade building structures proposed. The buildings will have energy saving sustainability elements incorporated.

All new landscaping will be consistent with the current low watering flow planting and reduced heat island requirements. The mature existing palms will remain/ All new trees will be replaced new drought tolerant landscaping along with the completion of the curb, gutter and sidewalk to enhance the aesthetics, safety, drainage and heat island and provide the required Buffering & Screening for Residential Adjacency (UDC 30.04.06.L.2).

SUSTAINABILY CHECKLIST (***see attached landscape plan and completed checklist). The plans meet the required points .As a synopsis, the plans includes a 20% larger Landscape Buffer, More Trees, Water-Efficient Plantings; Cool Roof; Awnings; & Alternative Energy to power the Solar Lighting and Security Cameras. This accounts for 7.5 points, and more points, if needed, can be added for a Battery Backup and Low E Glass for another 1.5 points..***

2. Harmony with the character of the neighborhood

The proposed development is in harmony with the adjacent development and development in the area. The commercial neighbors to the north and south find the use compatible and support the truck parking lot, that has been operating for 3 years with only one complaint. They appreciate the applicants' desire to further enhance the lot width: lighting, security cameras, security guard, landscaping, paving and fencing and keep the prior homeless camp away.

The retail center on this site was demolished. The surrounding area has older commercial storage sites and apartments near the major streets and to the west some residential homes. Across Happy Valley to the north there is a saloon/tavern.

A. Sunrise Manor Policies:

a) SM 1-1 Encourage Reinvestment and Revitalization – This will improve a highly visible vacant commercial property. It will help deter further deterioration, homeless encampment, and safety issues. It will provide an interim use that helps promote reinvestment until area economic conditions attract a higher use. The abutting neighbors find this use compatible.

b) SM-1.3 Corridor Revitalization – This use will support the revitalization and prevent further deterioration and supports a use and improvements that will help some existing businesses and create a more aesthetic and vibrant appearance to help attract greater investment to the area compared to a vacant lot with a homeless encampment.

RESIDENTIAL ADJACENCY

The plan complies with the Residential Adjacency requirements. The proposed site design as depicted on the Site and Landscape plans meets the Residential Adjacency requirements of the code: There is an existing 8FT decorative wall. 1) Grading – Not more than 3 feet of fill within 50 feet of the residential; 2) Site and Building Orientation – the guard building is oriented well away from the residential and at the entry point from Happy Valley. a) Additional Buffering and Screening is provided with a 20' foot landscape buffer with an 8-foot wall. 3) Building Configuration – The guard building is tiny one-story building and moved to about 200 feet away from the residential property line. Building Height and Facades is about 8-9 feet in height, well below the allowable height 50 feet, with articulation and consistent roof lines and roof

treatments. 4) Setbacks – the building at nearly 200 feet from residential and 75 feet from the street easily meet setbacks. 5) Lighting will be solar and will comply with no spill over lighting and no light fixture above 18 height (show on plan). 6) Trash Receptacles are located well beyond 50 feet to the adjacent residential at about 200+ feet 7) Parking Area Screening is provided with 20 feet or 5 feet & 33% more than the minimum of 15 FT of landscaped buffer and a staggered double row of evergreen trees 20 feet on center 8) Cut-Through Traffic is not possible.

3. Impact on the surrounding land uses; and

Site access and circulation will not negatively impact adjacent roadways or any neighborhoods as this is not like the prior commercial, retail or office parking lot that have higher frequency and volume of trips. The proposed project has a single appropriately located driveway to control access. The site has far less average daily trips than other permissible CG uses. The proposed use will add minimal traffic to the area and will complete the offsite improvements to Happy Valley including curb, gutter, and street lighting. The existing commercial access drive on Happy Valley will be reconstructed to current commercial drive standards.

4. The health, safety and welfare of the inhabitants of the area.

Removing the homeless encampment, completing the street, sidewalk, addition of lighting, a 24/7 security guard, intense landscape buffer, defensive landscaping, fencing and security cameras coupled with cooperation with Metro on implementing its recommendations and access to camera recordings as well as helping illegal and unsafe truck parking & CCPRO code enforcement will in combination, greatly enhance the public health, safety and welfare. It will also help address trash dumping and graffiti control.

The proposed project is consistent with the zoning and regulations, plans and policies of the County.

B. (i) A Parking Lot is a Permitted Use in CG.
(ii) The parking lot design is intended to fully comply with all codes.
(iii) Illegal Parking of Commercial Trucks on public streets has become a significant issue putting residents, businesses, and truck drivers at risk.
(iv) Jason's Law is a federal law to encourage safe parking havens for truckers.

C. Sunrise Manor Policies:
c) SM 1-1 Encourage Reinvestment and Revitalization – This will improve a highly visible vacant commercial property. It will help deter further deterioration, homeless encampment, and safety issues. It will provide an interim use that helps promote reinvestment until area economic conditions attract a higher use. The abutting neighbors find this use compatible.
d) SM-1.3 Corridor Revitalization – This use will support the revitalization and prevent further deterioration and supports a use and improvements that will help some existing businesses and create a more aesthetic and vibrant appearance to help attract greater investment to the area compared to a vacant lot with a homeless encampment.

5. N/A as this is not a Comprehensive Sign Plan

Waiver of Standards

1. Request to allow continuation of commercial access from Happy Valley Avenue (30.04.06D).

   The site is zoned for commercial (CG) and the prior development had its access from Happy Valley. NDOT does not want access to Nellis given the volumes of traffic on Nellis and location of a driveway so close to the signal and bus stop as well as the existing driveway to the south. Happy Valley is the sole means of access given this limitation. It also appears that the prior driveway with access on Nellis was closed in 2021 during NDOT's improvements to Nellis. This meets the basis for an exception under 30.04.06.D.2.

Summary

The proposed Commercial Truck parking Lot use will provide a location for truck drivers to park their vehicles outside of residential subdivisions and not on public roadways. This will also help minimize safety hazards, trash dumping, graffiti control, homeless encampments, and code citations. It will add to appearance with fencing and landscaping. It will enhance public safety by completing the road and sidewalk on Happy Valley. It will help with crime prevention.

The use is compatible with the surrounding commercial and residential development in the area as it is supported by the neighbors. It will not be detrimental to the surrounding properties; it will not overwhelm infrastructure and services; and will not negatively affect the public health, safety and welfare. We respectfully request your favorable consideration of this request.

Please do not hesitate to contact us if you have any questions or need additional information.

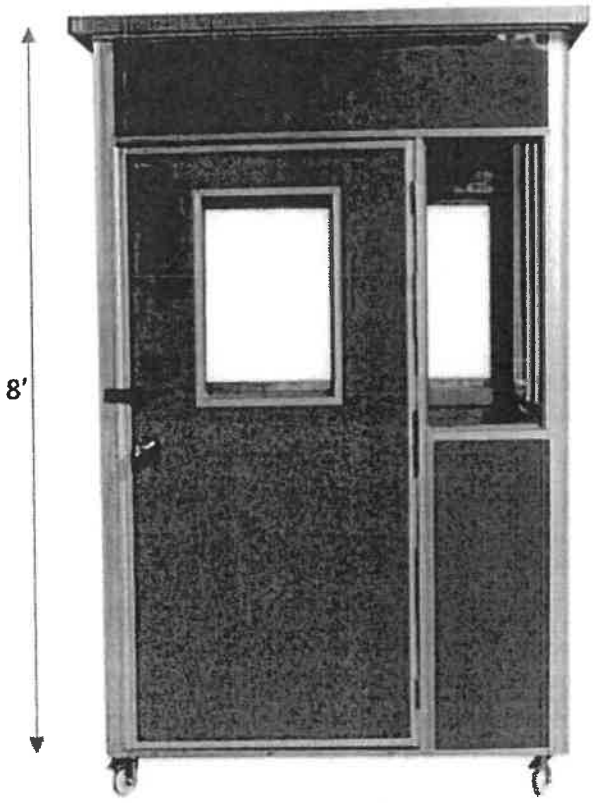
Sincerely,

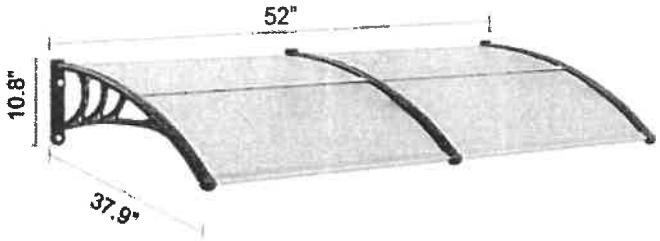
George Garcia
Founder

WS-24-0276

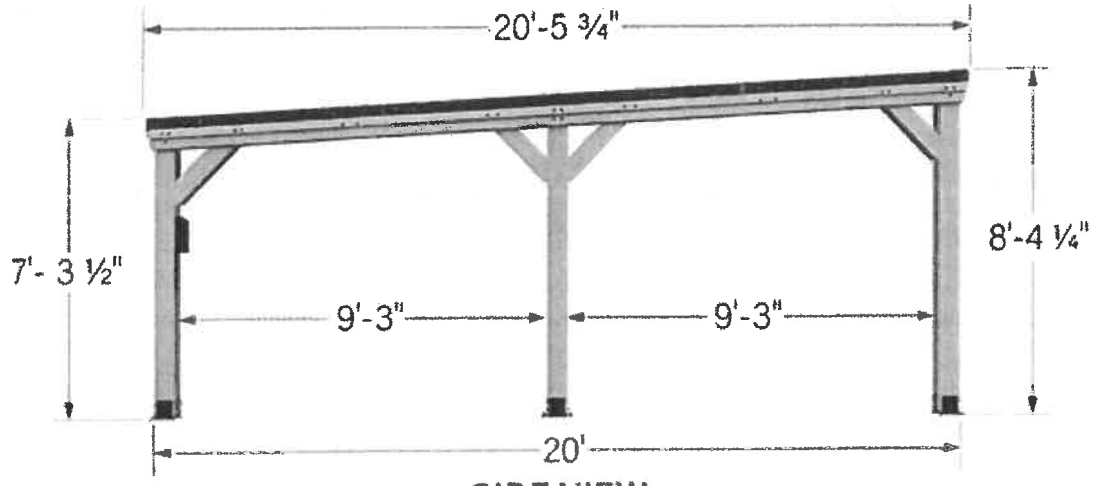
GUARD BUILDING

- **Color**: Blue
- **Size**: 5 ft. x 5 ft.
- **Material**: Steel
- **Door Size**: 80.75" x 36"
- **# of Windows**: 6
- **Lights**: LED
- **Electrical: Solar & Battery Pack**



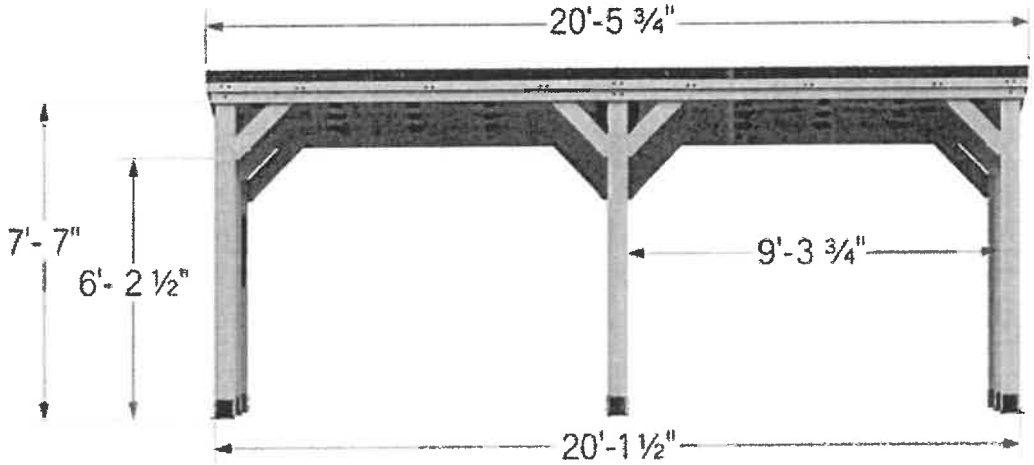


WS-24-0276



SIDE VIEW

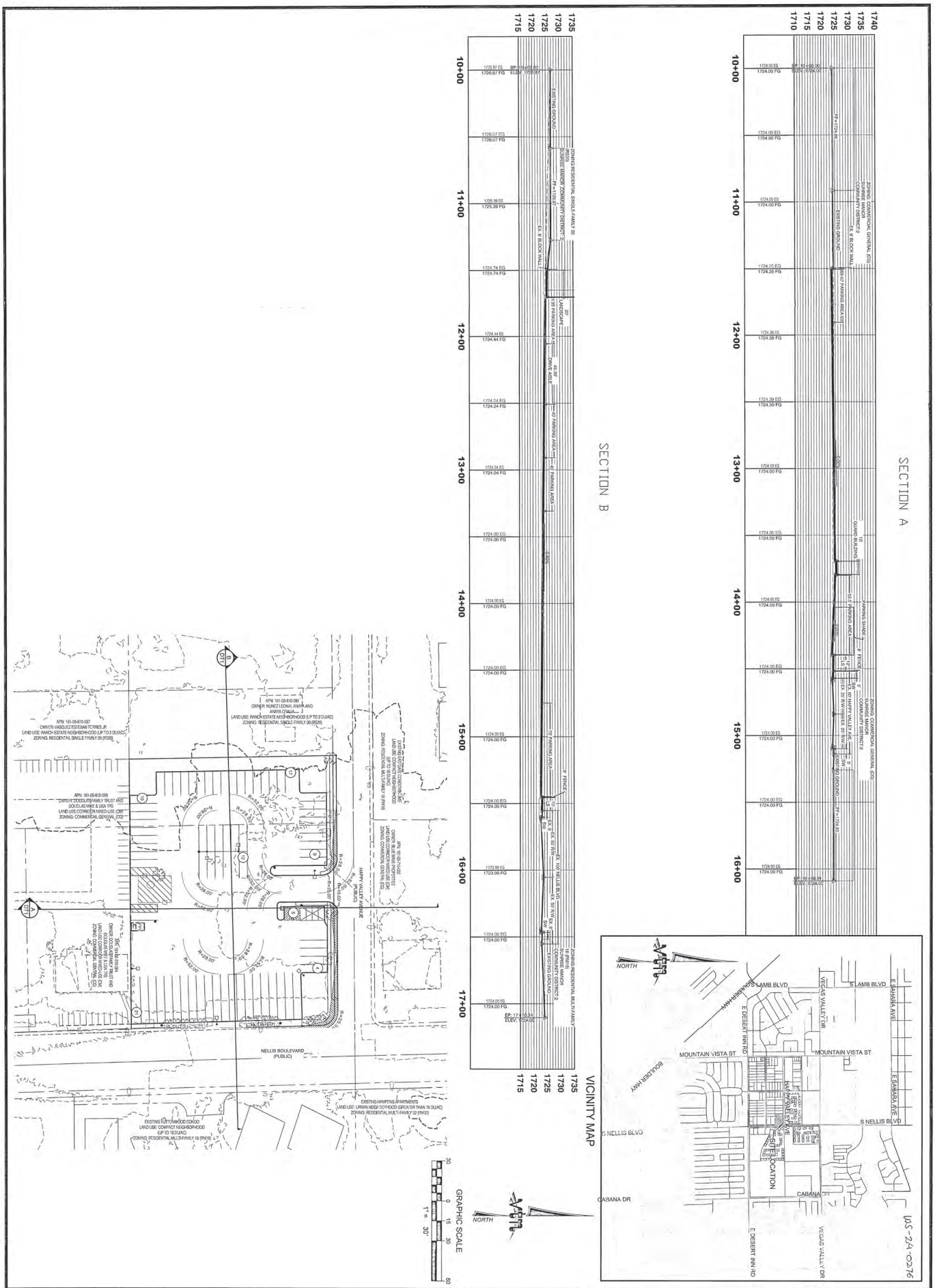
20X20 KINGSPORT CARPORT



FRONT VIEW

The 20x20 x 2 Kingsport Carport, fits all of your shade and element protection needs! This clean yet versatile slope roof design will minimize water from accumulating on the roof while complimenting any home's architectural style. The 20x20 Kingsport Carport is a reliable Pro-Tect® structure; certified to withstand a roof load of up to 20,000 pounds and up to 100 MPH winds. Naturally resistant to decay; the 100% Cedar Kingsport Carport includes our exclusive PowerPort with 3 electrical outlets and 3 USB ports to power up anything you might need while working outside. the 20x20 Kingsport

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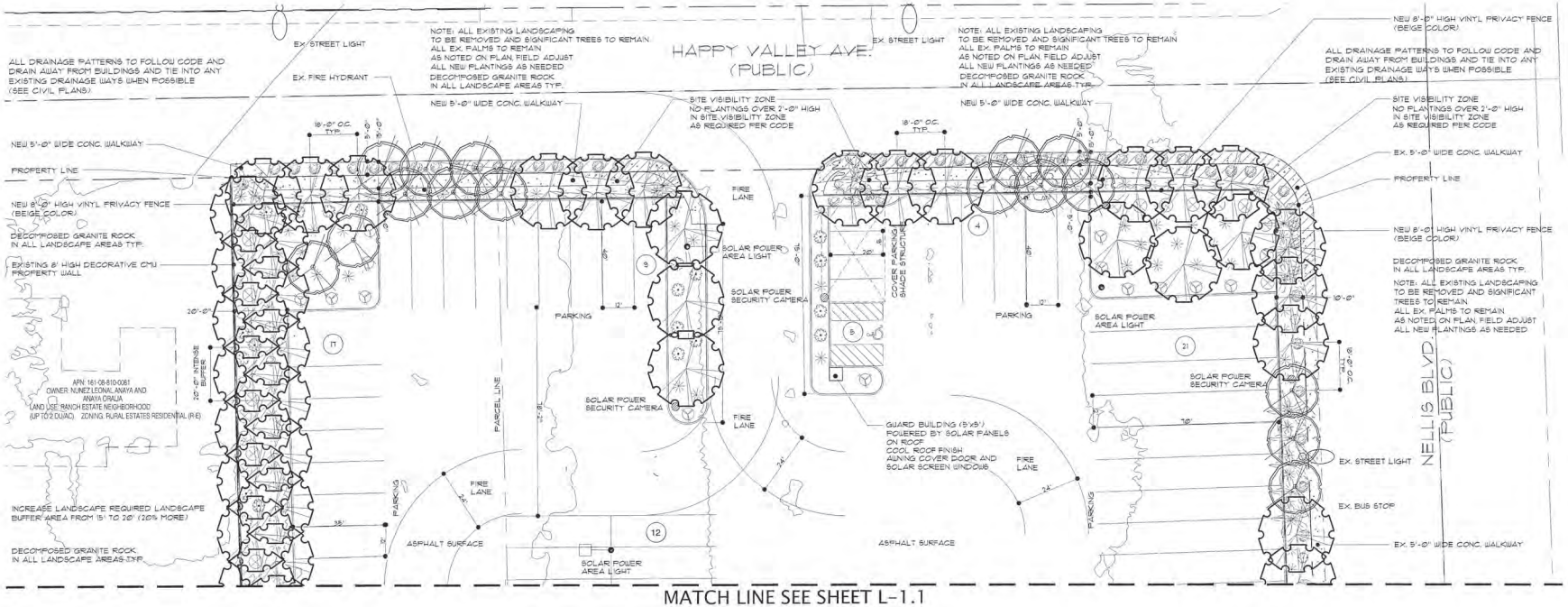
DRAWN BY: R.M.S. NOV. '23	CROSS SECTION	CLARK COUNTY, NEVADA	
DESIGNED BY: R.M.S NOV. '23			
CHECKED BY:	APN:161-08-810-082, 083 NELLIS AND HAPPY VALLEY	2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148 PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNNV.COM CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS	PDR-0003
PROJECT NO: SCALE: 1"=30' HORIZ. N/A VERT.			REV DATE BY REVISION

SHEET CS1 1 OF 1 SHEETS DRAWING NO.

ROP-0003

H:\8322\Planning\site-6.dwg

WS-24-0276



MATCH LINE SEE SHEET L-1.1

PLANT SCHEDULE

SYM.	QTY.	SIZE	SCIENTIFIC NAME	COMMON NAME	MI-XMS.	P.C.	S.F./EA.	TOT./S.F.
TREES								
	21	2.5" Cal.	Acacia stenophylla	Shoestring acacia	30ft x 30ft	None	236 s.f.	3,776 s.f.
	97	3" Cal.	Quercus fusiformis	Escarpment oak	30ft x 30ft	None	530 s.f.	30,210 s.f.
SHURBS								
	131	5 Gal	Dasylirion wheeleri	Desert spoon	5ft x 6ft	None	28 s.f.	3,668 s.f.
	16	5 Gal	Hesperaloe parviflora	Red yucca	3ft x 3ft	Red	7 s.f.	112 s.f.
	40	5 Gal	Leucophyllum frutescens	Green texas ranger	6ft x 6ft	Magenta	28 s.f.	1,120 s.f.
	30	5 Gal	Senna artemisioides	Feathery cassia	6ft x 6ft	Yellow	28 s.f.	868 s.f.
GROUND COVERS								
	25	5 Gal	Acacia redolens 'Desert carpet'	Creeping acacia	2ft x 12ft oc	Purple	113 s.f.	2,825 s.f.
	61	5 Gal	Pyracantha fortuneana 'Santa cruz'	Santa cruz pyracantha	2ft x 5ft oc	Red	20 s.f.	1220 s.f.
MATERIALS							TOTAL	9,813 s.f.

DECOMPOSED GRANITE IN ALL PLANTER AREAS 2" DEPTH(TYP.)
COLOR: 3/8" SCREENED MOJAVE GOLD OR EQUAL

ALLOW ALL FLOWERING PLANT MATERIAL AT LEAST ONE FULL GROWING SEASON TO ESTABLISH THERE ROOT SYSTEMS BEFORE FLOWERS WILL APPEAR. (TYP.)

ALL PLANT MATERIAL CHOSEN IS FROM THE SOUTHERN NEVADA REGIONAL PLANNING COALITION APPROVED REGIONAL PLANT LIST PER CITY OF HENDERSON DESIGN GUIDELINES

OWNER TO MAINTAIN ALL PLANTINGS WITHIN THEIR PROPERTY LINE AS PER DEVELOPMENT GUIDELINES

GENERAL PLANTING NOTES:

PLANT SYMBOLS SHOWN ON PLAN ARE SHOWN AT MATURE SIZE. TYPICALLY AFTER 3-5 YEARS OF GROWTH ALL PLANTS ARE OF MATURE SIZE AND ALL TREES ARE TYPICALLY AT MATURE SIZE AT 7-10 YEARS. ALSO NOTE THAT THE SIZE PLANTED, SPECIES TYPE, SUN EXPOSURE, AND SOIL CONDITIONS, CAN ALL DICTATE PLANT GROWTH AND MATURE SIZE OF PLANT MATERIAL. ALLOW ALL FLOWERING PLANT MATERIAL AT LEAST ONE FULL GROWING SEASON TO ESTABLISH THERE ROOT SYSTEMS BEFORE FLOWERS WILL APPEAR. (TYP.)

GENERAL IRRIGATION NOTES:

ALL TREES PLANTED WITHIN 5'-0" OF ALL WALLS, SIDEWALKS, OR OTHER HARDSCAPE TO HAVE ROOT-BARRIERS AND DEEP IRRIGATION PIPES TO PROMOTE DEEP ROOT GROWTH AWAY FROM ALL HARDSCAPE TYP.

FIELD VERIFY EXISTING LOCATION OF IRRIGATION EQUIPMENT, FIELD ADJUST AS NEEDED FOR NEW BUILDING

ALL PLANT MATERIAL TO HAVE DRIP EMITTERS PER STANDARD IRRIGATION REQUIREMENT FOR EACH PLANTED CONTAINER SIZE. IF NOT KNOWN, CONSULT WITH LANDSCAPE DESIGNER

EX. IRRIGATION CLOCK LOCATED IN GARAGE, FIELD VERIFY (ADD NEW CLOCK IF NEEDED)

GENERAL TREE PLANTING NOTES:

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CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-0" CLEARANCE AROUND ALL FIRE HYDRANTS, TRANSFORMERS, AND 10'-0" FROM STREET LIGHTS AS NECESSARY.

EXISTING 20' HIGH MEXICAN FAN PALMS TO REMAIN ALONG STREETSCAPE (REMOVE AND ADJUST ALL NEW PLANTINGS AS NEEDED PER THE EXISTING LOCATIONS OF THE EX. PALMS, FIELD VERIFY)

LANDSCAPE CALCULATION:

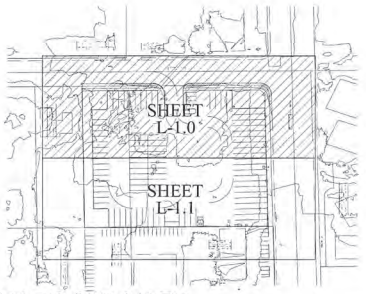
SITE AREA	123,248.88 S.F.	2.83 AC. 100%
LANDSCAPING AREA REQUIRED	18,487.35 S.F.	AC. 15.0%
LANDSCAPING AREA PROVIDED	19,288 S.F.	Ø.44 AC. 19.6%
REQUIRED SHRUBS/GROUND COVER	9,244 S.F.	50%
PROVIDED SHRUBS/GROUND COVER	9,813 S.F.	53.1%

SUSTAINABILTY POINTS

PER CLAK COUNTY DESIGN GUIDELINES
PER SECTION 30.40.05 SITE AND BUILDING DESIGN (J) SUSTAINABILITY
(2) NONRESIDENTIAL DEVELOPMENT MUST ACHIEVE AT LEAST 7 POINTS FORM SUSTAINABILITY MEASURES

3. LANDSCAPE OPTIONS
   (I) TOTAL REQUIRED TREES 68
   (I) TOTAL PROVIDED TREES 78 (1 POINT)
   (10% MORE TREES)
   (II) WATER-EFFICIENT LANDSCAPING (1 POINT)
   (III) EXCEED LANDSCAPE BUFFER (1 POINT)
   BY 20%, (FROM 15' TO 20')
4. BUILDING AND SITE DESIGN SUSTAINABILITY OPTIONS.
   (I) COOL ROOF ON GUARD BUILDING (1 POINT)
   (II) AUNINGS OVER DOORS AND WINDOWS (1 POINT)
   (5) SOLAR BAN GLASS FOR WINDOWS (Ø.5 POINT)
   (6a) SOLAR PANELS ON GUARD BUILDING ROOF AND SOLOR POWER SITE LIGHTS AND SECURITY CAMARAS (2 POINTS)

TOTAL POINTS REQUIRED: 7 POINTS
TOTAL POINTS PROVIDED: 7.5 POINTS



KEY MAP/SHEET INDEX

N.T.S.

NOTE:
THESE DRAWINGS ARE SCHEMATIC AND NEED TO BE FIELD VERIFIED PRIOR TO INSTALLATION. ALL NEWLY GRADED AREAS ARE TO HAVE PROPER DRAINAGE AS REQUIRED BY CODE.

MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND FOLLOW EXISTING DRAINAGE PATTERNS SEE CIVIL PLAN FOR DRAINAGE PATTERN

Call before you UnderGround 1-702-455-7511 1-702-229-6511

Call before you DIG 1-800-227-2600 1-702-455-7540

Henry Sudweeks
Digitally signed by Henry Sudweeks
Date: 2024.06.05 14:41:36 -07'00'

NOT FOR CONSTRUCTION USE

PLAN: LANDSCAPE PLAN

LEDGE APN: 161-08-810-082, 083
EAST HAPPY VALLEY AVE. & SOUTH NELLIS BLVD.
LAS VEGAS, NV 89121

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PH. (702) 616-7721
3520 ST. ROSE PKWY. SUITE 140 HENDERSON, NV 89074
WWW.S2DESIGNSTUDIO.COM

REVISIONS:

ROP0010369

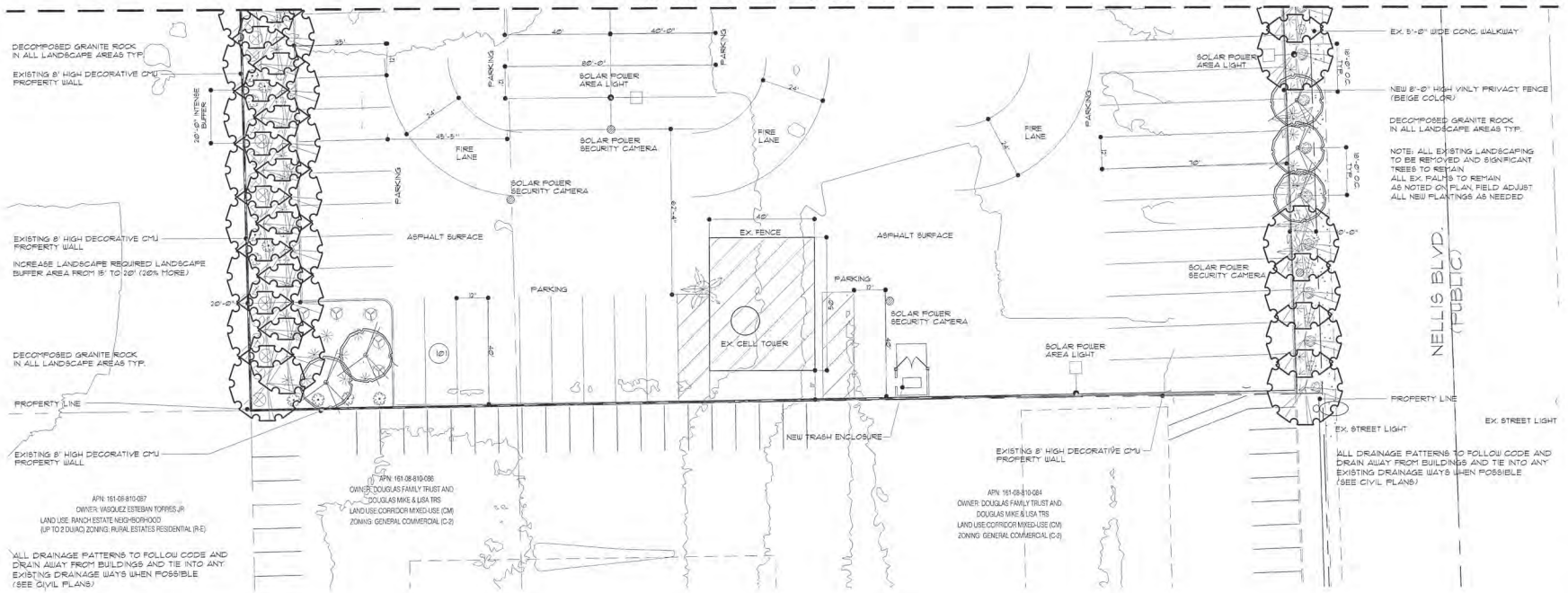
NORTH:

LICENSURE:
REGISTERED LANDSCAPE ARCHITECT
HENRY SUDWEEKS
602
Expires: 06/21/24
STATE OF NEVADA

REVIEWED BY:	HS
DRAWN BY:	TS
DATE:	Ø6/05/24
SCALE:	1" = 20'-Ø"
SHEET NUMBER:	L-1.0

WS-24-02176

MATCH LINE SEE SHEET L-1.0



PLANT SCHEDULE

SYM.	QTY.	SIZE	SCIENTIFIC NAME	COMMON NAME	M.H.X.M.S.	F.C.	SF/EA.	TOT./SF.
TREES								
	21	25" Cal.	Acacia stenophylla	Shoestring acacia	30ft x 30ft	None	236 s.f.	3,776 s.f.
	57	3" Cal.	Quercus fusiformis	Escarpment oak	30ft x 30ft	None	530 s.f.	30,210 s.f.
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	16	5 Gal	Hesperaloe parviflora	Red yucca	3ft x 3ft	Red	7 s.f.	112 s.f.
	40	5 Gal	Leucophyllum frutescens	Green texas ranger	6ft x 6ft	Magenta	28 s.f.	1,120 s.f.
	30	5 Gal	Senna artemisioides	Feathery cassia	6ft x 6ft	Yellow	28 s.f.	868 s.f.
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MATERIALS							TOTAL	9,813 s.f.

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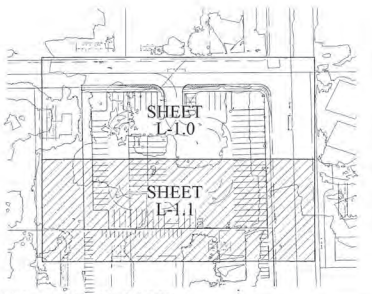
SITE AREA	123,248.99 S.F. 2.83 AC.	100%
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PER SECTION 30.40.05 SITE AND BUILDING DESIGN (1) SUSTAINABILITY
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KEY MAP/SHEET INDEX

N.T.S.

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Call before you DIG 1-800-227-2600 1-702-455-7540

Henry Sudweeks

Digitally signed by Henry Sudweeks
Date: 2024.06.05 14:41:50 -07'00'

REVISIONS:

ROP 08/03/24

NORTH:

LICENSURE:

REGISTERED LANDSCAPE ARCHITECT HENRY SUDWEEKS 602 Expires: 09/21/24 STATE OF NEVADA

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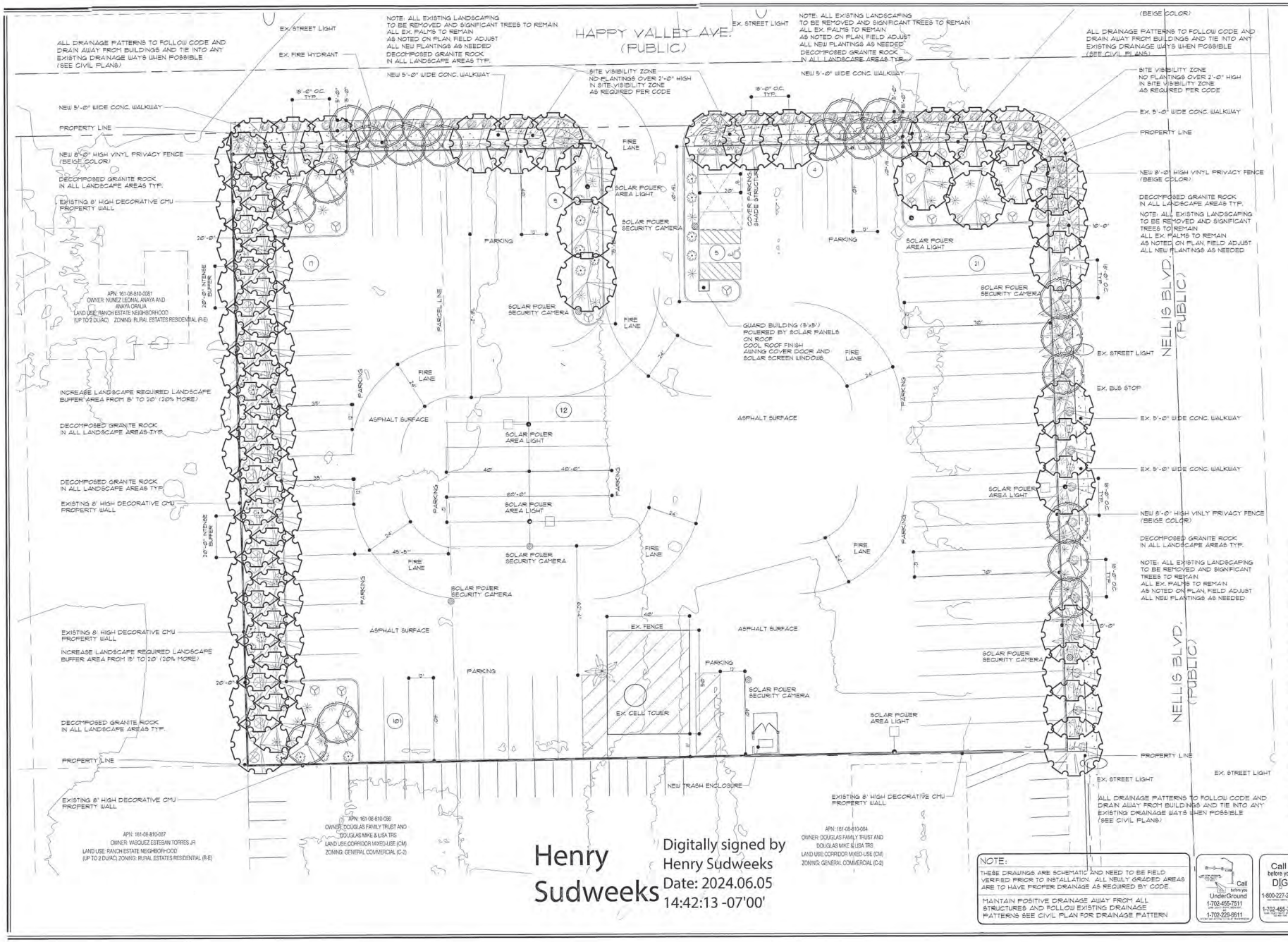
PLAN: LANDSCAPE PLAN

LEDGE APN: 161-08-810-082, 083
EAST HAPPY VALLEY AVE. & SOUTH NELLIS BLVD.
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REVIEWED BY: HS
DRAWN BY: TS
DATE: 06/05/24
SCALE: 1" = 20'-0"
SHEET NUMBER: L-1.1



Henry Sudweeks

Digitally signed by Henry Sudweeks
Date: 2024.06.05 14:42:13 -07'00'

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WS-24-0276

REVISIONS:

ROP-0037-18

NORTH:

LICENSURE:

REGISTERED LANDSCAPE ARCHITECT
HENRY SUDWEEKS
602
Expires: 08/31/24
STATE OF NEVADA

PLAN: LANDSCAPE PLAN

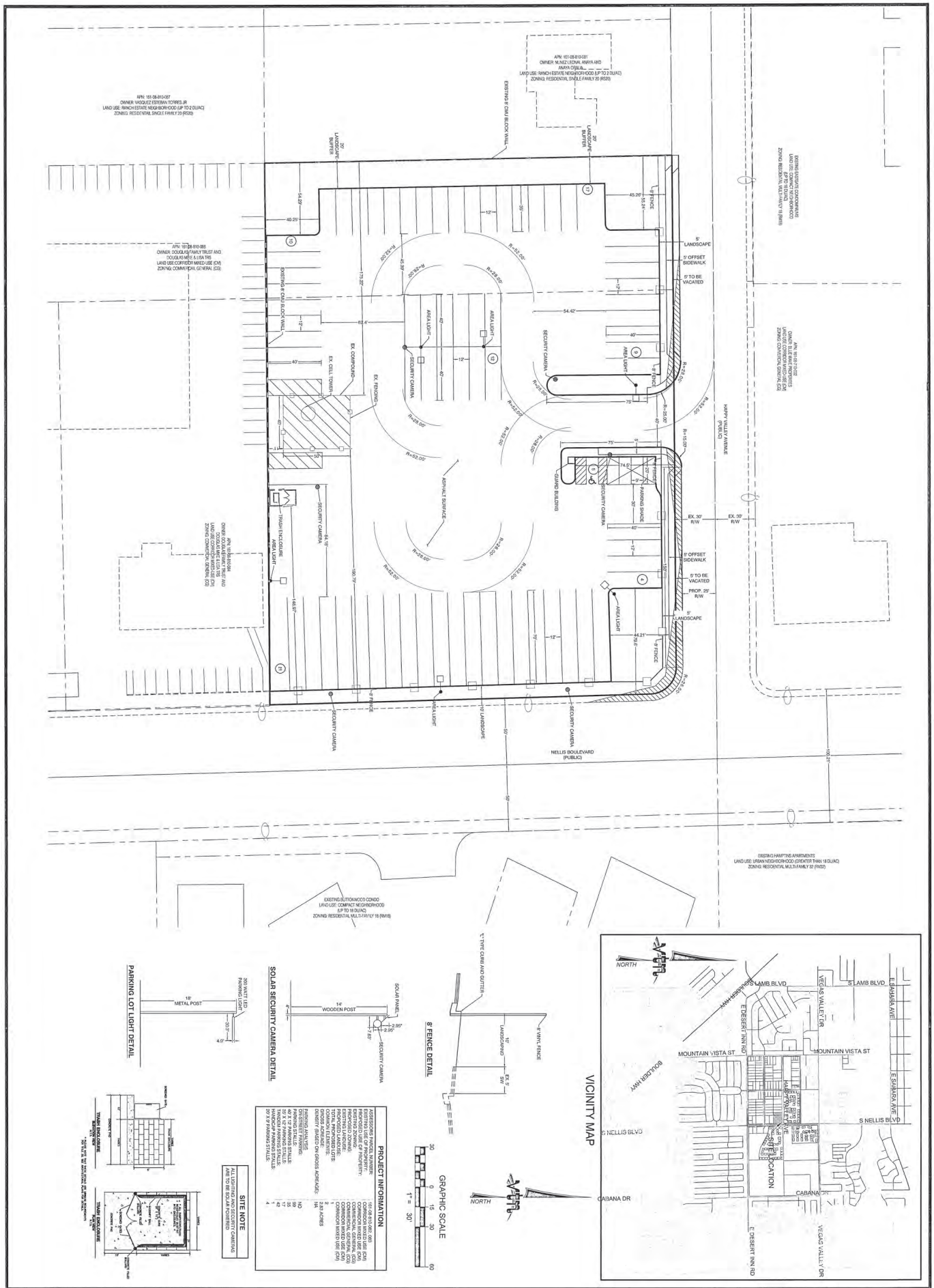
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* WWW.S2DESIGNSTUDIO.COM *

REVIEWED BY: HS
DRAWN BY: TS
DATE: 06/05/24
SCALE: 1" = 20'-0"
SHEET NUMBER:

L-1.2



SHEET SP1 1 OF 1 SHEETS (DRAWING NO.)	DRAWN BY: R.M.S. NOV. '23	SITE PLAN	CLARK COUNTY, NEVADA
	DESIGNED BY: R.M.S NOV. '23	APN:161-08-810-082, 083 NELLIS AND HAPPY VALLEY	2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148 PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNNV.COM CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS
	CHECKED BY:		
	PROJECT NO: SCALE: 1"=30' HORIZ. N/A VERT.		

REV	DATE	BY	REVISION

ROP-0003672

PDR-0003672

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DOC TYPE: SC

STAFF COMMENTS

Clark County Comprehensive Planning, Current Planning Division

Application # WS-24-0276

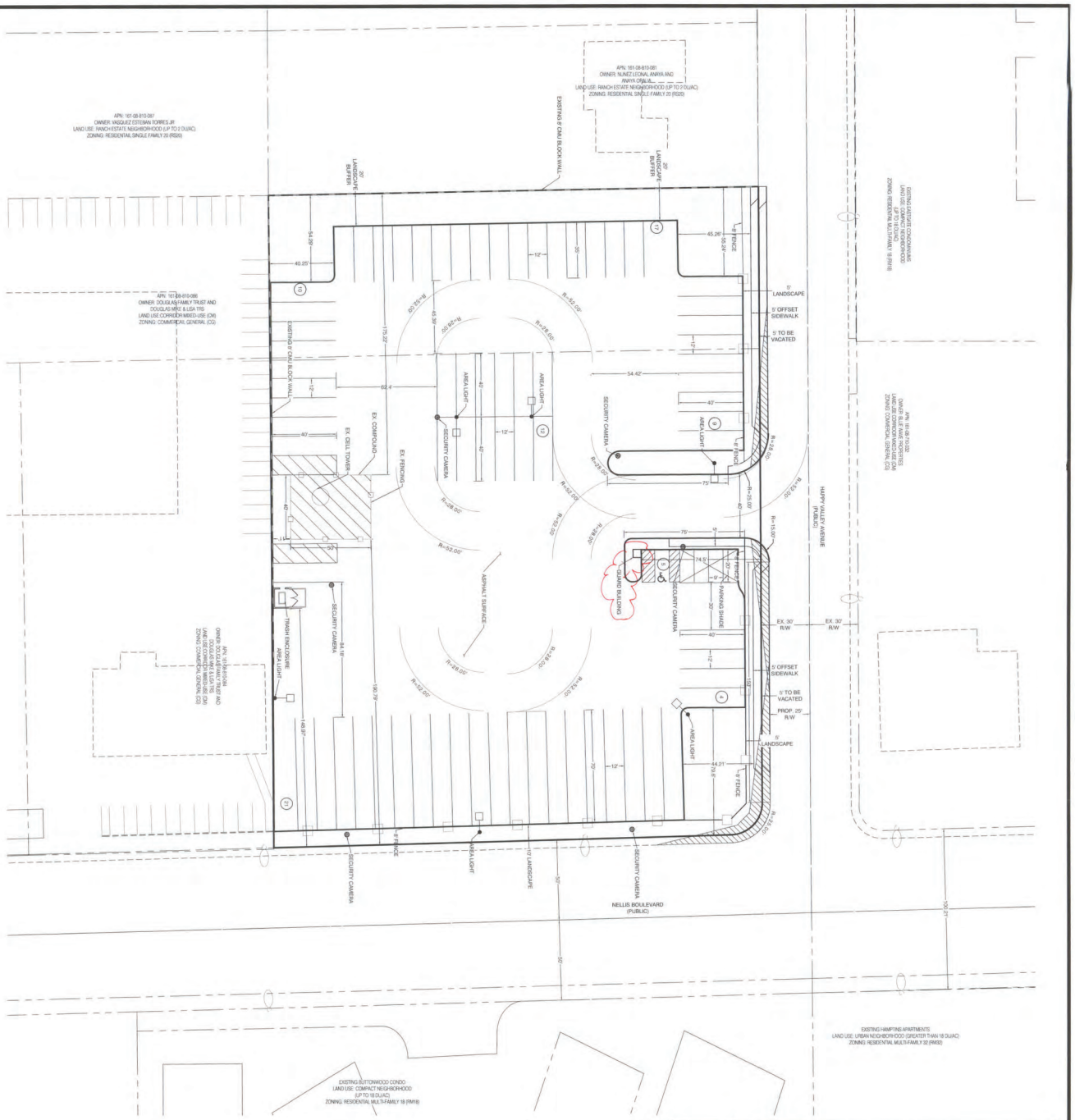
DATE	COMMENT	STAFF INITIALS

THIS PORTION TO BE COMPLETED BY RECORDS STAFF ONLY

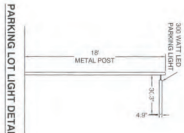
☒ Full Size Plans
24"x36" or larger

☒ Plans
Up to 11"x14"

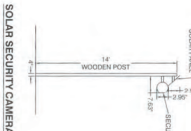
☐ No Plans



PARKING LOT LIGHT DETAIL

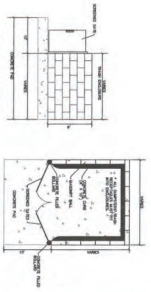


SOLAR SECURITY CAMERA DETAIL



8' FENCE DETAIL



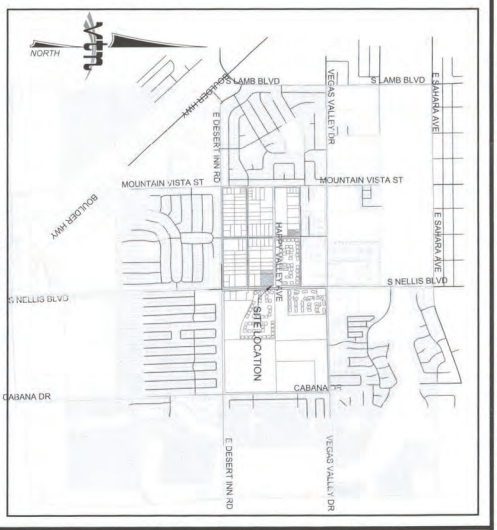


SITE NOTE
ALL EXISTING SITE LIGHTS ARE TO BE SOLAR POWERED

PROJECT INFORMATION

ASSESSORS PARCEL NUMBER:	161-08-810-082, 083
EXISTING USE OF PROPERTY:	CORRIDOR MIXED USE (CM)
PROPOSED USE OF PROPERTY:	CORRIDOR MIXED USE (CM)
EXISTING ZONING:	COMMERCIAL GENERAL (CG)
PROPOSED ZONING:	COMMERCIAL GENERAL (CG)
EXISTING LANDUSE:	CORRIDOR MIXED USE (CM)
PROPOSED LANDUSE:	CORRIDOR MIXED USE (CM)
TOTAL PROPOSED LOTS:	1
GROSS ACREAGE:	2.61 ACRES
DENSITY (BASED ON GROSS ACREAGE):	NA
PARKING ANALYSIS	
DOUBLE LOADED PARKING	
PARKING STALLS:	80
9' X 18' PARKING STALLS:	60
36' X 12' PARKING STALLS:	17
TANDEM PARKING STALLS:	2
HANDICAP PARKING STALLS:	1
20' X 9' PARKING STALLS:	4

GRAPHIC SCALE
30 0 15 30 60
1" = 30'



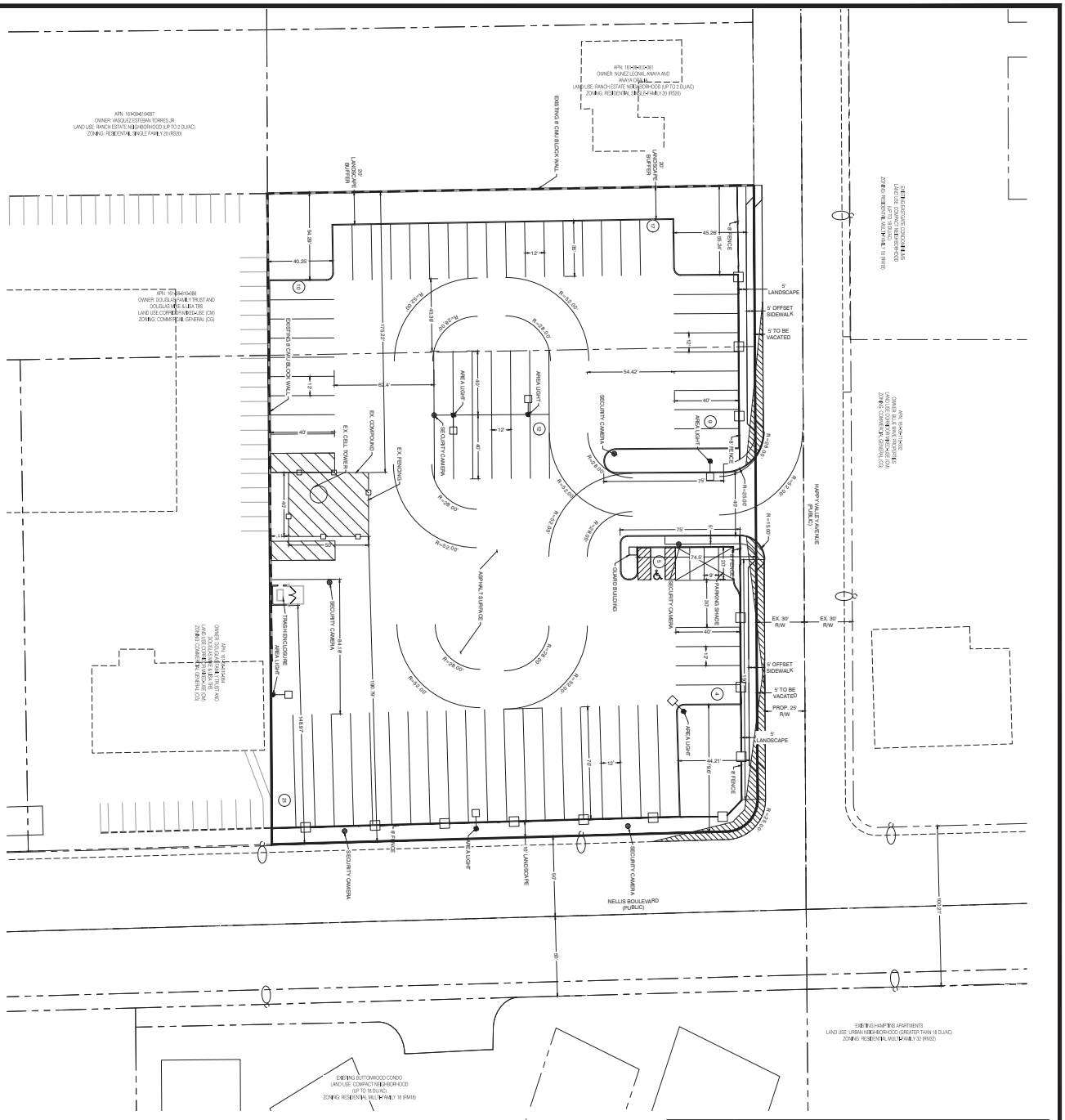
WS-24-0276

DRAWN BY: R.M.S. NOV. '23	SITE PLAN	CLARK COUNTY, NEVADA	SHEET SP1 1 OF 1 SHEETS DRAWING NO.
DESIGNED BY: R.M.S NOV. '23			
CHECKED BY:	APN:161-08-810-082, 083 NELLIS AND HAPPY VALLEY	2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148 PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNNV.COM CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS	REV DATE BY REVISION
PROJECT NO: SCALE: 1"=30' N/A HORIZ. VERT.			

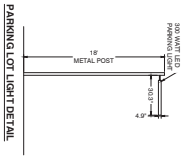
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WS-24-0276

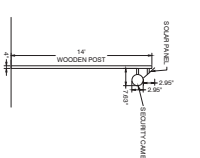
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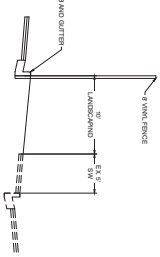
PARKING LOT LIGHT DETAIL

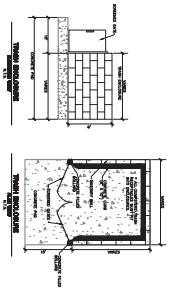


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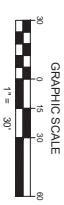
SITE NOTE

ALL EXISTING AND PROPOSED PARKING LIGHTS TO BE SOLAR POWERED

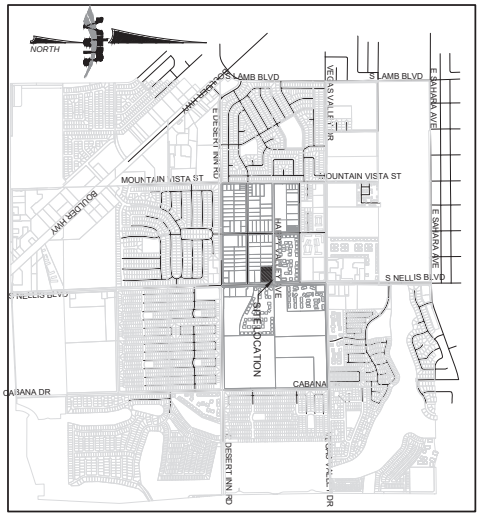
PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBER:	161-08-810-082, 083
EXISTING USE OF PROPERTY:	CORRIDOR MIXED USE (CM)
PROPOSED USE OF PROPERTY:	CORRIDOR MIXED USE (CM)
EXISTING ZONING:	COMMERCIAL GENERAL (CG)
PROPOSED ZONING:	CORRIDOR MIXED USE (CM)
EXISTING LANDUSE:	CORRIDOR MIXED USE (CM)
PROPOSED LANDUSE:	CORRIDOR MIXED USE (CM)
TOTAL PROPOSED LOTS:	1
COMMON ELEMENTS	2
GROSS ACREAGE:	3.69 ACRES
DENSITY (MIXED ON GROSS ACREAGE):	NA
PARKING ANALYSIS	
REQUIRED PARKING:	90
PARKING STALLS:	90
90° X 19' PARKING STALLS:	15
TANDEM PARKING STALLS:	42
HANDICAP PARKING STALLS:	4
20' X 9' PARKING STALLS:	

GRAPHIC SCALE



VICINITY MAP



DRAWN BY: R.M.S. NOV. '23	SITE PLAN	CLARK COUNTY, NEVADA	
DESIGNED BY: R.M.S NOV. '23			
CHECKED BY:	APN:161-08-810-082, 083 NELLIS AND HAPPY VALLEY	2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148 PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNNV.COM CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS	REV / DATE / BY / REVISION
PROJECT NO: SCALE: 1"=30' N/A HORIZ. VERT.			

SHEET SP1 1 OF 1 SHEETS
DRAWING NO.

ROP-0003-15
PDR-0013-15

H:\8322\Planning\site-8.dwg

Clark County Comprehensive Planning Department

SUSTAINABILITY PROVISION

DEVELOPMENT TYPE: MULTI-FAMILY (5pts) / NON-RESIDENTIAL (7 pts.)

30.04.05 J Sustainability Options

To be shown on plans

		Points
X	**Trees:** Provide 10% more than required by Title (1 pt)	1
X	**Water-Efficient Planting:** Provide 95% or more of plants have low or very low water needs. (1 pt)	1
X	**Landscape Buffer:** Exceed required buffer width by 10% (1/2 pt) **OR** exceed buffer width by 20%. (1 pt)	1
	Parking Lot Trees: Provide mature tree canopies to cover at least 50% of paved parking. (1 pt)	
	Parking Lot Solar: Provide solar covers at for least 50% of the paved area (2 pts) **OR** between 25% and 50% (1 pt)	
	Electric Bicycles: Provide bicycle charging (1/2 pt); Provide shade to bicycle charging area (1/2 pt)	
	Mojave Native Plants Protection: Protect = to or > 5% of development footprint to remain natural area (1 pt)	
	Mojave Native Plants Restoration: Restore pre-development native plants = to or > the area disturbed. (1/2 pt)	
	Energy Conservation/Solar Gains: Orient plant materials south and west sides of the building. (1/2 pt)	
x	**Cool Roofs:** Provide roof w/SRI=to or >78 for low sloped roofs (<2.12) & or 29 for steep sloped roofs (>2.12) (1 pt)	1
	Building Orientation: Orient roofs within 30°of true east-west & flat or sloped to the south. (1 pt)	
x	**Shade Structures:** Provide shade/awnings over 50% of south/west windows & doors (1 pt). Add 1 pt for each additional 25% (typically 3-foot min overhang)	1
	Amenity Zone Shade Structures: Provide for sidewalks or building adjacent to amenity zone. (1/2 pt)	
	Shaded Walkways: Provide for at least 60% of all building facades adjacent to or facing streets, drive aisles, and gathering and parking areas (1 pt). Each additional 10% provided. (1 pt)	
	Daylighting Strategies: Provide daylighting strategies to minimize artificial lighting. (1/2 pt)	
	Multiple Family Ventilation: Provide floor to ceiling heights of 9 feet on all floors. (1/2 pt)	
	Nonresidential Ventilation: Provide floor to ceiling heights of 11 feet on all floors. (1/2 pt)	
x	**Low-emissivity Glass:** Provide on all south & west facing windows. (1/2 pt)	.5
	Building Entrances and ADA Ramps: Shade with awning or portico or other device. (1/2 pt)	
x	**Alternative Energy:** Cover 70% roof area in solar **OR** on-site solar generates 100% of project's energy **OR** Battery backup is provided. (2 pts for provide one of the 3)	2
x	**Total Points:**	7.5
	Determined by Staff **Sustainability Compliant:**	**YES/NO**
	Determined by Staff **Incentives Allowed:**	**YES/NO**

OWNER/APPLICANT SHALL BE AWARE *New development shall incorporate sustainability measures into the project to achieve a minimum number of points per Section 30.04.05J. Compliance with Section 30.04.05J will be conducted during the design review and building permits of an applicable project. It is the applicant's responsibility to ensure the standards approved with the land use application will be implemented in the final building design. Any changes to sustainability measures after approval of a land use application may result in a delay in the issuance of applicable permits and the need for a new land use application. No points awarded for compliance with standards that are otherwise required by Title 30.*

OWNER / APPLICANT declares the information provided and statements made as part of this application are true and correct.

Signature: _____ Date: _____

CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION

Application Number: **WS-24-0276**

PC/BCC Meeting Date: **09-04-2024**

Commission District: **E**

TAB/CAC: SUNRISE MANOR

TAB/CAC Meeting Date: 08-15-2024

Project Type: Nonresidential Development/Use (with construction or site modifications)

Property Owner: PALM PROPERTIES L L C

- ☐ Text Amendment
- ☐ Rezone
- ☐ Planned Unit Development
- ☐ Use Permit
- ☐ Variance
- ☑ Waiver of Development Standards
- ☐ Waiver of Title
- ☑ Design Review
- ☐ Sign Design Review
- ☐ Street Name Change
- ☐ Street Numbering Change
- ☐ Annexation Request
- ☐ Vacation and Abandonment
- ☐ Tentative Map
- ☐ Application Review
- ☐ Clarification of Conditions
- ☐ Extension of Time
- ☐ Revocation
- ☐ Waiver of Conditions
- ☐ Ordinance
- ☐ Agenda Item
- ☐ Other _____

Motion By: Earl Barbeau Vote: 4-0 Approval / (Denial) / No Comment

Hold (including To Date and Reason) _____

# of Neighbors Present 2 # of Neighbors For _____ # of Neighbors Against 2 # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING:

truck parking eye sore
security
truck fumes

Conditions of Approval:

Name of Applicant/Representative George Garcia

Applicant agreed to conditions ____ Yes ____ No

Neighborhood meeting held? ____ Yes ____ No

M Lewis
Signature

8/15/24
Date

secretary
Title (Secretary or Chair)

Email to Comprehensive Planning: CPAgendas@ClarkCountyNV.gov & Email to Applicable Commission District: DistrictE@ClarkCountyNV.gov

Electronically Filed
3/24/2025 2:52 PM
Steven D. Grierson
CLERK OF THE COURT

ROP

STEVEN B. WOLFSON
District Attorney
CIVIL DIVISION
State Bar No. 001565
By: ROBERT T. WARHOLA
Chief Deputy District Attorney
State Bar No. 4410
500 South Grand Central Pkwy., Suite 5075
Las Vegas, Nevada 89155-2215
(702) 455-4761
Fax (702) 382-5178
E-Mail: Robert.Warhola@ClarkCountyDANV.gov
Attorneys for Respondent
Clark County

DISTRICT COURT

CLARK COUNTY, NEVADA

PALM PROPERTIES, LLC, a Nevada limited liability company; LEADING EDGE VENTURES, LLC, a Nevada limited liability company; ROBERT LAUER, an individually. Petitioners, vs. COUNTY OF CLARK, a political subdivision of the State of Nevada, et al., Respondent.	Case No: A-24-907944-J Dept No: 18

RECORD OF THE PROCEEDINGS, VOLUME III

Respondent hereby files with the Court the Record of the Proceedings pursuant to Eighth Judicial District Court Rule 2.15 consisting of documents from the Clark County Clerk, Commission Division, and the Clark County Current Planning Division numbered ROP 000378 through ROP 000568.

DATED this 24th day of March, 2025.

STEVEN B. WOLFSON
DISTRICT ATTORNEY

By: */s/ Robert T. Warhola*
ROBERT T. WARHOLA
Chief Deputy District Attorney
State Bar No. 4410
500 South Grand Central Pkwy., Suite 5075
Las Vegas, Nevada 89155-2215
Attorney for Respondent

Case Number: A-24-907944-J

CERTIFICATE OF ELECTRONIC SERVICE

I hereby certify that I am an employee of the Office of the Clark County District Attorney and that on this this 24th day of March, 2025 I served a true and correct copy of the foregoing **RECORD OF THE PROCEEDINGS, VOLUME III** (United States District Court Pacer System or the Eighth Judicial District Court Wiznet), by e-mailing the same to the following recipients. Service of the foregoing document by e-mail is in place of service via the United States Postal Service.

Amy L. Sugden, Esq.
SUGDEN LAW
375 E. Warm Springs, Ste. 104
Las Vegas, Nevada 89119
Attorney for Petitioners
amy@sugdenlaw.com

/s/Patricia C. Villa
An Employee of the Clark County District Attorney's Office – Civil Division

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 161-08-810-082 & -083

PROPERTY ADDRESS/ CROSS STREETS: Nellis & Happy Valley Ave (3125 S Nellis Blvd)

DETAILED SUMMARY PROJECT DESCRIPTION

Parking Lot for Commercial Vehicles and a vacation of 5' on Happy Valley

PROPERTY OWNER INFORMATION

NAME: Palm Properties LLC
ADDRESS: 6050 S FORT APACHE RD STE 100
CITY: Las Vegas STATE: NV ZIP CODE: 89148
TELEPHONE: _____ CELL 702-429-7354 EMAIL: raj@milestoneconst.us

APPLICANT INFORMATION

NAME: Leading Edge Ventures LLC
ADDRESS: 850 E Desert Inn #PH3
CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: centurywest1@hotmail.com

CORRESPONDENT INFORMATION

NAME: G.C. Garcia, Inc c/o George Garcia
ADDRESS: 1055 Whitney Ranch Dr, Suite 210
CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID # _____
TELEPHONE: 7024359909 CELL 7023408042 EMAIL: acole@gcgarciainc.com

*Correspondent will receive all project communication

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)* RAJWINDER S. DHALIWAL Property Owner (Print) 01-16-2024 Date

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	☐ OTHER _____

APPLICATION # (s) VS-24-0277 ACCEPTED BY JJD
PC MEETING DATE — DATE 07/8/2024
BCC MEETING DATE 09/04/24
TAB/CAC LOCATION Sunrise Manor DATE 08/15/24

09/11/2023

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 161-08-810-082 & -083

PROPERTY ADDRESS/ CROSS STREETS: Nellis & Happy Valley Ave (3125 S Nellis Blvd)

DETAILED SUMMARY PROJECT DESCRIPTION

Parking Lot for Commercial Vehicles

PROPERTY OWNER INFORMATION

NAME: Palm Properties LLC
ADDRESS: 6050 S FORT APACHE RD STE 100
CITY: Las Vegas STATE: NV ZIP CODE: 89148
TELEPHONE: _____ CELL 702-429-7354 EMAIL: raj@milestoneconst.us

APPLICANT INFORMATION

NAME: Leading Edge Ventures LLC
ADDRESS: 850 E Desert Inn #PH3
CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: centurywest1@hotmail.com

CORRESPONDENT INFORMATION

NAME: G.C. Garcia, Inc c/o George Garcia
ADDRESS: 1055 Whitney Ranch Dr, Suite 210
CITY: Henderson STATE: NV ZIP CODE: 89014 REF CONTACT ID # _____
TELEPHONE: 7024359909 CELL 7023408042 EMAIL: acole@gcgarciainc.com

*Correspondent will receive all project communication

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)* | RAJWINDER S. DHALIWAL Property Owner (Print) | 01-16-2024 Date

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER _____

APPLICATION # (s) _____ ACCEPTED BY _____

PC MEETING DATE _____ DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____ DATE _____

APPLICATION MEETING INFORMATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-24-0276 & VS-24-0277

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Sunrise Manor TAB Time: 6:30 p.m.

Date 08/15/2024 (August 15, 2024)

Location: *Refer to listing on other side*

Draft staff reports: *Available 3 business days prior to the TAB/CAC meeting on the following website*

https://clarkcountynv.gov/TABCACInformation

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)

Date: Click or tap to enter a date. N/A Time: 7:00 PM

Location: *500 S. Grand Central Pkwy, Commission Chambers*

Staff reports: *Available 3 business days prior to the PC meeting on the following website*

https://clarkcountynv.gov/agendas

BOARD OF COUNTY COMMISSIONERS (BCC)

Date 09/04/2024 (Sept. 4, 2024) Time: 9:00 AM

Location: *500 S. Grand Central Pkwy, Commission Chambers*

Staff reports: *Available 3 business days prior to the BCC meeting on the following website*

https://clarkcountynv.gov/agendas

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

  Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
2) To forward the concerns or problems of residents for resolution by County staff.
3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

BUNKERVILLE
Judith Metz, Secretary
(702) 455-4572
Bunkerville TAB Room
190 W. Virgin Street, Bunkerville

ENTERPRISE
Carmen Hayes
(702) 371-7991
Silverado Ranch Community Center
9855 Gilespie Street, Las Vegas

GOODSPRINGS
Jeri Pinkerton, Secretary
(702) 806-8660
Goodsprings Community Center
375 W. San Pedro Avenue, Goodsprings

INDIAN SPRINGS
Jami Reid
(702) 378-8028
Indian Springs Civic Center
715 Gretta Lane, Indian Springs

LAUGHLIN
Tammy Harris, Secretary
(702) 298-0828
Regional Government Center
101 Civic Way, Laughlin

LONE MOUNTAIN
Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

LOWER KYLE CANYON
Dawn vonMendenhall, Secretary
(702) 289-0196
Mtn. Crest Neighborhood Services Center
4701 N. Durango Dr., Las Vegas

MOAPA
Judith Metz, Secretary
(702) 455-4572
Marley P. Robinson Justice Court &
Community Center
1340 E. Highway 168, Moapa

MOAPA VALLEY
Judith Metz, Secretary
(702) 455-4572
Moapa Valley Community Center
320 N. Moapa Valley Blvd., Overton

MOUNTAIN SPRINGS
Electra Smith, Secretary
(702) 370-6297
Mountain Springs Fire Station
State Route 160, Mountain Springs

MT. CHARLESTON
Dawn VonMendenhall, Secretary
(702) 289-0196
Mt. Charleston Library
75 Ski Chalet Place, Mt. Charleston

PARADISE
Maureen Helm, Secretary
(702) 606-0747
Paradise Park Community Center
4775 McLeod Dr., Las Vegas

RED ROCK
Electra Smith, Secretary
(702) 370-6297
Blue Diamond Library
14 Cottonwood Dr., Blue Diamond

SANDY VALLEY
Electra Smith, Secretary
(702) 370-6297
Sandy Valley Community Center
650 W. Quartz Avenue, Sandy Valley

SEARCHLIGHT
Tammy Harris, Secretary
(702) 298-0828
Searchlight Community Center
200 Michael Wendell Way, Searchlight

SPRING VALLEY
Carmen Hayes
(702) 371-7991
Desert Breeze Community Center
8275 Spring Mtn. Road, Las Vegas

SUNRISE MANOR
Jill Nikovis-Leiva, Secretary
(702) 334-6892
Hollywood Recreation & Community Ctr.
1650 S. Hollywood, Las Vegas

WHITNEY
Samantha Crunkilton, Secretary
(702) 854-0878
Whitney Recreation Center
5712 E. Missouri Ave., Las Vegas

WINCHESTER
Valerie Leiva, Secretary
(702) 468-9839
Winchester Community Center
3130 S. McLeod, Las Vegas

PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Liane Lee	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Timothy Castello	(702) 455-3113*	Ross Miller	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.
*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 4/1/2024

Department of Comprehensive Planning
500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314
http://www.clarkcountynv.gov/comprehensive-planning

Department of Comprehensive Planning

500 S Grand Central Pkwy · Box 551741 · Las Vegas NV 89155-1741
(702) 455-4314 · Fax (702) 455-3271

Sami Real, Director

NOTICE OF FINAL ACTION

December 03, 2024

G. C. GARCIA, INC.
1055 WHITNEY RANCH DRIVE, SUITE 210
HENDERSON, NV 89014

REFERENCE: VS-24-0277

On the date indicated above, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, pursuant to NRS 278.0235 and NRS 278.3195, which starts the commencement of the twenty-five (25) day limitation period specified therein.

The above-referenced application was presented before the Clark County Board of County Commissioners at their regular meeting of **November 20, 2024.** Please be advised that the application was **DENIED.**

If you have any questions regarding your Notice of Final Action, please call the Department of Comprehensive Planning at (702) 455-4314 (option 2, option 1).

BOARD OF COUNTY COMMISSIONERS
TICK SEGERBLOM, Chair · WILLIAM MCCURDY II, Vice Chair
MICHAEL NAFT · MARILYN KIRKPATRICK · JUSTIN C. JONES · ROSS MILLER · JAMES B. GIBSON
KEVIN SCHILLER, County Manager

BOARD OF COUNTY COMMISSIONERS
AGENDA LOG AMENDMENT
WEDNESDAY, September 4, 2024

Hold to the September 18, 2024 Zoning meeting:

- Item 33 – UC-24-0268 per the applicant. Enterprise/lm
- Item 36 – WS-24-0312 per the Board. Moapa Valley/jud

Hold to the October 2, 2024 Zoning meeting:

- Item 9 – VS-24-0277 per the applicant. Sunrise Manor/jor
- Item 10 – WS-24-0276 per the applicant. Sunrise Manor/jor

Hold to the November 6, 2024 Zoning meeting:

- Item 35 – WC-24-400060 (NZC-22-0028) per the applicant. Enterprise/rg

Hold no date:

- Item 46 – ZC-24-0357 per Commissioner Kirkpatrick. Sunrise Manor/rr
- Item 47 – WS-24-0358 per Commissioner Kirkpatrick. Sunrise Manor/rr

Sami Real, Director — September 4, 2024

09/04/2024

BOARD OF COUNTY COMMISSIONERS
AGENDA LOG AMENDMENT
WEDNESDAY, OCTOBER 2, 2024

Hold to the November 6, 2024 Zoning meeting:

- Item 4 – AR-24-400090 (WC-0174-16 / UC-0849-14) per the applicant. Paradise/bb
- Item 8 – VS-24-0277 per the applicant. Sunrise Manor/jor
- Item 9 – WS-24-0276 per the applicant. Sunrise Manor/jor
- Item 16 – SC-24-0261 per the applicant to rewrite and renotify. Renotification fees are required. Spring Valley/sd
- Item 20 – WS-24-0419 per the applicant. Spring Valley/sd

Sami Real, Director — October 2, 2024

10/02/2024

BOARD OF COUNTY COMMISSIONERS
AGENDA LOG AMENDMENT
WEDNESDAY, NOVEMBER 6, 2024

Hold to the November 20, 2024 Zoning meeting:

- Item 7 – VS-24-0277 per the Commissioner Segerblom. Sunrise Manor/jor
- Item 8 – WS-24-0276 per the Commissioner Segerblom. Sunrise Manor/jor
- Item 12 – UC-24-0436 per the Commissioner Segerblom. Paradise/sd
- Item 26 – AG-24-900729 per the Commissioner Segerblom.

Hold to the December 4, 2024 Zoning meeting:

- Item 4 – AR-24-400090 (WC-0174-16 (UC-0849-14)) per the applicant. Paradise/bb
    - NOTE: Application to return to the November 26, 2024 Paradise Town Board meeting per prior email due to data entry error in Accela. Town Board meeting date to be corrected in Accela to ensure application gets placed on the November 26, 2024 meeting agenda.

Hold to the February 5, 2025 Zoning meeting:

- Item 19 – WC-24-400060 (NZC-22-0028) per the applicant. Fees are required to place the item back on an agenda. Enterprise/rg

Sami Real, Director — November 6, 2024

11/06/2024

cial records, including surveys and deeds,
on required for assessment. See the
detailed legal information.

EN MAP REDUCED FROM 11X17 ORIGINAL

400 600 800

MAP LEGEND

ROAD EASEMENT
MATCH / LEADER LINE
HISTORIC LOT LINE
HISTORIC SUB BOUNDARY
HISTORIC PM/LD BOUNDARY
SECTION LINE
RIGHT OF WAY / PCL
SUB-SURFACE PCL

202 PARCEL SUB/SEQ NUMBER
PB 24-45 PLAT RECORDING NUMBER
5 BLOCK NUMBER
5 LOT NUMBER
GL5 GOV. LOT NUMBER

3162	161	160
76177	178	179

19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

Scale: 1" = 200'

Rev: 1/8/2019

HAPPY VALLEY AVE

VEGAS VALLEY ESTATES TR NO 2

810 LINDA AVE

ALOHA AVE

PPLRL_1030

PM 18-25

PM 4-9

PM 7-

PM 9-58

PM 18-26

PM 14-47

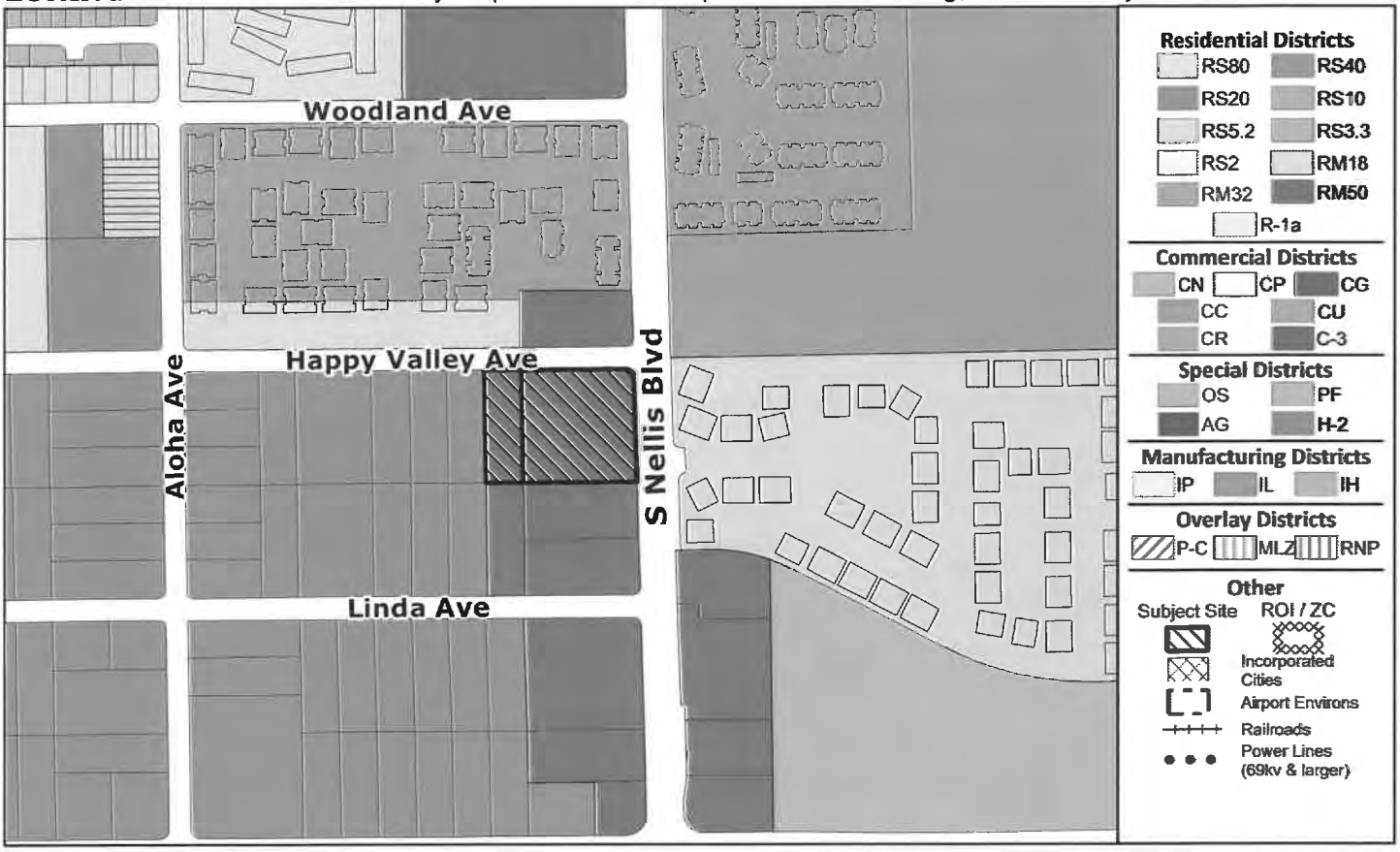
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Commission Agenda Map

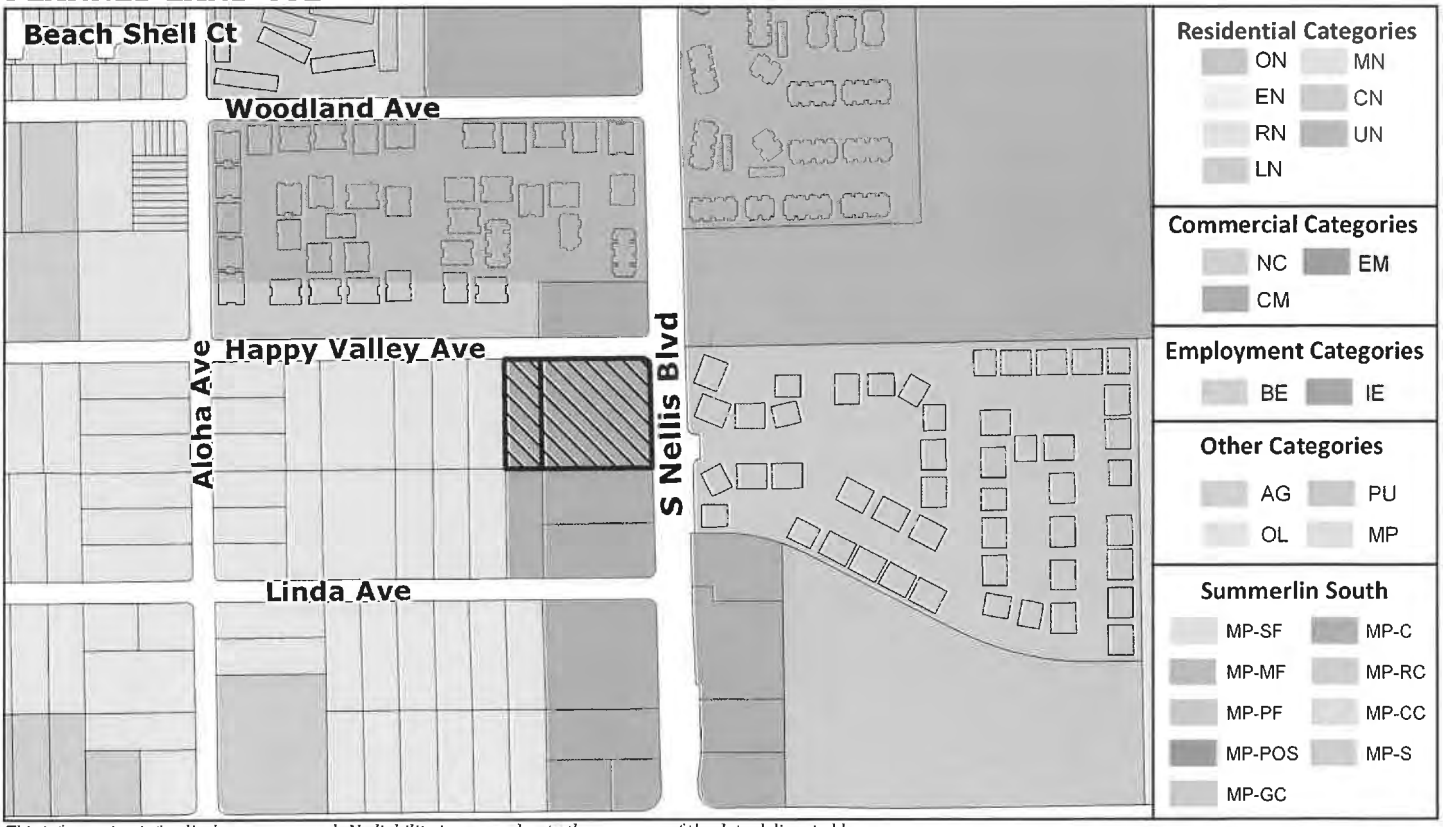
VS-24-0277

Clark County Department of Comprehensive Planning, Clark County, Nevada

ZONING

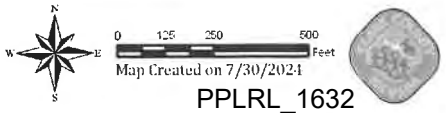


PLANNED LAND USE



This information is for display purposes only.No liability is assumed as to the accuracy of the data delineated hereon.

Subject Parcel(s)
16108810082
16108810083



09/04/24 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0277-PALM PROPERTIES, LLC:

VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). TS/jor/syp (For possible action)

RELATED INFORMATION:

APN:
161-08-810-082; 161-08-810-083

LAND USE PLAN:
SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
The applicant is requesting to vacate 5 feet of right-of-way being Happy Valley Avenue. The purpose of this request is to allow for the installation of detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0630	Temporary construction storage for an off-site Las Vegas Valley Water District project (main replacement and The Dales subdivision)	Approved by PC	October 2019
UC-18-0578	Increased height of existing communication tower, with a design review for additional antenna	Approved by PC	October 2018
ADR-0333-05	73 foot high monopole communication tower with an antenna array	Approved by ZA	April 2005
UC-0040-04	Vehicle, watercraft, and recreational vehicle sales	Approved by PC	February 2005
UC-0431-02	Check cashing facility	Approved By BCC	June 2002
ADR-1086-01	Communications facility	Approved by ZA	November 2001
DR-0727-99	Revised plans for a previously approved shopping center and to continue the use of a vehicle sales lot	Approved by BCC	June 1999
WC-0025-99 (ZC-0480-98)	Waived conditions of a zone change for the proposed shopping center with an existing restaurant building on site	Approved by BCC	March 1999

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0480-98	Reclassified the site (both subject parcels- 161-08-810-082 and 161-08-810-083) to C-2 zoning (now CG) for a proposed 34,000 square foot shopping center	Approved by BCC	May 1998
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Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	CG & RM18	Multi-family residential & tavern
South	Corridor Mixed-Use	CG	Commercial center
East	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

Related Applications

Application Number	Request
WS-24-0276	A waiver of development standards with a design review for a proposed commercial truck parking lot is a companion item on this agenda.

STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis
Public Works - Development Review
Staff has no objection to the vacation of right-of-way for detached sidewalks.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

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

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that Nevada Department of Transportation (NDOT) permits may be required.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Sunrise Manor - denial.
APPROVALS:
PROTESTS:

APPLICANT: LEADING EDGE VENTURES, LLC
CONTACT: G. C. GARCIA, INC, 1055 WHITNEY RANCH DRIVE, SUITE 210, HENDERSON, NV 89014

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Commission Agenda Map

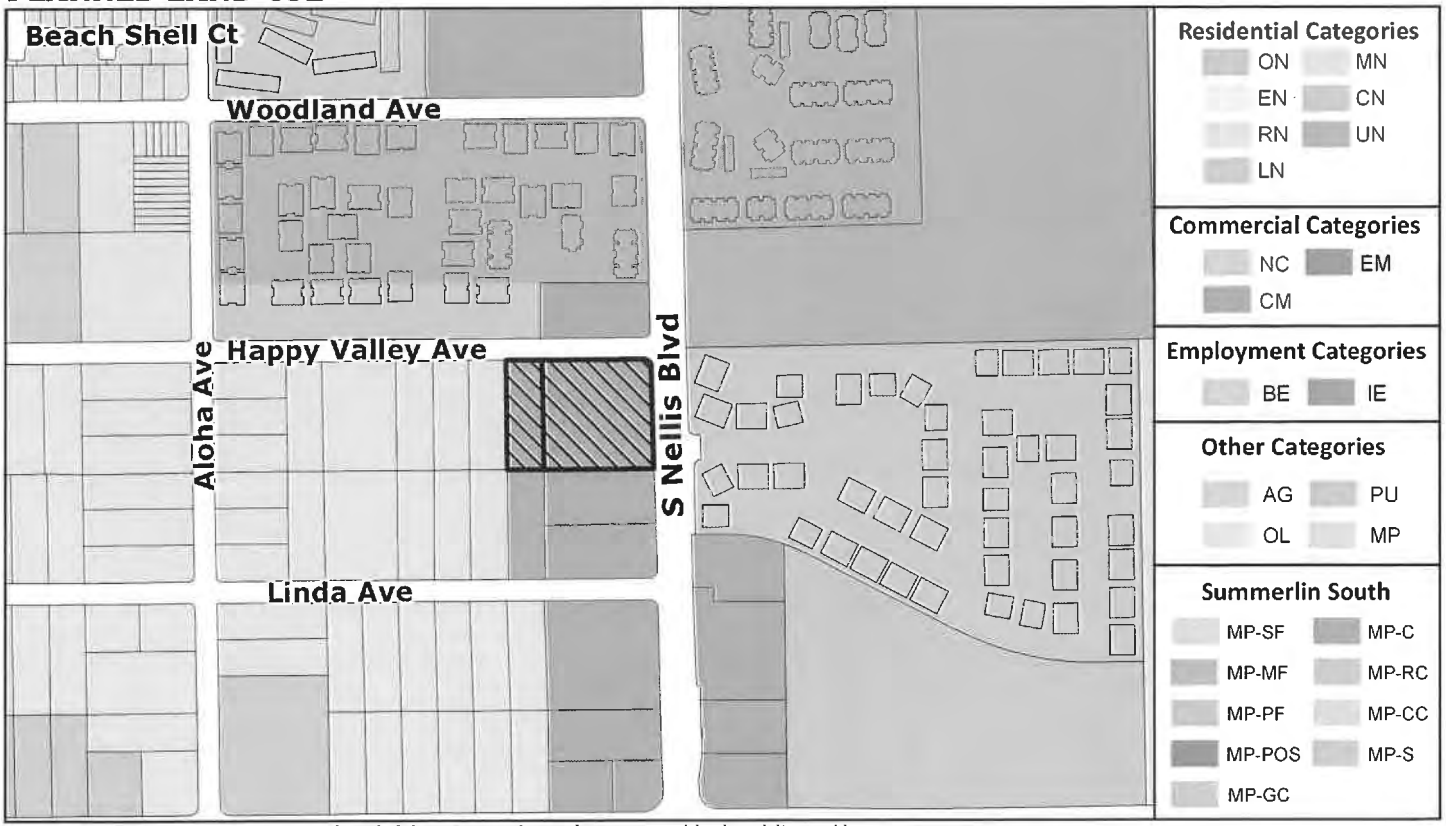
VS-24-0277

Clark County Department of Comprehensive Planning, Clark County, Nevada

ZONING



PLANNED LAND USE



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Subject Parcel(s)
16108810082
16108810083

N W E S

0 125 250 500 Feet

Map Created on 7/30/2024

PPLRL_1637

10/02/24 BCC AGENDA SHEET

UPDATE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0277-PALM PROPERTIES, LLC:

HOLDOVER VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). TS/jor/syp (For possible action)

RELATED INFORMATION:

APN:
161-08-810-082; 161-08-810-083

LAND USE PLAN:
SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
The applicant is requesting to vacate 5 feet of right-of-way being Happy Valley Avenue. The purpose of this request is to allow for the installation of detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
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UC-0040-04	Vehicle, watercraft, and recreational vehicle sales	Approved by PC	February 2005
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Application Number	Request	Action	Date
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Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	CG & RM18	Multi-family residential & tavern
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West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

Related Applications

Application Number	Request
WS-24-0276	A waiver of development standards with a design review for a proposed commercial truck parking lot is a companion item on this agenda.

STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis
Public Works - Development Review
Staff has no objection to the vacation of right-of-way for detached sidewalks.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

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

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that Nevada Department of Transportation (NDOT) permits may be required.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Sunrise Manor - denial.
APPROVALS:
PROTESTS: 6 cards, 2 letters

COUNTY COMMISSION ACTION: September 4, 2024 – HELD – To 10/02/24 – per the applicant.

APPLICANT: LEADING EDGE VENTURES, LLC
CONTACT: G.C. GARCIA, INC, 1055 WHITNEY RANCH DRIVE, SUITE 210, HENDERSON, NV 89014

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Commission Agenda Map

VS-24-0277

Clark County Department of Comprehensive Planning, Clark County, Nevada

ZONING



PLANNED LAND USE



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Subject Parcel(s)
16108810082
16108810083

N W E S

0 125 250 500 Feet

Map Created on 7/30/2024

PPLRL_1642

11/06/24 BCC AGENDA SHEET

UPDATE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0277-PALM PROPERTIES, LLC:

HOLDOVER VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). TS/jor/syp (For possible action)

RELATED INFORMATION:

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LAND USE PLAN:
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BACKGROUND:
Project Description
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West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

Related Applications

Application Number	Request
WS-24-0276	A waiver of development standards with a design review for a proposed commercial truck parking lot is a companion item on this agenda.

STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis
Public Works - Development Review
Staff has no objection to the vacation of right-of-way for detached sidewalks.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
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Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Sunrise Manor - denial.
APPROVALS:
PROTESTS: 6 cards, 2 letters

COUNTY COMMISSION ACTION: September 4, 2024 – HELD – To 10/02/24 – per the applicant.

COUNTY COMMISSION ACTION: October 2, 2024 – HELD – To 11/06/24 – per the applicant.

APPLICANT: LEADING EDGE VENTURES, LLC
CONTACT: G.C. GARCIA, INC, 1055 WHITNEY RANCH DRIVE, SUITE 210, HENDERSON, NV 89014

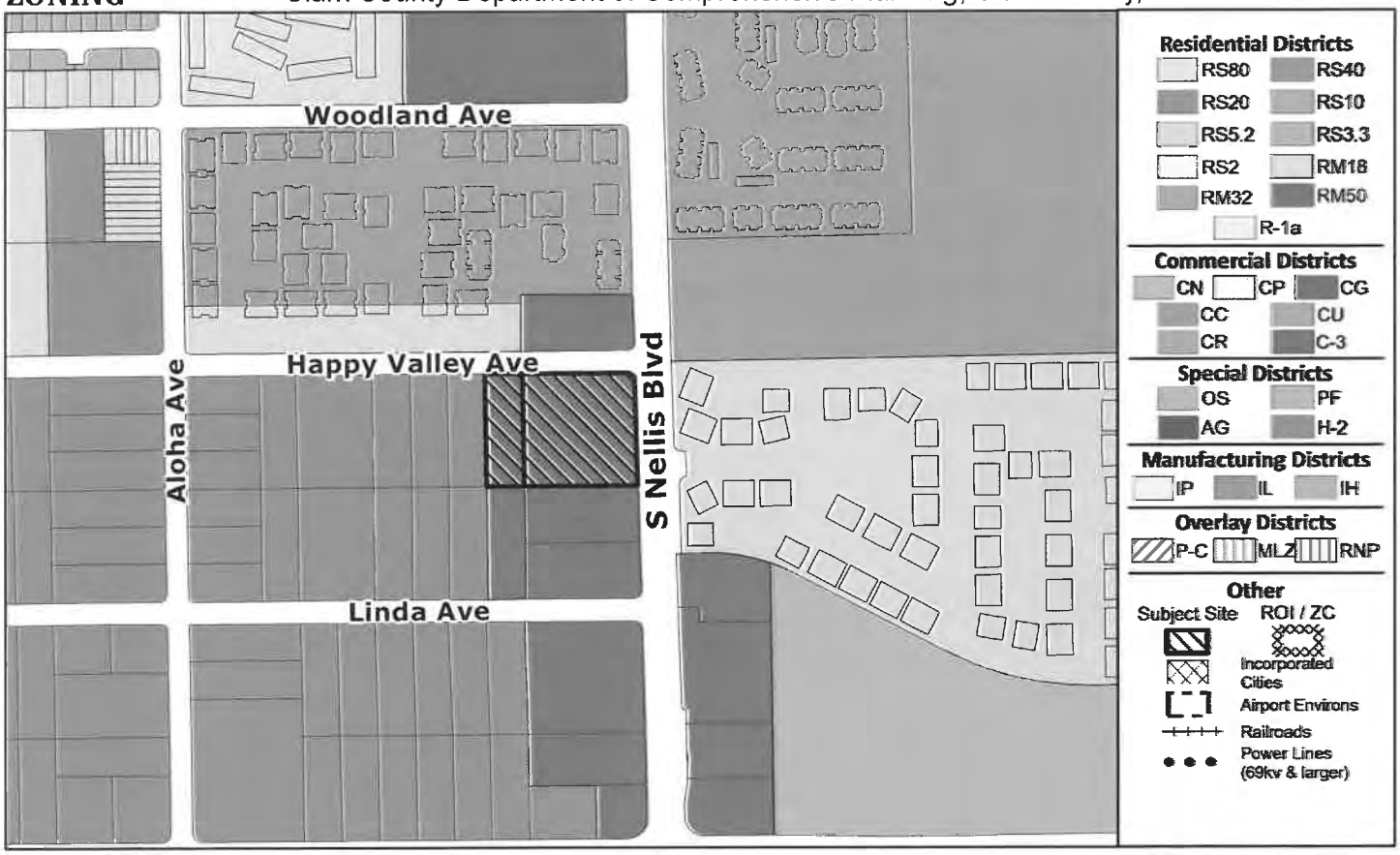
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Commission Agenda Map

VS-24-0277

ZONING

Clark County Department of Comprehensive Planning, Clark County, Nevada



PLANNED LAND USE



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Subject Parcel(s)
16108810082
16108810083

N W E S

0 125 250 500 Feet

Map Created on 7/30/2024

PPLRL_1647

11/20/24 BCC AGENDA SHEET

UPDATE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0277-PALM PROPERTIES, LLC:

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Related Applications

Application Number	Request
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STANDARDS FOR APPROVAL:
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Analysis
Public Works - Development Review
Staff has no objection to the vacation of right-of-way for detached sidewalks.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Sunrise Manor - denial.
APPROVALS:
PROTESTS: 6 cards, 2 letters

COUNTY COMMISSION ACTION: September 4, 2024 – HELD – To 10/02/24 – per the applicant.

COUNTY COMMISSION ACTION: October 2, 2024 – HELD – To 11/06/24 – per the applicant.

COUNTY COMMISSION ACTION: November 6, 2024 – HELD – To 11/20/24 – per Commissioner Segerblom.

APPLICANT: LEADING EDGE VENTURES, LLC
CONTACT: G.C. GARCIA, INC, 1055 WHITNEY RANCH DRIVE, SUITE 210, HENDERSON, NV 89014

AUTHORIZATION TO SUBMIT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

Application Pre-review (APR) record number: APR-23-101485

Application Materials have been deemed ready to submit ☐ **without revisions** ☒ **with minor revisions.**

Notes: L/S plan and JL revised

By: JUD **Date:** 06/05/2024

Advisory: Authorization to submit expires 2 weeks after determination is made. If all required documents are not provided to staff within this timeframe, an appointment to re-review the application materials is required.

Required Application(s):

☐ Master Plan Amendment	☐ Land Use – Administative Design Review (ADR)	☐ Tentative Map (TM)
☐ Land Use	☐ Land Use – Wavier of Conditions (WC)	☒ Vacation and Abandonment (VS)
☐ Zone Change (ZC)		
☐ Special Use Permit (UC)	☐ Land Use – Application for Review (AR)	☐ Other:
☒ Waiver of Development Standards (WS)		
☒ Design Review (DR)	☐ Land Use – Extension of Time (ET)	

Required Fees:

- Refer to the attached Fee Sheet.

Next Steps:

- Review the attached submittal requirements for the applicable application type(s).
- Go to the Application Pre-review record in the County's Citizen Access Portal (ACA) and upload all required application documents in PDF format (regardless of the format specified in the submittal requirements).
- Once all the application documents are uploaded, coordinate the transmittal of the required hard copy documents with the planner who authorized the submittal (see name above); all transmittals shall include a cover letter and/or transmittal memo and a copy of this form. The Personnel Contact Information list on Department's Contact Us webpage includes the phone number and email address for all planners.
- When the application package is received, the documents will be re-reviewed to ensure no changes except those noted above have been made and, if in an acceptable form, the planner will accept the application documents. Staff will then create the application records. If payment for the application fees was not included in the application package, an email notice will be sent to the record(s) contact indicating the application fees are due. This step may take up to 2 business days to complete.
- Once fees are paid, the application(s) will be considered "Submitted"

Andrea Cole

From: Clark County <Clarkcounty-accela@clarkcountynv.gov>
Sent: Tuesday, February 27, 2024 4:47 PM
To: centurywest1@hotmail.com; Andrea Cole
Cc: PWLanduse@ClarkCountyNV.gov
Subject: New Submittal: APR-23-101485 - APN: 161-08-810-083 Public Works ok

Good afternoon,

Public Works has no further comments on this Application Pre-Review (APR). Please contact Comprehensive Planning at 702-455-4314 or zoning@ClarkCountyNV.gov for information on how to proceed.

Thank you
JaWaan Dodson

Important information:

Please note that although Public Works has no further comments on this APR, it does not mean that we will recommend approval.

GCGARCIA

February 19, 2024

Comprehensive Planning
Clark County
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Response to Planning Comments: Parking Lot for Commercial Vehicles
APN#s 161-08-810-082 & -083

Dear Steve:

On behalf of my client, Leading Edge Ventures LLC, we wish to address the 2nd round of comments received on February 1, 2024, for the application listed above.

02/01/24 Comments:
Per our morning meeting for the parking lot for commercial trucks below is a summary of our discussion.

Comments:

- Parking lot for commercial trucks in CG zone and is permitted use. Design review required.
  Response – A Design Review for Commercial Truck Parking is requested through a Design Review as well as a Vacation request.
- Possible waiver for ingress/egress onto residential street. Public Works will determine.
  Response – Traffic believed retaining access on a low volume local street, Happy Valley, was acceptable but was Planning decision not Traffic. Putting an access drive onto a major arterial will cause more delays and potential for accidents on Nellis.
- Asked applicant to have their Engineer(s) to review the section in Title 30 30.04.07 on "Operational Standards" for requirements on lighting, including shielding, type of lighting, motion sensors etc.
  Response – The requested code required section is referenced on the revised plans for this pre-submittal
- Provide elevations for the existing cell tower with setback dimensions and for the security building, including exterior materials and setbacks and height.
  Response – Information from the County records is provided with the revised plans for this pre-submittal
- Will still need to provide vacation application for 5 feet of right-of-way being Happy Valley Lane. Will discuss with Public Works.
  Response – A Vacation application for 5 feet of Happy Valley is included with this resubmittal.

- Sustainability information provided on landscape plan.
  Response – The sustainability information was previously provided and is on the landscape plans with this resubmittal.
- Applicant provided revised letter based upon first review of plans.
  Response – Applicant has made minor revisions to the justification letter as part of this resubmittal.
  Public Works will need to review these plans. Their email is PWLanduse@ClarkCountyNV.gov Provide them electronically with APN number, APR number and your contact information.
  Response – The plans were submitted to PW and comments received and address per the provided revised plans and response letter as part of this revised pre-submittal
- Please setup your next appointment after comments are provided by Public Works with a Planner to provide for review.
  Response – The next pre-submittal is February 20, 2024 in compliance with the above comment.

We respectfully request your consideration of the above responses and would appreciate any request for further clarification or expansion you may require.

Sincerely,

George Garcia
Founder

GCGARCIA

June 4, 2024

Comprehensive Planning
Clark County
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Response to Planning Comments: Parking Lot for Commercial Vehicles
APN#s 161-08-810-082 & -083

Dear Judith:

On behalf of my client, Leading Edge Ventures LLC, we wish to address the 3rd round of comments received on February 20, 2024, for the application listed above.

02/20/24 Comments:
Please see the Current Planning comments below. Note, you must secure another appointment in order to address this APR.

- Vacation site plan
    1. Project information shall be updated to today's code zoning districts.
       Response – Vacation Site plan has been revised with the current zoning districts
- Site Plan (did not review)
- Justification Letter
    1. Include language about the active CCPRO violation CE23-05369.
       Response – Included in revised letter
    2. Include language regarding the proposed sustainability points and design review.
       Response – Included in revised letter
    3. Address Sections 30.04.06 I (signs) & M (cut through traffic).
       Response – Included in revised letter
    4. Include waiver of development standards request to allow access to a local street, see Section 30.04.06 D & 30.04.06 M.
       Response – Included in revised letter

- Elevations
    1. Guard building does not provide the building height.
       Response – Height added to exhibit
    2. The awning above the entry door must extend 3 feet in order to count towards sustainability.
       Response – Awning added to exhibit

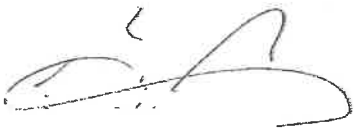
- Landscape Plan
    1. Buffering and screening shall to residential shall be 8-foot-high decorative wall.
       Response – Landscape & Site plans revised to show the existing 8' high cmu wall
    2. A 15-foot landscaped buffer with a double row of evergreen trees planted offset from one another. In each row trees shall be planted 20 feet apart on center. (staff understands the applicant is providing 20 feet of LS; however, the proposed trees are not evergreen).
       Response – Landscape plan revised to show the above.
    3. Mondel pines are not recommended per SNWA plant list.
       Response – Mondel pines removed from plan

- Cross Sections (residential adjacency only)
    4. Site zoning district as well as surrounding zoning districts shall be labeled with the current zoning district names.
       Response – Cross Sections exhibit has been revised to show current zoning districts.

Please e-mail PWLandUse@ClarkCountyNV.gov your application package as this application shall also be reviewed and concurrence shall be received from Public Works Development Review prior to its submittal. Make sure to include your APR number on the subject line when sending your APR to PW.
Response – PW's signed off on 02/28/24, see attached email

We respectfully request your consideration of the above responses and would appreciate any request for further clarification or expansion you may require.

Sincerely,



George Garcia
Founder

Andrea Cole

From: Andrea Cole
Sent: Tuesday, February 27, 2024 10:48 AM
To: PWLanduse@ClarkCountyNV.gov
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-083 Public Works comments
Attachments: site-6-SP1.pdf; Map that dedicated the ROW for Happy Valley MapPL0040001.pdf

See below responses and the attached.

From: Clark County Clarkcounty-accela@clarkcountynv.gov
Sent: Tuesday, February 27, 2024 8:46 AM
To: centurywest1@hotmail.com; Andrea Cole acole@gcgarciainc.com
Cc: PWLanduse@ClarkCountyNV.gov
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-083 Public Works comments

Good morning,

Please see the Public Works comments below:
The comments from 2/15/2024 are in black. My original responses are in blue. PW's comments from 2/27/2024 are in red. Additional responses in Green.

Be advised that Nellis Boulevard is a Nevada Department of Transportation (NDOT) right-of-way.

Detached sidewalks are required, this application will need to include a vacation of the right-of-way. Application revised to include the vacation.

Site Plan:

- The minimum required throat is 100 feet per Uniform Standard Drawing 222.1. Site Plan revised to show 100'. It looks like the parking was reduced with this revision and 75 feet is now the minimum. Resolved.
- Provide and show the back of curb radius on the east side of the Happy Valley Avenue commercial driveway and at the intersection. Shown on revised site plan. Not provided (2nd request). Previously provided, attached for reference.
- Correct the right-of-way width for Happy Valley Avenue. ROW corrected on revised site plan. Resolved.

Vacation:

- Provide a the record information for the right-of-way being vacated. See attached recorded map that dedicated the ROW on Happy Valley.

Thank you

JaWaan Dodson

-

Directions for when you make the necessary changes

- Email the following to Public Works – Development Review at PWLandUse@ClarkCountyNV.gov:
  - A detailed written response to each of our comments.
  - Copies of revised plans and documents.
  - If you make changes other than those that are specified in our comments, provide a detailed list of the changes and an explanation for why the changes were made.

Contacts for the Public Works - Land Use Application Team

- Email:
  - PWLandUse@ClarkCountyNV.gov
- Phone numbers:
  - 702-455-4607 – Sarah Mabry-Padovese
  - 702-455-6387 – JaWaan Dodson
  - 702-455-6385 – Nick Goodman
  - 702-455-4600 – Main number for Development Review

Inst #: 20150911-0001608
Fees: $20.00 N/C Fee: $0.00
RPTT: $3570.00 Ex: #
09/11/2015 01:08:51 PM
Receipt #: 2550965
Requestor:
FIDELITY NATIONAL TITLE - L
Recorded By: CYV Pgs: 5
DEBBIE CONWAY
CLARK COUNTY RECORDER

GBS Deed

A.P.N. 161-08-810-082 and
161-08-810-083

RECORDING REQUESTED AND WHEN RECORDED RETURN TO:

Palm Properties, LLC
6050 S. Fort Apache Rd #100
Las Vegas, NV 89148

SEND TAX STATEMENTS TO:

SAME AS ABOVE

ASSESSOR'S COPY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE (this "**Deed**"), made and entered into on this 9th day of September, 2015, by RG Properties, LLC, a Nevada limited liability company ("**Grantor**"), in favor of Palm Properties, LLC, a Nevada limited liability company ("**Grantee**").

WITNESSETH:

The Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00), lawful money of the United States, to it in hand paid by the said Grantee, and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and convey unto the said Grantee, its respective successors and assigns forever, all of Grantor's rights, title, interests, and estate in and the real property more particularly described as follows:

See the Exhibit A attached hereto and incorporated herein by this reference

Subject To:

1. Taxes for the current fiscal year, and any and all taxes (including supplemental taxes) and assessments levied or assessed after the recording date of this document.

2. Rights of way, reservations, restrictions, easements and conditions of record.

//

//

//

//

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining , and any reversions, remainders, rents, issues or profits thereof.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed on the day and year first above written.

RG Properties, LLC, a Nevada limited liability company

Roula Grillas by Janina Jones her attorney in fact

By: Roula Grillas, Manager (by Janina Jones, her duly appointed attorney-in-fact)

STATE OF CA
COUNTY OF Los Angeles } ss.

This instrument was acknowledged before me on this 9th day of September, 2015, by Janina Jones as power of attorney for Roula Grillas, Manager of RG Properties, LLC, a Nevada limited liability company.

NOTARY PUBLIC

December 4, 2016
Commission expires

Please add the attached acknowledgment

(Seal)

ASSESSOR'S COPY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Los Angeles }

On Sept 9 (Date) before me, Cherre May Faught, Notary Public (Here Insert Name and Title of the Officer),

personally appeared Janina Maria Jones (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

CHERRE MAY FAUGHT
Commission # 2000015
Notary Public - California
Los Angeles County
My Comm. Expires Dec 6, 2016

My Comm. Expires Dec 6, 2016

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Cherre May Faught
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

© 2010 National Notary Association • NationalNotary.org • 1-800-US NOTARY (1-800-876-6827)

Item #5907

ASSESSOR'S COPY

Order No.: **00039824-118-DS**

EXHIBIT A

Parcel 1:

Lot One (1) in Block One (1) of Vegas Valley Estates Tract No. 2 as shown by map thereof on file in Book 4 of Plats, Page 1, in the Office of the County Recorder, Clark County, Nevada.

Excepting therefrom that portion as conveyed to the County of Clark by that certain deed recorded November 6, 1975 in Book 568 as Document No. 527120 of Official Records.

Parcel 2:

That portion of Lot Two (2) in Block One (1) of Vegas Valley Estates Tract No. 2, as shown by map thereof on file in Book 4 of Plats, Page 1, in the Office of the County Recorder of Clark County, Nevada described as follows:

Parcel One (1) as shown by map thereof on file in File 7 of Parcel Maps, Page 84, in the Office of the County Recorder of Clark County, Nevada.

Assessor's Parcel Number: 161-08-810-082, 161-08-810-083

ASSESSORS COPY

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s) ☐
   a) 161-08-810-083
   b) _____
   c) 161-08-810-082
   d) _____

2. Type of Property:
   a) ☐ Vacant Land b) ☐ Single Fam. Res.
   c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
   e) ☐ Apt. Bldg. f) ☑ Comm'l/Ind'l
   g) ☐ Agricultural h) ☐ Mobile Home
   i) ☐ Other ___

FOR RECORDER'S OPTIONAL USE ONLY
Document/Instrument #_____
Book:_____ Page:_____
Date of Recording:_____
Notes: _____

3. Total Value/Sales Price of Property: $700,000.00
   Deed in Lieu of Foreclosure Only (value of property): (0.00)
   Transfer Tax Value: $700,000.00
   Real Property Transfer Tax Due: $3,570.00

4. **If Exemption Claimed:**
   a. Transfer Tax Exemption, per NRS 375.090, Section: _____
   b. Explain Reason for Exemption: ___

5. Partial Interest: Percentage being transferred: ___%

The undersigned Seller/(Grantor)/Buyer (Grantee), declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature_____ **Capacity** Grantor

Signature_____ **Capacity** Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)		BUYER (GRANTEE) INFORMATION (REQUIRED)	
Print Name	RG Properties, LLC, a Nevada limited liability company	Print Name:	Palm Properties, LLC, a Nevada limited liability company
Address:	c/o Singer Burke 6345 Balboa Blvd #375 Bldg 4	Address:	6050 S. Fort Apache Rd #100
City, St., Zip:	Encino, CA 91316	City, St., Zip:	Las Vegas, NV 89148

COMPANY REQUESTING RECORDING

Print Name: Fidelity National Title Agency of Nevada, Inc.
Address: 2450 St. Rose Parkway, Suite 150
City/State/Zip: Henderson, NV 89074

Escrow #:00039824-118

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

ASSESSOR'S COPY

DISCLOSURE FORM

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

OWNERSHIP/INTEREST FORM FOR APPLICANT AND PROPERTY OWNER

Clark County Unified Development Code (Title 30), Section 30.16.240(a)16, requires applicants to list the names of individuals holding more than 5% ownership or financial interest in the business entity appearing before the Board, except for publicly traded corporations as provided below. A disclosure form(s) shall be submitted with each application when required in accordance with the application submittal requirements. "Business entities" include all business associations organized under or governed by Title 7 of the Nevada Revised Statutes, including but not limited to private corporations, close corporations, foreign corporations, limited liability companies, partnerships, limited partnerships, and professional corporations. Publicly traded corporations shall list all Corporate Officers and Board of Directors in lieu of disclosing the names of individuals with ownership or financial interest.

The disclosure requirement extends to both applicant and the property owner.

Use the available fields below to list all names[1]. Note: for a Non-Profit Organization, list all Directors; for Trusts, list Trustee(s)/Beneficiary(ies):

Names listed below are for ☐ Applicant, ☑ Property Owner, or ☐ Applicant and Property Owner

Full Name	Title
Palm Properties LLC	Property Owner
- Dhaliwal S Rajwinder	Managing Member
- Dhaliwal K Dhanminder	Managing Member

[1] Requires documentation evidencing listed names to be submitted concurrently with form.

☐ Additional list of names is attached hereto.

I certify under penalty of perjury, that all the information provided herein is current, complete, and accurate.
I also understand final action on land use approvals will not occur without the completed disclosure form.

RAJWINDER S. DHALIWAL
Print Name

01-16-2024
Date

ENTITY INFORMATION

ENTITY INFORMATION

Entity Name:
PALM PROPERTIES, LLC
Entity Number:
E0342702013-6
Entity Type:
Domestic Limited-Liability Company (86)
Entity Status:
Active
Formation Date:
07/15/2013
NV Business ID:
NV20131420281
Termination Date:
Annual Report Due Date:
7/31/2024
Compliance Hold:
Series LLC:
Restricted LLC:

REGISTERED AGENT INFORMATION

Name of Individual or Legal Entity:
DHANMINDER K DHALIWAL
Status:
Active
CRA Agent Entity Type:
Registered Agent Type:
Non-Commercial Registered Agent
NV Business ID:
Office or Position:
Jurisdiction:
Street Address:
6050 S FORT APACHE RD STE 100, LAS VEGAS, NV, 89148, USA
Mailing Address:
Individual with Authority to Act:
Fictitious Website or Domain Name:

OFFICER INFORMATION

☐ VIEW HISTORICAL DATA

Title	Name	Address	Last Updated	Status
Managing Member	RAJWINDER S DHALIWAL	6050 S FORT APACHE RD., SUITE 100, LAS VEGAS, NV, 89148 - 5614, USA	06/04/2018	Active
Managing Member	DHANMINDER K DHALIWAL	6050 S FORT APACHE RD., SUITE 100., LAS VEGAS, NV, 89148 - 5614, USA	06/04/2018	Active

Page 1 of 1, records 1 to 2 of 2

Filing History Name History Mergers/Conversions

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DISCLOSURE FORM

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

OWNERSHIP/INTEREST FORM FOR APPLICANT AND PROPERTY OWNER

Clark County Unified Development Code (Title 30), Section 30.16.240(a)16, requires applicants to list the names of individuals holding more than 5% ownership or financial interest in the business entity appearing before the Board, except for publicly traded corporations as provided below. A disclosure form(s) shall be submitted with each application when required in accordance with the application submittal requirements. "Business entities" include all business associations organized under or governed by Title 7 of the Nevada Revised Statutes, including but not limited to private corporations, close corporations, foreign corporations, limited liability companies, partnerships, limited partnerships, and professional corporations. Publicly traded corporations shall list all Corporate Officers and Board of Directors in lieu of disclosing the names of individuals with ownership or financial interest.

The disclosure requirement extends to both applicant and the property owner.

Use the available fields below to list all names[1]. Note: for a Non-Profit Organization, list all Directors; for Trusts, list Trustee(s)/Beneficiary(ies):

Names listed below are for ☑ Applicant, ☐ Property Owner, or ☐ Applicant and Property Owner

Full Name	Title
Leading Edge Ventures LLC	Applicant
- Robert Lauer	Manager

[1] Requires documentation evidencing listed names to be submitted concurrently with form.

☐ Additional list of names is attached hereto.

I certify under penalty of perjury, that all the information provided herein is current, complete, and accurate. I also understand final action on land use approvals will not occur without the completed disclosure form.

Robert Lauer
Print Name

1-10-23
Date

ENTITY INFORMATION

ENTITY INFORMATION

Entity Name:	LEADING EDGE VENTURES LLC	**Entity Number:**	E23741252022-9
Entity Type:	Domestic Limited-Liability Company (86)	**Entity Status:**	Active
Formation Date:	06/07/2022	**NV Business ID:**	NV20222470546
Termination Date:	Perpetual	**Annual Report Due Date:**	6/30/2023
Series LLC:	☐	**Restricted LLC:**	☐

REGISTERED AGENT INFORMATION

Name of Individual or Legal Entity:	The Corporate Experts Limited	**Status:**	Active
CRA Agent Entity Type:	CRA - LIMITED-LIABILITY CORPORATION	**Registered Agent Type:**	Commercial Registered Agent
NV Business ID:	NV20181139686	**Office or Position:**	
Jurisdiction:	NEVADA		
Street Address:	9708 GILLESPIE STREET, SUITE 104, Las Vegas, NV, 89183, USA		
Mailing Address:			
Individual with Authority to Act:	Barry Michaels		
Fictitious Website or Domain Name:			

OFFICER INFORMATION

☐ VIEW HISTORICAL DATA

Title	Name	Address	Last Updated	Status
Manager	Robert Lauer	5001 East Gowan Ave, Las Vegas, NV, 89115, USA	01/11/2023	Active

Page 1 of 1, records 1 to 1 of 1

Filing History Name History Mergers/Conversions

Return to Search Return to Results

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GCGARCIA

HOLD

September 3, 2024

Clark County Board of County Commissioners
500 S. Grand Central Parkway
Las Vegas, NV

RE: Nellis & Happy Valley (#9 VS-24-0277 & #10 WS/DR-24-0276)

Dear Commissioner Segerblom:

Per communication with the District Commissioner's office, we are submitting a request for a continuance from the Board of County Commissioners meeting for items #9 and #10 on September 4, 2024, to the Board of County Commissioners meeting on October 2, 2024.

We respectfully request your consideration in the above-listed matter. If you have any questions, please feel free to contact us at (702) 435-9909.

Sincerely,

George C. Garcia
Founder

GCG: ag

GCGARCIA
A Planning & Development Services Corporation
1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: ggarcia@gcgarciainc.com

8

GCGARCIA

HOLD

September 24, 2024

Tick Segerblom, Chairman
Clark County Board of County Commissioners
500 S. Grand Central Parkway
Las Vegas, NV

RE: Nellis & Happy Valley (VS-24-0277 & WS/DR-24-0276)

Dear Chairman Segerblom and Board of County Commissioners:

The following is a request for a continuance on items #8 and #9 (VS-24-0277 & WS/DR-24-0276) on the Board of County Commissioners hearing for October 2, 2024 to the Board of County Commissioners meeting on November 6, 2024. This will allow us additional time to work with the Commissioner's office.

We respectfully request your consideration in the above-listed matter. If you have any questions, please feel free to contact us at (702) 435-9909.

Sincerely,

George C. Garcia
Founder

GCG: ac

GCGARCIA
A Planning & Development Services Corporation
1055 Whitney Ranch Dr., Suite 210 Henderson, NV 89014
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: ggarcia@gcgarciainc.com

9

GCGARCIA

HOLD

September 3, 2024

Clark County Board of County Commissioners
500 S. Grand Central Parkway
Las Vegas, NV

RE: Nellis & Happy Valley (#9 VS-24-0277 & #10 WS/DR-24-0276)

Dear Commissioner Segerblom:

Per communication with the District Commissioner's office, we are submitting a request for a continuance from the Board of County Commissioners meeting for items #9 and #10 on September 4, 2024, to the Board of County Commissioners meeting on October 2, 2024.

We respectfully request your consideration in the above-listed matter. If you have any questions, please feel free to contact us at (702) 435-9909.

Sincerely,

George C. Garcia
Founder

GCG: ag

GCGARCIA
A Planning & Development Services Corporation
1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: ggarcia@gcgarciainc.com

Katherine Corrow

From: Sami Real
Sent: Thursday, October 31, 2024 11:41 AM
To: CPAdmin
Subject: FW: HOLD Items VS-24-0277 and WS-24-0276

Please process this hold request from Commissioner Segerblom's office.
This hold is for two items, Items 7 and 8, on the 11/6 Zoning Agenda. The Commissioner is requesting these items be held until November 20, 2024.
Thank you.

Sami R. Real
Director, Department of Comprehensive Planning
Ph: (702) 455-3129
Business Hours: Mon. – Thurs., 7:30am to 5:30pm

From: Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Sent: Thursday, October 31, 2024 11:39 AM
To: Sami Real <Sami.Real@ClarkCountyNV.gov>
Cc: Jennifer Ammerman <jad@ClarkCountyNV.gov>; Tick Segerblom <Tsegerblom@ClarkCountyNV.gov>
Subject: RE: HOLD Items VS-24-0277 and WS-24-0276

Sorry about that! I will be to the second meeting in November.

Thank you!

Beatriz Martinez
Community Liaison | **District E, Commissioner Tick Segerblom**
500 S. Grand Central Parkway, 6th Floor, Las Vegas, NV 89155
Email: Beatriz.Martinez@ClarkCountyNV.gov
Office: 702.455.0560



From: Sami Real <Sami.Real@ClarkCountyNV.gov>
Sent: Thursday, October 31, 2024 11:37 AM
To: Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Cc: Jennifer Ammerman <jad@ClarkCountyNV.gov>; Tick Segerblom <Tsegerblom@ClarkCountyNV.gov>
Subject: RE: HOLD Items VS-24-0277 and WS-24-0276

Bea..
How long will these items be held for???
No date? Second meeting in November? Or???

Sami R. Real
Director, Department of Comprehensive Planning
Ph: (702) 455-3129
Business Hours: Mon. – Thurs., 7:30am to 5:30pm

From: Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Sent: Thursday, October 31, 2024 11:23 AM
To: Sami Real <Sami.Real@ClarkCountyNV.gov>
Cc: Jennifer Ammerman <jad@ClarkCountyNV.gov>; Tick Segerblom <Tsegerblom@ClarkCountyNV.gov>
Subject: HOLD Items VS-24-0277 and WS-24-0276

Hi Sami,

Commissioner Segerblom would like to hold items VS-24-0277 and WS-24-0276, we have made the consultant aware of the hold.

Thank you,

Beatriz Martinez
Community Liaison **| District E, Commissioner Tick Segerblom**
500 S. Grand Central Parkway, 6th Floor, Las Vegas, NV 89155
Email: Beatriz.Martinez@ClarkCountyNV.gov
Office: 702.455.0560



GCGARCIA

June 5, 2024

Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Letter of Justification
Request for Design Review for Commercial Truck Parking – 3125 Nellis
APN#s: 161-08-810-082 & -083

Dear Sami,

On behalf of the applicant, Leading Edge Ventures, LLC, please accept this letter and attached materials for a Design Review to create a Commercial Truck Parking Lot. This lot will enable truckers to have a place to legally park their local trucks (not long haul over-the road). This will help keep trucks from parking on public streets creating enforcement and neighborhood issues. It will also provide a safer, more secure parking environment that always has solar powered cameras Metro can access. Additionally, a security guard is always present. The truck drivers arrive and park in the spaces vacated by their truck.

This also takes a site that previously occupied by a homeless encampment after the retail center was demolished. Their presence was a security and nuisance issue for the abutting residential and commercial. This use puts an active set of eyes on the street in an area that is relatively high in crime and will bring an informal parking lot into compliance after 3 years of operation. It also improves the tax value and employes a military veteran as the security guard.

The zoning of Commercial General (CG) and land use of Corridor Mixed-Use use designations provide for a Parking Lot as a permitted Commercial Use in CG. The zoning along Nellis, from Desert Inn to Vegas Valley Dr. is for Commercial General and Multifamily (RM32 & RM18). Happy Valley is RS20 on the south and RM-32 on the north.

This application will also resolve the pending CCPRO matter CE23-05369.
The site design meets both the Sustainability and Residential Adjacency requirements.

Design Review Approval Criteria 30.06.07-9(i)

1. Compatibility, in terms of scale and architectural features, with the site and surrounding area.

   The site as proposed with be compatible as a parking lot on an arterial street with completion of infrastructure, lighting, landscaping and fencing. This will equal or exceed the rest of the older neighborhood. This replaces and is far more compatible than the prior homeless encampment and helps reduce crime in a high crime area.

   Building and landscape materials are appropriate for the area and for the County;

Along with the parking lot there is a guard and shade building structures proposed. The buildings will have energy saving sustainability elements incorporated.

All new landscaping will be consistent with the current low watering flow planting and reduced heat island requirements. The mature existing palms will remain/ All new trees will be replaced new drought tolerant landscaping along with the completion of the curb, gutter and sidewalk to enhance the aesthetics, safety, drainage and heat island and provide the required Buffering & Screening for Residential Adjacency (UDC 30.04.06.L.2).

SUSTAINABILY CHECKLIST (***see attached landscape plan and completed checklist). The plans meet the required points .As a synopsis, the plans includes a 20% larger Landscape Buffer, More Trees, Water-Efficient Plantings; Cool Roof; Awnings; & Alternative Energy to power the Solar Lighting and Security Cameras. This accounts for 7.5 points, and more points, if needed, can be added for a Battery Backup and Low E Glass for another 1.5 points..***

2. Harmony with the character of the neighborhood

The proposed development is in harmony with the adjacent development and development in the area. The commercial neighbors to the north and south find the use compatible and support the truck parking lot, that has been operating for 3 years with only one complaint. They appreciate the applicants' desire to further enhance the lot width: lighting, security cameras, security guard, landscaping, paving and fencing and keep the prior homeless camp away.

The retail center on this site was demolished. The surrounding area has older commercial storage sites and apartments near the major streets and to the west some residential homes. Across Happy Valley to the north there is a saloon/tavern.

A. Sunrise Manor Policies:

a) SM 1-1 Encourage Reinvestment and Revitalization – This will improve a highly visible vacant commercial property. It will help deter further deterioration, homeless encampment, and safety issues. It will provide an interim use that helps promote reinvestment until area economic conditions attract a higher use. The abutting neighbors find this use compatible.

b) SM-1.3 Corridor Revitalization – This use will support the revitalization and prevent further deterioration and supports a use and improvements that will help some existing businesses and create a more aesthetic and vibrant appearance to help attract greater investment to the area compared to a vacant lot with a homeless encampment.

RESIDENTIAL ADJACENCY

The plan complies with the Residential Adjacency requirements. The proposed site design as depicted on the Site and Landscape plans meets the Residential Adjacency requirements of the code: There is an existing 8FT decorative wall. 1) Grading – Not more than 3 feet of fill within 50 feet of the residential; 2) Site and Building Orientation – the guard building is oriented well away from the residential and at the entry point from Happy Valley. a) Additional Buffering and Screening is provided with a 20' foot landscape buffer with an 8-foot wall. 3) Building Configuration – The guard building is tiny one-story building and moved to about 200 feet away from the residential property line. Building Height and Facades is about 8-9 feet in height, well below the allowable height 50 feet, with articulation and consistent roof lines and roof

treatments. 4) Setbacks – the building at nearly 200 feet from residential and 75 feet from the street easily meet setbacks. 5) Lighting will be solar and will comply with no spill over lighting and no light fixture above 18 height (show on plan). 6) Trash Receptacles are located well beyond 50 feet to the adjacent residential at about 200+ feet 7) Parking Area Screening is provided with 20 feet or 5 feet & 33% more than the minimum of 15 FT of landscaped buffer and a staggered double row of evergreen trees 20 feet on center 8) Cut-Through Traffic is not possible.

3. Impact on the surrounding land uses; and

Site access and circulation will not negatively impact adjacent roadways or any neighborhoods as this is not like the prior commercial, retail or office parking lot that have higher frequency and volume of trips. The proposed project has a single appropriately located driveway to control access. The site has far less average daily trips than other permissible CG uses. The proposed use will add minimal traffic to the area and will complete the offsite improvements to Happy Valley including curb, gutter, and street lighting. The existing commercial access drive on Happy Valley will be reconstructed to current commercial drive standards.

4. The health, safety and welfare of the inhabitants of the area.

Removing the homeless encampment, completing the street, sidewalk, addition of lighting, a 24/7 security guard, intense landscape buffer, defensive landscaping, fencing and security cameras coupled with cooperation with Metro on implementing its recommendations and access to camera recordings as well as helping illegal and unsafe truck parking & CCPRO code enforcement will in combination, greatly enhance the public health, safety and welfare. It will also help address trash dumping and graffiti control.

The proposed project is consistent with the zoning and regulations, plans and policies of the County.

B. (i) A Parking Lot is a Permitted Use in CG.
(ii) The parking lot design is intended to fully comply with all codes.
(iii) Illegal Parking of Commercial Trucks on public streets has become a significant issue putting residents, businesses, and truck drivers at risk.
(iv) Jason's Law is a federal law to encourage safe parking havens for truckers.

C. Sunrise Manor Policies:
c) SM 1-1 Encourage Reinvestment and Revitalization – This will improve a highly visible vacant commercial property. It will help deter further deterioration, homeless encampment, and safety issues. It will provide an interim use that helps promote reinvestment until area economic conditions attract a higher use. The abutting neighbors find this use compatible.
d) SM-1.3 Corridor Revitalization – This use will support the revitalization and prevent further deterioration and supports a use and improvements that will help some existing businesses and create a more aesthetic and vibrant appearance to help attract greater investment to the area compared to a vacant lot with a homeless encampment.

5. N/A as this is not a Comprehensive Sign Plan

Waiver of Standards

1. Request to allow continuation of commercial access from Happy Valley Avenue (30.04.06D).

   The site is zoned for commercial (CG) and the prior development had its access from Happy Valley. NDOT does not want access to Nellis given the volumes of traffic on Nellis and location of a driveway so close to the signal and bus stop as well as the existing driveway to the south. Happy Valley is the sole means of access given this limitation. It also appears that the prior driveway with access on Nellis was closed in 2021 during NDOT's improvements to Nellis. This meets the basis for an exception under 30.04.06.D.2.

Summary

The proposed Commercial Truck parking Lot use will provide a location for truck drivers to park their vehicles outside of residential subdivisions and not on public roadways. This will also help minimize safety hazards, trash dumping, graffiti control, homeless encampments, and code citations. It will add to appearance with fencing and landscaping. It will enhance public safety by completing the road and sidewalk on Happy Valley. It will help with crime prevention.

The use is compatible with the surrounding commercial and residential development in the area as it is supported by the neighbors. It will not be detrimental to the surrounding properties; it will not overwhelm infrastructure and services; and will not negatively affect the public health, safety and welfare. We respectfully request your favorable consideration of this request.

Please do not hesitate to contact us if you have any questions or need additional information.

Sincerely,

George Garcia
Founder

LAS VEGAS REVIEW-JOURNAL
LAS VEGAS SUN

Las Vegas Review-Journal
1111 W. Bonanza Road
Las Vegas, NV 89106

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

CC CURRENT PLANN
500 S GRAND CENTRAL PKWY
LAS VEGAS NV 89106

Account # 104006
Order ID 321086

IMAGE ON NEXT PAGE(S)

Leslie McCormick, being 1st duty sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal/Las Vegas Sun, daily newspaper regularly issued, published and circulated in the Clark County, Las Vegas, Nevada and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal/Las Vegas Sun, in 1 edition(s) of said newspaper issued from 08/24/2024 to 08/24/2024, on the following day(s):

08/24/2024

Leslie McCormick
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this August 24, 2024

Notary Pamela Humphrey

Notary Public State of Nevada
Pamela Humphrey
My Commission Expires 12/6/2027
Appointment No. 24-6512-01

NOTICE IS HEREBY GIVEN

That the Board of County Commissioners of Clark County will hold a Public Hearing to consider the following applications:

Date: Wednesday, September 4, 2024
Place: Commission Chambers
Clark County
Government Center
500 South Grand
Central Parkway
Las Vegas, Nevada

NO ITEM ON THE BCC AGENDA SHALL BE HEARD PRIOR TO 9:00 A.M.

To consider applications to change zoning district boundaries:

1. ZC-24-0265-ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the northeast corner of Ullom Drive and Silverado Ranch Boulevard within Enterprise (description on file).

2. ZC-24-0304-ZONE CHANGE to reclassify 1.37 acres from a CC (Commercial Core) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Eastern Avenue and the south side of Rochelle Avenue within Paradise (description on file).

3. ZC-24-0324-ZONE CHANGE to reclassify 1.43 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Randall Street and the north side of Tres Lobos Avenue within Moapa Valley (description on file).

4. ZC-24-0348-ZONE CHANGE to reclassify 88.10 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60, AE-65, AE-70, & AE-RPZ) Overlay. Generally located on the south side of Sunset Road and the west side of Gilespie Street within Enterprise (description on file).

5. ZC-24-0349-ZONE CHANGE to reclassify 3.76 acres from an RS5.2 (Residential Single-Family 5.2) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) and Maryland Parkway Overlays. Generally located on the east side of University Center Drive and the north side of Hacienda Avenue within Paradise (description on file).

6. ZC-24-0350-ZONE CHANGE to reclassify 7.97 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the northwest corner of Four Seasons Drive and Haven Street within Paradise (description on file).

7. ZC-24-0351-ZONE CHANGE to reclassify 0.67 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Las Vegas Boulevard South, 100 feet south of Four Seasons Drive within Paradise (description on file).

8. ZC-24-0352-ZONE CHANGE to reclassify 1.22 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-70 & AE-75) Overlay. Generally located on the west side of Las Vegas Boulevard South, 850 feet north of Sunset Road within Paradise (description on file).

9. ZC-24-0357-ZONE CHANGE to reclassify 0.25 acres from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-75) Overlay. Generally located on the west side of Searchlight Street, 320 feet south of Washburn Road

within Sunrise Manor (description on file).

10. ZC-24-0363-ZONE CHANGE to reclassify 0.50 acres from an H-2 (General Highway) Zone to a CG (Commercial General) Zone. Generally located on the south side of Oso Blanca Road, approximately 160 feet east of Grand Montecito Parkway within Lone Mountain (description on file).

11. ZC-24-0365-ZONE CHANGE to reclassify a portion of a 3.91 acre site from an H-2 (General Highway Frontage) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-75) Overlay for an existing commercial/industrial development. Generally located on the north side of Las Vegas Boulevard North, 150 feet east of Sandy Lane within Sunrise Manor (description on file).

12. ZC-24-0368-ZONE CHANGE to reclassify 21.38 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southeast corner of Tenaya Way and Badura Avenue within Spring Valley (description on file).

To consider applications to Vacate and Abandon certain streets and/or easements:

13. VS-24-0267-VACATE AND ABANDON easements of interest to Clark County located between Gary Avenue and Silverado Ranch Boulevard and between Ullom Drive and Arville Street within Enterprise (description on file).

14. VS-24-0277-VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file).

15. VS-24-0306-VACATE AND ABANDON easements of interest to Clark County located between Channel 10 Drive and Eastern Avenue and between Rochelle Avenue and University Avenue (alignment) within Paradise (description on file).

16. VS-24-0369-VACATE AND ABANDON easements of interest to Clark County located between Montessouri Street and Tenaya Way, and between Badura Avenue and Arby Avenue; a portion of right-of-way being Montessouri Street located between Badura Avenue and Arby Avenue; and a portion of right-of-way being Arby Avenue located between Montessouri Street and Tenaya Way within Spring Valley (description on file).

To consider Plan Amendment applications to amend the Clark County Master Plan:

17. PA-24-700011-PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 1.25 acres. Generally located on the northeast corner of Ullom Drive and Silverado Ranch Boulevard within Enterprise.

18. PA-24-700014-PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) and Neighborhood Commercial (NC) to Urban Neighborhood (UN) on 5.21 acres. Generally located on the west side of Eastern Avenue and the south side of Rochelle Avenue within Paradise.

7:00 p.m. September 3, 2024 Clark County Planning Commission Meeting
To consider applications to Vacate and Abandon certain streets and/or easements:

19. VS-24-0356-VACATE AND ABANDON easements of interest to Clark County located between Giles Street and Haven

Street, and between Frias Avenue and Jo Rae Avenue; a portion of the right-of-way being Pyle Avenue between Giles Street and Haven Street; a portion of the right-of-way being Haven Street between Pyle Avenue and Jo Rae Avenue; and a portion of the right-of-way being Giles Street between Pyle Avenue and Jo Rae Avenue within Enterprise (description on file).

Copies of the relevant material are available for review at www.clarkcountynv.gov/comp-planning for inspection by clicking "Services" and selecting "Land Use Documents", or by visiting the Department of Comprehensive Planning located at 500 S. Grand Central Parkway, Las Vegas, NV 89155, 7:30 a.m. to 5:30 p.m. Monday through Thursday.

Anyone wishing to comment on an item(s) may attend the public hearing at the above time and place, or prior to the hearing send comments, approvals, or objections via email to zoningmeeting @clarkcountynv.gov, mailing Clark County Current Planning, 500 S. Grand Central Parkway, Las Vegas Nevada 89155, or faxing to (702) 455-3271. All written correspondence received will be made available to the members of the governing body for their consideration prior to each meeting.

SAMI REAL
Director

Dated at Las Vegas, Nevada
August 22, 2024

PUB: Aug. 24, 2024
LV Review-Journal

(MA)

MAILING AMOUNTS

PC - Tuesday 9/3/2024

Application	Amount	Date Mailed
DR-24-0374	579	
ET-24-400082	812	
UC-24-0345	2088	
UC-24-0353	120	
VS-24-0356	243	
WS-24-0346	252	
WS-24-0347	267	
WS-24-0355	243	
	4604	

BCC - Wednesday 8/21/2024

Application	Amount	Date Mailed
PA-24-700008	353	
PA-24-700009	1464	
PA-24-700010	439	
PUD-24-0237	1464	
UC-23-0859	379	
VS-24-0238	1464	
WS-24-0218	353	
ZC-24-0217	353	
ZC-24-0236	1464	
ZC-24-0241	439	
	8172	

NT081924:55 8/20
ZS081924:10

BCC - Wednesday 9/4/2024

Application	Amount	Date Mailed
AR-24-400079	2181	
ET-24-400083	415	
UC-24-0359	709	
UC-24-0367	1315	
VS-24-0277	1200	
VS-24-0369	122	
WS-24-0276	1200	
WS-24-0325	546	
WS-24-0354	351	
WS-24-0358	105	
WS-24-0364	256	
WS-24-0366	676	
WS-24-0370	122	
ZC-24-0324	546	
ZC-24-0348	107	
ZC-24-0349	507	
ZC-24-0350	104	
ZC-24-0351	101	
ZC-24-0352	107	
ZC-24-0357	105	
ZC-24-0363	256	
ZC-24-0365	746	
ZC-24-0368	122	
	11899	

JM 8/8/24

VS for Delivery Confirmation

Application	Amount	Date Mailed
AB-24-0356	20	
AB-24-0277	10	
AB-24-0369	14	
AB-24-0238	12	
	56	

Mobile Home Parks

Park Name	Amount
Casa Linda	107
Pleasant Valley	300
Fun n Sun	113
Robbins Nest	151
Silverado	289
American	65
Casa Linda	107
AAA	54
Sand Creek	324
Miracle Mile	469
Kings Row	199
Sand Creek	324
Miracle Mile	469
Kings Row	199
Sand Creek	324
Miracle Mile	469
Kings Row	199
Casa Linda	107
AAA	54
Casa Linda	107
AAA	54
Sand Creek	324
Miracle Mile	469
Kings Row	199
	5476

PPLRL_1681

MAILING AMOUNTS

PC - Tuesday 9/3/2024

Application	Amount	Date Mailed

BCC - Wednesday 9/4/2024

Application	Amount	Date Mailed
DR-24-0305	609	
PA-24-700011	245	
PA-24-700014	609	
VS-24-0267	245	
VS-24-0306	609	
WS-24-0266	245	
ZC-24-0265	245	
ZC-24-0304	472	
	3279	

VS for Delivery Confirmation

Application	Amount	Date Mailed
AB-24-0267	7	
AB-24-0306	122	
	129	

Mobile Home Parks

Park Name	Amount

8/12

PPLRL_1682

CPAdmin

From: CPAgendas
Sent: Monday, August 26, 2024 10:10 AM
To: CPAdmin
Subject: BCC Meeting Notification | September 4, 2024 at 9:00 a.m.

Correspondent Name: Records
Correspondent E-mail: cpadmin@clarkcountynv.gov

Application#:

Please be advised that your application will be presented to the Clark County Board of County Commissioners on **9/4/2024**, at the hour of **9:00 a.m.**, in the Commission Chambers, CLARK COUNTY GOVERNMENT CENTER, 500 S. Grand Central Parkway, Las Vegas, Nevada.

REPRESENTATION IS MANDATORY AT THE ABOVE MENTIONED MEETING.

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DIRECT LINK:
https://clark.legistar.com/Calendar.aspx

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Items on the agenda under the "Routine" header may be approved in one hearing and in one motion. Items on the agenda under the "Non-Routine" header will be considered separately.

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It is the applicant's responsibility to keep the application current and to provide a current contact name, address (including email address), and phone number to this department at the address listed above. This information must be submitted in writing with the application number referenced.

PERMIT INFORMATION:
Any plans for construction that have had, or will have commission action, will require permits approved through the Permit Application Center (PAC). All building permit applications must be submitted to PAC and all applicable plan check fees paid before building/grading permit applications will be reviewed. You may submit to PAC while waiting for your commission hearing.

UPDATED PROCEDURE:
Please note that all Meeting Notification letters will now be e-mailed to the correspondent's e-mail address listed on file, these letters will no longer be mailed via the post office. There will be a link on the e-mail directing the correspondent to the Staff Report located on the Clark County webpage.

Hearing Date	Hearing Time	Application Number	Comm Dist	Correspondent Name	Correspondent Email	Town Board Meeting Dates
09/04/2024	9:00 a.m.			Records	cpadmin@clarkcountynv.gov	
09/04/2024	9:00 a.m.			Agenda Processing	cpagendas@clarkcountynv.gov	
09/04/2024	9:00 a.m.	AR-24-400079	E	Lora Dreja	lora@brownlawlv.com	Winchester 08/13/2024
09/04/2024	9:00 a.m.	DR-24-0305	E	Lucy Stewart	stewplan@gmail.com	Paradise 07/09/2024
09/04/2024	9:00 a.m.	ET-22-400017	E	Jay H. Brown	lohene@brownlawlv.com	Paradise 04/12/2022
09/04/2024	9:00 a.m.	ET-24-400057	F	Gwendolyn Fischer	gwen@landbaroninv.com	Red Rock 08/28/2024
09/04/2024	9:00 a.m.	ET-24-400083	E	Juan Lopez	lopeztruckparts@gmail.com	Sunrise Manor 8/15/2024
09/04/2024	9:00 a.m.	PA-24-700011	F	Taney Engineering	EmilyS@TaneyCorp.com	Enterprise 07/10/2024
09/04/2024	9:00 a.m.	PA-24-700014	E	Lucy Stewart	stewplan@gmail.com	Paradise 07/09/2024
09/04/2024	9:00 a.m.	TM-24-500064	B	Moapa Valley Builders	permits@moapavalleybuilders.com	Moapa Valley 08/14/2024
09/04/2024	9:00 a.m.	TM-24-500069	C	Jennifer Veras	JVERAS@GCWENGINEERING.COM	Lone Mountain 08/13/2024
09/04/2024	9:00 a.m.	TM-24-500072	A	JOHN VORNSAND	john@vornsandconsulting.com	Spring Valley 08/13/2024
09/04/2024	9:00 a.m.	UC-24-0268	A	Brown, Brown, & Premsrirut	aharris@brownlawlv.com	Enterprise 08/28/2024
09/04/2024	9:00 a.m.	UC-24-0308	A	Cassandra Worrell	cworrell@brownlawlv.com	Enterprise 07/10/2024
09/04/2024	9:00 a.m.	UC-24-0359	A	Earleane Johnson	earleanej@firebirdllc.com	Enterprise 08/14/2024
09/04/2024	9:00 a.m.	UC-24-0367	E	David Brown	dbrown@brownlawlv.com	Winchester 08/13/2024
09/04/2024	9:00 a.m.	UC-24-0378	A	Cassandra Worrell	cworrell@brownlawlv.com	Paradise 08/27/2024
09/04/2024	9:00 a.m.	VS-24-0267	F	Taney Engineering	EmilyS@TaneyCorp.com	Enterprise 07/10/2024
09/04/2024	9:00 a.m.	VS-24-0277	E	G. C. GARCIA, INC.	ACOLE@GCGARCIAINC.COM	Sunrise Manor 08/15/2024
09/04/2024	9:00 a.m.	VS-24-0306	E	Lucy Stewart	stewplan@gmail.com	Paradise 07/09/2024
09/04/2024	9:00 a.m.	VS-24-0309	A	Cassandra Worrell	cworrell@brownlawlv.com	Enterprise 07/10/2024
09/04/2024	9:00 a.m.	VS-24-0369	A	JOHN VORNSAND	john@vornsandconsulting.com	Spring Valley 08/13/2024
09/04/2024	9:00 a.m.	WC-24-400060	F	Lexa Green	lgreen@kcnvlaw.com	Enterprise 06/26/2024
09/04/2024	9:00 a.m.	WS-22-0147	E	Matthew Weinman	matthew.weinman@martinharris.com	Sunrise Manor 03/16/2023
09/04/2024	9:00 a.m.	WS-24-0266	F	Taney Engineering	EmilyS@TaneyCorp.com	Enterprise 07/10/2024
09/04/2024	9:00 a.m.	WS-24-0276	E	G. C. GARCIA, INC.	ACOLE@GCGARCIAINC.COM	Sunrise Manor 08/15/2024
09/04/2024	9:00 a.m.	WS-24-0290	C	Tim Moreno	tim@morenopec.com	Lone Mountain 07/30/2024
09/04/2024	9:00 a.m.	WS-24-0312	B	Bulloch Brothers Engineering, Inc.	victor@bullochbrothers.com	Moapa Valley 07/31/2024
09/04/2024	9:00 a.m.	WS-24-0325	B	Moapa Valley Builders	permits@moapavalleybuilders.com	Moapa Valley 08/14/2024
09/04/2024	9:00 a.m.	WS-24-0354	C	Jennifer Veras	JVERAS@GCWENGINEERING.COM	Lone Mountain 08/13/2024
09/04/2024	9:00 a.m.	WS-24-0358	B	DLC Consulting	lchristopherson@novusvi.com	Sunrise Manor 08/15/2024
09/04/2024	9:00 a.m.	WS-24-0364	C	Tilson Technology Management	slusby@tilsontech.com	Lone Mountain 08/13/2024
09/04/2024	9:00 a.m.	WS-24-0366	E	David Brown	dbrown@brownlawlv.com	Paradise 08/13/2024
09/04/2024	9:00 a.m.	WS-24-0370	A	JOHN VORNSAND	john@vornsandconsulting.com	Spring Valley 08/13/2024
09/04/2024	9:00 a.m.	ZC-24-0265	F	Taney Engineering	EmilyS@TaneyCorp.com	Enterprise 07/10/2024
09/04/2024	9:00 a.m.	ZC-24-0304	E	Lucy Stewart	stewplan@gmail.com	Paradise 07/09/2024
09/04/2024	9:00 a.m.	ZC-24-0307	A	Cassandra Worrell	cworrell@brownlawlv.com	Enterprise 07/10/2024
09/04/2024	9:00 a.m.	ZC-24-0324	B	Moapa Valley Builders	permits@moapavalleybuilders.com	Moapa Valley 08/14/2024
09/04/2024	9:00 a.m.	ZC-24-0348	A	County of Clark (Aviation)	anthonyper@lasairport.com	Enterprise 08/14/2024
09/04/2024	9:00 a.m.	ZC-24-0349	G	County of Clark (Aviation)	anthonyper@lasairport.com	Paradise 08/13/2024
09/04/2024	9:00 a.m.	ZC-24-0350	G	County of Clark (Aviation)	anthonyper@lasairport.com	Paradise 08/13/2024
09/04/2024	9:00 a.m.	ZC-24-0351	G	County of Clark (Aviation)	anthonyper@lasairport.com	Paradise 08/13/2024
09/04/2024	9:00 a.m.	ZC-24-0352	A	County of Clark (Aviation)	anthonyper@lasairport.com	Paradise 08/13/2024
09/04/2024	9:00 a.m.	ZC-24-0357	B	DLC Consulting	lchristopherson@novusvi.com	Sunrise Manor 08/15/2024
09/04/2024	9:00 a.m.	ZC-24-0363	C	Tilson Technology Management	slusby@tilsontech.com	Lone Mountain 08/13/2024
09/04/2024	9:00 a.m.	ZC-24-0365	D	Dennis Rusk	denniserusk@gmail.com	Sunrise Manor 08/15/2024
09/04/2024	9:00 a.m.	ZC-24-0368	A	JOHN VORNSAND	john@vornsandconsulting.com	Spring Valley 08/13/2024

CPAdmin

From: CPAgendas
Sent: Tuesday, September 24, 2024 9:26 AM
To: CPAdmin
Subject: BCC Meeting Notification | October 2, 2024 at 9:00 a.m.

Correspondent Name: Records
Correspondent E-mail: cpadmin@clarkcountynv.gov

Application#:

Please be advised that your application will be presented to the Clark County Board of County Commissioners on **10/2/2024**, at the hour of **9:00 a.m.**, in the Commission Chambers, CLARK COUNTY GOVERNMENT CENTER, 500 S. Grand Central Parkway, Las Vegas, Nevada.

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Hearing Date	Hearing Time	Application Number	Comm Dist	Correspondent Name	Correspondent Email	Town Board Meeting Dates
10/02/2024	9:00 a.m.			Records	cpadmin@clarkcountynv.gov	
10/02/2024	9:00 a.m.			Agenda Processing	cpagendas@clarkcountynv.gov	
10/02/2024	9:00 a.m.	AR-24-400090	G	Kaempfer Crowell	lkaempfer@kcnvlaw.com	Paradise 10/29/2026
10/02/2024	9:00 a.m.	SC-24-0261	A	Ed Garcia	egarcia@edgarcialaw.com	Spring Valley 07/09/2024
10/02/2024	9:00 a.m.	TM-24-500076	E	Cassandra Worrell	cworrell@brownlawlv.com	Sunrise Manor 08/29/2024
10/02/2024	9:00 a.m.	TM-24-500078	A	The WLB Group	mbangan@wlbgroup.com	Enterprise 09/11/2024
10/02/2024	9:00 a.m.	UC-24-0387	E	Cassandra Worrell	cworrell@brownlawlv.com	Sunrise Manor 08/29/2024
10/02/2024	9:00 a.m.	UC-24-0399	A	Marissa Fehrman	mfehrman@kcnvlaw.com	Spring Valley 08/27/2024
10/02/2024	9:00 a.m.	VS-24-0277	E	G.C. GARCIA, INC.	ACOLE@GCGARCIAINC.COM	Sunrise Manor 08/15/2024
10/02/2024	9:00 a.m.	VS-24-0390	A	The WLB Group	mbangan@wlbgroup.com	Enterprise 09/11/2024
10/02/2024	9:00 a.m.	WS-24-0276	E	G.C. GARCIA, INC.	ACOLE@GCGARCIAINC.COM	Sunrise Manor 08/15/2024
10/02/2024	9:00 a.m.	WS-24-0362	A	Janet Goyer	jang@ovationco.com	Enterprise 09/11/2024
10/02/2024	9:00 a.m.	WS-24-0391	A	The WLB Group	mbangan@wlbgroup.com	Enterprise 09/11/2024
10/02/2024	9:00 a.m.	WS-24-0419		G. C. GARCIA, INC.	ACOLE@GCGARCIAINC.COM	Spring Valley 10/08/2024
10/02/2024	9:00 a.m.	WS-24-0437	F	JOHN VORNSAND	john@vornsandconsulting.com	Enterprise 09/11/2024
10/02/2024	9:00 a.m.	ZC-24-0394	A	Robert Messiana	robert@jawastudio.com	Searchlight 09/11/2024

Katherine Corrow

From: CPAgendas
Sent: Tuesday, October 29, 2024 9:29 AM
To: CPAdmin
Subject: BCC Meeting Notification | November 6, 2024 at 9:00 a.m.

Correspondent Name: Records
Correspondent E-mail: cpadmin@clarkcountynv.gov

Application#:

Please be advised that your application will be presented to the Clark County Board of County Commissioners on **11/6/2024**, at the hour of **9:00 a.m.**, in the Commission Chambers, CLARK COUNTY GOVERNMENT CENTER, 500 S. Grand Central Parkway, Las Vegas, Nevada.

REPRESENTATION IS MANDATORY AT THE ABOVE MENTIONED MEETING.

To access your staff report, please click on the link below to be directed to the Clark County meeting agendas website.

DIRECT LINK:
https://clark.legistar.com/Calendar.aspx

Once the link is opened, select **Meeting Details** from your assigned meeting body, then select your **Application Number** to access staff report documents.

The staff report contains your "**Project Description**," "**Staff Recommendation**," and "**Preliminary Staff Conditions**." Please review the document for accuracy and for your concurrence. If you have any questions regarding this information, please notify this department prior to the meeting date by emailing zoningmeeting@clarkcountynv.gov.

Items on the agenda under the "Routine" header may be approved in one hearing and in one motion. Items on the agenda under the "Non-Routine" header will be considered separately.

Audio visual equipment is available in the chambers for your use in presenting the agenda item. Please be advised that any presentation materials, for which there is no duplicate on file, must be retained for public records. If you plan to use slides or DVD(s) to present your item, please call (702) 455-4320 at least 24 hours prior to the meeting. Please do not submit any original slides, DVD(s), renderings, photographs, or other exhibits, unless you have a copy for your records. Any items you submit at the meeting must be retained for public record.

It is the applicant's responsibility to keep the application current and to provide a current contact name, address (including email address), and phone number to this department at the address listed above. This information must be submitted in writing with the application number referenced.

PERMIT INFORMATION:
Any plans for construction that have had, or will have commission action, will require permits approved through the Permit Application Center (PAC). All building permit applications must be submitted to PAC and all applicable plan check fees paid before building/grading permit applications will be reviewed. You may submit to PAC while waiting for your commission hearing.

UPDATED PROCEDURE:
Please note that all Meeting Notification letters will now be e-mailed to the correspondent's e-mail address listed on file, these letters will no longer be mailed via the post office. There will be a link on the e-mail directing the correspondent to the Staff Report located on the Clark County webpage.

Hearing Date	Hearing Time	Application Number	Comm Dist	Correspondent Name	Correspondent Email	Town Board Meeting Dates
11/06/2024	9:00 a.m.			Records	cpadmin@clarkcountynv.gov	
11/06/2024	9:00 a.m.			Agenda Processing	cpagendas@clarkcountynv.gov	
11/06/2024	9:00 a.m.	AR-24-400090	G	Kaempfer Crowell	lkaempfer@kcnvlaw.com	Paradise 10/29/2024
11/06/2024	9:00 a.m.	AR-24-400106	E	GARY LAKE	gdlake1@aol.com	Winchester 10/08/2024
11/06/2024	9:00 a.m.	ET-24-400101	E	Dwyer Engineering	bsoule@dwyerengineering.com	Sunrise Manor 10/10/2024
11/06/2024	9:00 a.m.	SC-24-0261	A,	Ed Garcia	egarcia@edgarcialaw.com	Spring Valley 07/09/2024
11/06/2024	9:00 a.m.	TM-24-500106	F	Jessica Walesa	jessicaw@taneycorp.com	Enterprise 10/09/2024
11/06/2024	9:00 a.m.	TM-24-500109	B	Kimley Horn	eric.hopkins@kimley-horn.com	Lone Mountain 10/08/2024
11/06/2024	9:00 a.m.	UC-24-0436	E	Chris Hart	cmhart5@gmail.com	Paradise 10/08/2024
11/06/2024	9:00 a.m.	UC-24-0491	B	Bush Construction	jasonrbush@yahoo.com	Sunrise Manor 10/10/2024
11/06/2024	9:00 a.m.	VS-24-0277	E	G. C. GARCIA, INC.	ACOLE@GCGARCIAINC.COM	Sunrise Manor 08/15/2024
11/06/2024	9:00 a.m.	VS-24-0494	F	Infinity Engineering, LLC	cseto@infinityengr.com	Spring Valley 10/08/2024
11/06/2024	9:00 a.m.	VS-24-0504	F	Jessica Walesa	jessicaw@taneycorp.com	Enterprise 10/09/2024
11/06/2024	9:00 a.m.	WC-24-400060	F	Lexa Green	lgreen@kcnvlaw.com	Enterprise 06/26/2024
11/06/2024	9:00 a.m.	WS-24-0276	E	G. C. GARCIA, INC.	ACOLE@GCGARCIAINC.COM	Sunrise Manor 08/15/2024
11/06/2024	9:00 a.m.	WS-24-0419		G. C. GARCIA, INC.	ACOLE@GCGARCIAINC.COM	Spring Valley 10/08/2024
11/06/2024	9:00 a.m.	WS-24-0473	A	JAVIER IBARRA	JAVIER@JJCONTRACTINGNV.COM	Enterprise 10/09/2024
11/06/2024	9:00 a.m.	WS-24-0475	A	ACG Design	acgdesignpermits@gmail.com	Enterprise 10/09/2024
11/06/2024	9:00 a.m.	WS-24-0484	A	CivilWorks, Inc.	gjp@civilworksonline.com	Enterprise 10/09/2024
11/06/2024	9:00 a.m.	WS-24-0488	F	George Rivera	Georgeriverajr@gmail.com	Enterprise 10/9/2024
11/06/2024	9:00 a.m.	WS-24-0489	B	Bryce Hardy	brycehardy1336@gmail.com	Moapa Valley 10/09/2024
11/06/2024	9:00 a.m.	WS-24-0495	F	MK Architecture	mk_arch@outlook.com	Spring Valley 10/08/2024
11/06/2024	9:00 a.m.	WS-24-0505	F	Jessica Walesa	jessicaw@taneycorp.com	Enterprise 10/09/2024
11/06/2024	9:00 a.m.	WS-24-0511	B	Kimley Horn	eric.hopkins@kimley-horn.com	Lone Mountain 10/08/2024

Katherine Corrow

From: CPAgendas
Sent: Tuesday, November 12, 2024 11:15 AM
To: CPAdmin
Subject: BCC Meeting Notification | November 20, 2024 at 9:00 a.m.

Correspondent Name: Records
Correspondent E-mail: cpadmin@clarkcountynv.gov

Application#:

Please be advised that your application will be presented to the Clark County Board of County Commissioners on **11/20/2024**, at the hour of **9:00 a.m.**, in the Commission Chambers, CLARK COUNTY GOVERNMENT CENTER, 500 S. Grand Central Parkway, Las Vegas, Nevada.

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11/20/2024	9:00 a.m.			Records	cpadmin@clarkcountynv.gov	
11/20/2024	9:00 a.m.			Agenda Processing	cpagendas@clarkcountynv.gov	
11/20/2024	9:00 a.m.	DR-24-0335	G	GMRA	pac@gmralv.com	Paradise 01/28/2025
11/20/2024	9:00 a.m.	ET-24-400107	A	Kaempfer Crowell	apierce@kcnvlaw.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	ET-24-400110	G	Kaempfer Crowell - Anthony Celeste	apierce@kcnvlaw.com	Paradise 10/29/2024
11/20/2024	9:00 a.m.	PA-24-700015	F	Cassandra Worrell	cworrell@brownlawlv.com	Spring Valley 07/09/2024
11/20/2024	9:00 a.m.	PA-24-700020	F	Kimley Horn	eric.hopkins@kimley-horn.com	Enterprise 09/25/2024
11/20/2024	9:00 a.m.	SDR-24-0334	G	GMRA	pac@gmralv.com	Paradise 01/28/2025
11/20/2024	9:00 a.m.	TM-24-500096	A	The WLB Group	mbangan@wlbgroup.com	Enterprise 09/25/2024
11/20/2024	9:00 a.m.	TM-24-500099	A	The WLB Group	mbangan@wlbgroup.com	Enterprise 09/25/2024
11/20/2024	9:00 a.m.	TM-24-500101	F	Kimley Horn	eric.hopkins@kimley-horn.com	Enterprise 09/25/2024
11/20/2024	9:00 a.m.	TM-24-500108	C	Taney Engineering	emilys@taneycorp.com	Lone Mountain 10/29/2024
11/20/2024	9:00 a.m.	TM-24-500114	F	Jessica Walesa	jessicaw@taneycorp.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	TM-24-500117	F	Jessica Walesa	jessicaw@taneycorp.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	UC-24-0311	F	Cassandra Worrell	cworrell@brownlawlv.com	Spring Valley 07/09/2024
11/20/2024	9:00 a.m.	UC-24-0319	E	Kat Van Diepen	katvandiepen@gmail.com	Paradise 10/29/2024
11/20/2024	9:00 a.m.	UC-24-0436	E	Chris Hart	cmhart5@gmail.com	Paradise 10/08/2024
11/20/2024	9:00 a.m.	UC-24-0460	D	Ruth Rios	Ruthrios78@gmail.com	Sunrise Manor 09/26/2024
11/20/2024	9:00 a.m.	UC-24-0521	A	Janet Goyer	jang@ovationco.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	UC-24-0536	C	Jeanalin Rehm	jeanalinrehm@gmail.com	
11/20/2024	9:00 a.m.	VS-24-0277	E	G. C. GARCIA, INC	ACOLE@GCGARCIAINC.COM	Sunrise Manor 08/15/2024
11/20/2024	9:00 a.m.	VS-24-0457	A	The WLB Group	mbangan@wlbgroup.com	Enterprise 09/25/2024
11/20/2024	9:00 a.m.	VS-24-0462	A	The WLB Group	mbangan@wlbgroup.com	Enterprise 09/25/2024
11/20/2024	9:00 a.m.	VS-24-0486	F	Kimley Horn	eric.hopkins@kimley-horn.com	Enterprise 09/25/2024
11/20/2024	9:00 a.m.	VS-24-0509	C	Taney Engineering	emilys@taneycorp.com	Lone Mountain 10/29/2024
11/20/2024	9:00 a.m.	VS-24-0520	A	Janet Goyer	jang@ovationco.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	VS-24-0539	F	Jessica Walesa	jessicaw@taneycorp.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	VS-24-0542	F	Jessica Walesa	jessicaw@taneycorp.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	WC-24-400111	A	Janet Goyer	jang@ovationco.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	WS-24-0276	E	G. C. GARCIA, INC	ACOLE@GCGARCIAINC.COM	Sunrise Manor 08/15/2024
11/20/2024	9:00 a.m.	WS-24-0456	A	The WLB Group	mbangan@wlbgroup.com	Enterprise 09/25/2024
11/20/2024	9:00 a.m.	WS-24-0461	A	The WLB Group	mbangan@wlbgroup.com	Enterprise 09/25/2024
11/20/2024	9:00 a.m.	WS-24-0487	F	Kimley Horn	eric.hopkins@kimley-horn.com	Enterprise 09/25/2024
11/20/2024	9:00 a.m.	WS-24-0510	C	Taney Engineering	emilys@taneycorp.com	Lone Mountain 10/29/2024
11/20/2024	9:00 a.m.	WS-24-0522	C	Jamason Theodore	mktholdings@gmail.com	Lone Mountain 10/29/2024
11/20/2024	9:00 a.m.	WS-24-0523	A	carryn warren	carrynb@aol.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	WS-24-0525	A	G. C. GARCIA, INC	ACOLE@GCGARCIAINC.COM	Paradise 10/29/2024
11/20/2024	9:00 a.m.	WS-24-0526	A	VTN-Nevada	jeffreya@vtnnv.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	WS-24-0527	F	Jessica Walesa	jessicaw@taneycorp.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	WS-24-0535	F	Sean Thueson	SThueson@SiegelCompanies.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	WS-24-0538	F	Jessica Walesa	jessicaw@taneycorp.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	WS-24-0543	F	Jessica Walesa	jessicaw@taneycorp.com	Enterprise 11/13/2024
11/20/2024	9:00 a.m.	ZC-24-0310	F	Cassandra Worrell	cworrell@brownlawlv.com	Spring Valley 07/09/2024
11/20/2024	9:00 a.m.	ZC-24-0518	B	Yvonne Hand	yvonne.hand@snwa.com	

PPLRL_1690

VM
Notification Verified

M
Mailed

NOTIFICATION INFORMATION

Application Number: VS-24-0277

BCC Meeting Date: 09/04/2024

Is a sign required?

Notification Radius: 1500

Town Board Name: Sunrise Manor ; 08/15/2024

Mobile Home Parks To be notified? YES / NO

APN: 161-08-810-082
161-08-810-083

Valley Vista
River Oaks

Public Hearing Notice

Date Mailed: AUG 0 8 2024

Amount Mailed: 1200

Abutting: 10

PPLRL_1691

APPLICATION INFORMATION

APPLICATION NUMBER: VS-24-0277
OWNER: PALM PROPERTIES, LLC:

VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). (For possible action)

RELATED INFORMATION:

APN: 161-08-810-082; 161-08-810-083

APPLICATION LOCATION



MEETING INFORMATION

Sunrise Manor Town Board
August 15, 2024, 6:30 pm
Hollywood Neighborhood
Services Center
1650 S. Hollywood Blvd
Las Vegas, Nevada

Board of County Commissioners
September 4, 2024, 9:00 am
Clark County Government Center
500 S. Grand Central Parkway
Las Vegas, Nevada

This information is considered accurate; however, minor variations may occur. Application documents are available for viewing online under the Clark County Comprehensive Planning Department by selecting "Services" on the left and selecting "Land Use Documents" from the drop-down. All persons interested may submit written support or opposition by email to zoningmeeting@clarkcountynv.gov. Include the item and application numbers on all emails. We suggest that you inform your lessee(s) of the matter. **For more information, visit www.clarkcountynv.gov or call (702) 455-4314 (option 2, option 1).**

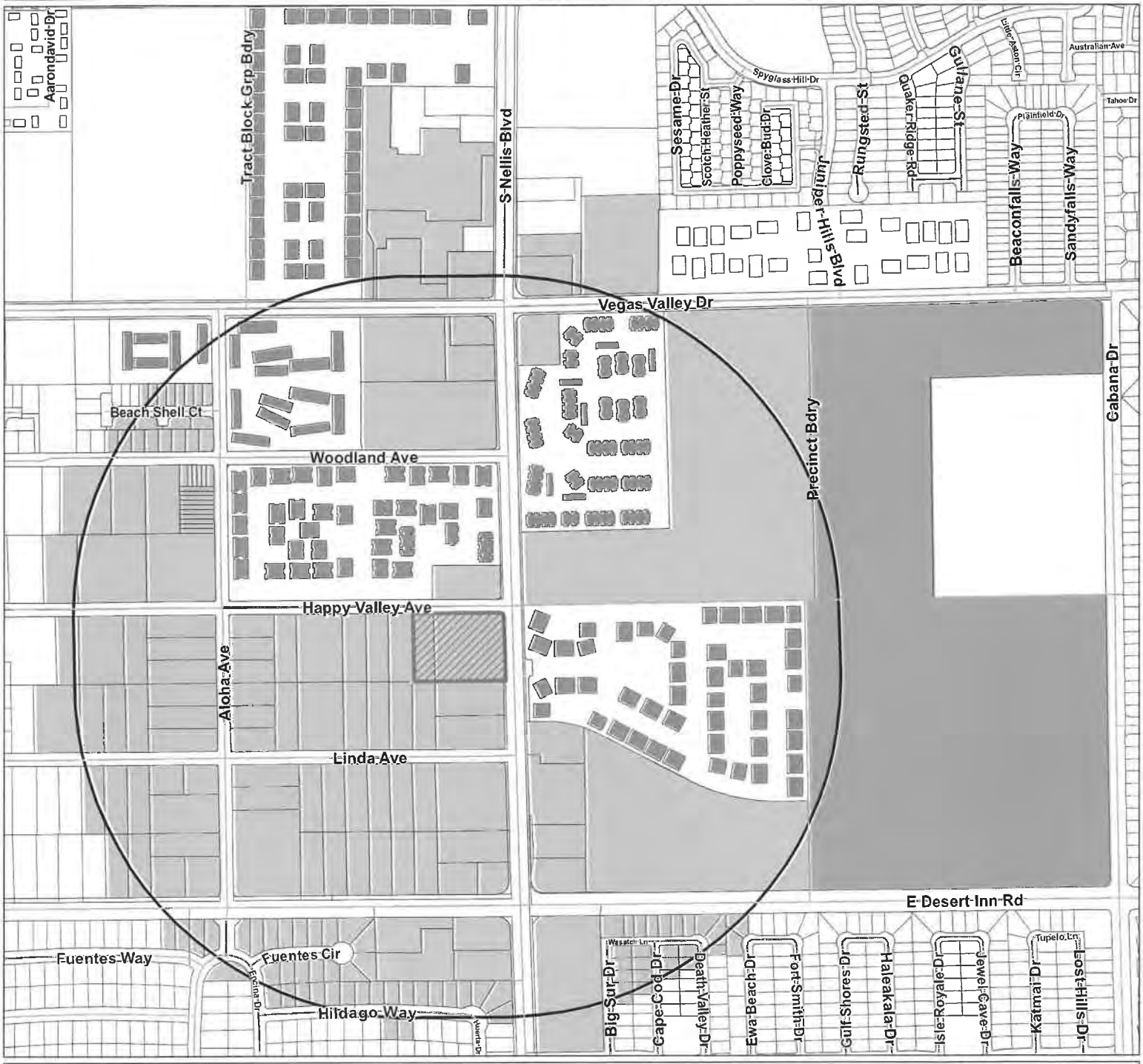
App Number	Cert	Owner	Owner2	Address1	Address2	Address3	City	State	Country	Zipcode	Meet Date
Intentionally Left Blank											
VS-24-0277	70223330000158494157	U S M F MEADOWS PROPCO L L C		6191 STATE HIGHWAY 161 STE 100			IRVING	TX		75038	090424
VS-24-0277	70223330000158494164	B M F IV NV 3055 LAS VEGAS L L C		111 E SEGO LILY DR STE 400			SANDY	UT		84070	090424
VS-24-0277	70223330000158494171	VASQUEZ ESTABAN TORRES JR		2045 WESTERN			LAS VEGAS	NV		89102-4608	090424
VS-24-0277	70223330000158494188	WOOD THOMAS F		4906 LINDA AVE			LAS VEGAS	NV		89121	090424
VS-24-0277	70223330000158494195	BLUE WAVE PROPERIES INC		3085 S NELLIS BLVD			LAS VEGAS	NV		89121-2020	090424
VS-24-0277	70223330000158494201	NUNEZ LE(ANAYA ORALIA		4925 HAPPY VALLEY AVE			LAS VEGAS	NV		89121-2038	090424
VS-24-0277	70223330000158494218	ESCALERA JUAN		4951 HAPPY VALLEY AVE			LAS VEGAS	NV		89121-2038	090424
VS-24-0277	70223330000158494225	PALM PROPERTIES L L C		6050 S FORT APACHE RD # 100			LAS VEGAS	NV		89148	090424
VS-24-0277	70223330000158494232	HAMPTON APTS INC		2016 RIVERSIDE DR			LOS ANGELES	CA		90039-3707	090424
VS-24-0277	70223330000158494249	DOUGLAS	DOUGLAS MIKE & LISA TRS	490 MOORE RD			WOODSIDE	CA		94062	090424

Notification Radius Map

Department of Comprehensive Planning, Clark County Nevada

Application Number: VS-24-0277
Meeting Date: 090424
Notification Distance: 1500 feet
Subject Parcel(s): 2

Land Parcel(s) to be notified: 199
Condominiums to be notified: 412
Mobile Home Park(s) to be notified: 2
Owners to be notified: 588



Jurisdiction(s)
Paradise
Sunrise Manor

Subject Parcel(s)
Mobile Home Park Parcel(s)
Condominium Parcels
Land Parcel(s)

N
W
E
S

Comprehensive Planning
COUNTY OF CLARK PLANNING

0 190 380 760 Feet

Map created on : July 30, 2024

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.

PPLRL_1694

Notification list for Application: VS-24-0277
Commission Meeting Date: 090424
Notification Distance: 1500 feet
Created on 07/30/2024

Application Parcel Numbers: 2

16108810082 16108810083

Land Parcel Numbers: 199

16108603004	16108712026	16108810039	16108810081	16116110098	16117511010
16108603005	16108715001	16108810040	16108810082	16116110099	16117511011
16108603007	16108715002	16108810041	16108810083	16116110109	16117511012
16108603008	16108715003	16108810042	16108810084	16116110110	16117511013
16108710018	16108715004	16108810043	16108810085	16116110111	16117511014
16108710019	16108715005	16108810044	16108810086	16116110112	16117511015
16108710020	16108715006	16108810045	16108810087	16116110113	16117511016
16108710022	16108715007	16108810051	16108810088	16116110114	16117511017
16108710023	16108715008	16108810052	16108810089	16116110115	16117511018
16108710024	16108715009	16108810055	16108810090	16116110116	16117511019
16108710032	16108715010	16108810056	16108810094	16116110117	16117511020
16108710033	16108715011	16108810057	16108810098	16116110118	16117511021
16108710034	16108715012	16108810058	16108810099	16116110119	16117511022
16108710035	16108715013	16108810059	16109201004	16116110120	16117511089
16108710036	16108715014	16108810060	16109217003	16116110121	16117511090
16108712001	16108715015	16108810061	16109217004	16116110122	16117511091
16108712002	16108715016	16108810062	16109301004	16116110123	16117512010
16108712003	16108810010	16108810063	16109301005	16116110186	16117512011
16108712004	16108810011	16108810064	16109301007	16116110187	16117512012
16108712005	16108810012	16108810065	16109401002	16117501005	16117512013
16108712006	16108810013	16108810066	16109401007	16117501006	16117512014
16108712007	16108810014	16108810067	16109411003	16117501010	16117512015
16108712008	16108810015	16108810068	16109411004	16117501011	16117512016
16108712015	16108810016	16108810069	16109411005	16117510023	16117512017
16108712016	16108810017	16108810070	16109411006	16117510024	16117512018
16108712017	16108810018	16108810072	16109411007	16117511001	16117512019
16108712018	16108810019	16108810073	16116101001	16117511002	16117512020
16108712019	16108810020	16108810074	16116110083	16117511003	16117512022
16108712020	16108810021	16108810075	16116110084	16117511004	16117512023
16108712021	16108810022	16108810076	16116110093	16117511005	
16108712022	16108810035	16108810077	16116110094	16117511006	
16108712023	16108810036	16108810078	16116110095	16117511007	
16108712024	16108810037	16108810079	16116110096	16117511008	
16108712025	16108810038	16108810080	16116110097	16117511009	

Condominium Parcel Numbers: 412

16108611001	16108611070	16108611139	16108611208	16108611277	16108611346
16108611002	16108611071	16108611140	16108611209	16108611278	16108611347
16108611003	16108611072	16108611141	16108611210	16108611279	16108611348
16108611004	16108611073	16108611142	16108611211	16108611280	16108611349
16108611005	16108611074	16108611143	16108611212	16108611281	16108611350
16108611006	16108611075	16108611144	16108611213	16108611282	16108611351
16108611007	16108611076	16108611145	16108611214	16108611283	16108611352
16108611008	16108611077	16108611146	16108611215	16108611284	16108611353
16108611009	16108611078	16108611147	16108611216	16108611285	16108611354
16108611010	16108611079	16108611148	16108611217	16108611286	16108611355
16108611011	16108611080	16108611149	16108611218	16108611287	16108611356

16108611012	16108611081	16108611150	16108611219	16108611288	16108611357
16108611013	16108611082	16108611151	16108611220	16108611289	16108611358
16108611014	16108611083	16108611152	16108611221	16108611290	16108611359
16108611015	16108611084	16108611153	16108611222	16108611291	16108611360
16108611016	16108611085	16108611154	16108611223	16108611292	16108611361
16108611017	16108611086	16108611155	16108611224	16108611293	16108611362
16108611018	16108611087	16108611156	16108611225	16108611294	16108611363
16108611019	16108611088	16108611157	16108611226	16108611295	16108611364
16108611020	16108611089	16108611158	16108611227	16108611296	16108611365
16108611021	16108611090	16108611159	16108611228	16108611297	16108611366
16108611022	16108611091	16108611160	16108611229	16108611298	16108611367
16108611023	16108611092	16108611161	16108611230	16108611299	16108611368
16108611024	16108611093	16108611162	16108611231	16108611300	16108611369
16108611025	16108611094	16108611163	16108611232	16108611301	16108611370
16108611026	16108611095	16108611164	16108611233	16108611302	16108611371
16108611027	16108611096	16108611165	16108611234	16108611303	16108611372
16108611028	16108611097	16108611166	16108611235	16108611304	16108611373
16108611029	16108611098	16108611167	16108611236	16108611305	16108611374
16108611030	16108611099	16108611168	16108611237	16108611306	16108611375
16108611031	16108611100	16108611169	16108611238	16108611307	16108611376
16108611032	16108611101	16108611170	16108611239	16108611308	16108611377
16108611033	16108611102	16108611171	16108611240	16108611309	16108611378
16108611034	16108611103	16108611172	16108611241	16108611310	16108611379
16108611035	16108611104	16108611173	16108611242	16108611311	16108611380
16108611036	16108611105	16108611174	16108611243	16108611312	16108611381
16108611037	16108611106	16108611175	16108611244	16108611313	16108611382
16108611038	16108611107	16108611176	16108611245	16108611314	16108611383
16108611039	16108611108	16108611177	16108611246	16108611315	16108611384
16108611040	16108611109	16108611178	16108611247	16108611316	16108611385
16108611041	16108611110	16108611179	16108611248	16108611317	16108611386
16108611042	16108611111	16108611180	16108611249	16108611318	16108611387
16108611043	16108611112	16108611181	16108611250	16108611319	16108611388
16108611044	16108611113	16108611182	16108611251	16108611320	16108611389
16108611045	16108611114	16108611183	16108611252	16108611321	16108611390
16108611046	16108611115	16108611184	16108611253	16108611322	16108611391
16108611047	16108611116	16108611185	16108611254	16108611323	16108611392
16108611048	16108611117	16108611186	16108611255	16108611324	16108611393
16108611049	16108611118	16108611187	16108611256	16108611325	16108611394
16108611050	16108611119	16108611188	16108611257	16108611326	16108611395
16108611051	16108611120	16108611189	16108611258	16108611327	16108611396
16108611052	16108611121	16108611190	16108611259	16108611328	16108611397
16108611053	16108611122	16108611191	16108611260	16108611329	16108611398
16108611054	16108611123	16108611192	16108611261	16108611330	16108611399
16108611055	16108611124	16108611193	16108611262	16108611331	16108611400
16108611056	16108611125	16108611194	16108611263	16108611332	16108611401
16108611057	16108611126	16108611195	16108611264	16108611333	16108611402
16108611058	16108611127	16108611196	16108611265	16108611334	16108611403
16108611059	16108611128	16108611197	16108611266	16108611335	16108611404
16108611060	16108611129	16108611198	16108611267	16108611336	16108611405
16108611061	16108611130	16108611199	16108611268	16108611337	16108611406
16108611062	16108611131	16108611200	16108611269	16108611338	16108611407
16108611063	16108611132	16108611201	16108611270	16108611339	16108611408
16108611064	16108611133	16108611202	16108611271	16108611340	16108711217
16108611065	16108611134	16108611203	16108611272	16108611341	16108714322
16108611066	16108611135	16108611204	16108611273	16108611342	16109310345
16108611067	16108611136	16108611205	16108611274	16108611343	16109410385
16108611068	16108611137	16108611206	16108611275	16108611344	
16108611069	16108611138	16108611207	16108611276	16108611345	

Mobile Home Park Parcel Numbers and Names: 2

16109301005 Valley Vista Mobile Home Park 16109401002 River Oaks Mobile Home Park

Homeowner / Neighborhood Associations: 0

Town Advisory Boards: 2

Paradise Sunrise Manor

Citizens Advisory Councils: 0

Cities: 0

Military Installations: 0

Notified Parcels list for Application: VS-24-0277
Commission Meeting Date: 090424
Notification Distance: 1500 feet
List created on: 07/30/2024

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 1	5300 E Desert Inn Rd			Las Vegas	NV		89122-4034
	River Oaks Mobile Home Park	Resident Space # 2	5300 E Desert Inn Rd			Las Vegas	NV		89122-4034
	River Oaks Mobile Home Park	Resident Space # 3	5300 E Desert Inn Rd			Las Vegas	NV		89122-4034
	River Oaks Mobile Home Park	Resident Space # 4	5300 E Desert Inn Rd			Las Vegas	NV		89122-4034
	River Oaks Mobile Home Park	Resident Space # 5	5300 E Desert Inn Rd			Las Vegas	NV		89122-4034
	River Oaks Mobile Home Park	Resident Space # 6	5300 E Desert Inn Rd			Las Vegas	NV		89122-4034
	River Oaks Mobile Home Park	Resident Space # 7	5300 E Desert Inn Rd			Las Vegas	NV		89122-4034
	River Oaks Mobile Home Park	Resident Space # 8	5300 E Desert Inn Rd			Las Vegas	NV		89122-4034
	River Oaks Mobile Home Park	Resident Space # 9	5300 E Desert Inn Rd			Las Vegas	NV		89122-4034
	River Oaks Mobile Home Park	Resident Space # 10	5300 E Desert Inn Rd			Las Vegas	NV		89122-4034
	River Oaks Mobile Home Park	Resident Space # 11	5300 E Desert Inn Rd			Las Vegas	NV		89122-4079
	River Oaks Mobile Home Park	Resident Space # 12	5300 E Desert Inn Rd			Las Vegas	NV		89122-4079
	River Oaks Mobile Home Park	Resident Space # 13	5300 E Desert Inn Rd			Las Vegas	NV		89122-4079
	River Oaks Mobile Home Park	Resident Space # 14	5300 E Desert Inn Rd			Las Vegas	NV		89122-4079
	River Oaks Mobile Home Park	Resident Space # 15	5300 E Desert Inn Rd			Las Vegas	NV		89122-4079
	River Oaks Mobile Home Park	Resident Space # 16	5300 E Desert Inn Rd			Las Vegas	NV		89122-4079
	River Oaks Mobile Home Park	Resident Space # 17	5300 E Desert Inn Rd			Las Vegas	NV		89122-4079
	River Oaks Mobile Home Park	Resident Space # 18	5300 E Desert Inn Rd			Las Vegas	NV		89122-4079
	River Oaks Mobile Home Park	Resident Space # 19	5300 E Desert Inn Rd			Las Vegas	NV		89122-4079
	River Oaks Mobile Home Park	Resident Space # 20	5300 E Desert Inn Rd			Las Vegas	NV		89122-4079
	River Oaks Mobile Home Park	Resident Space # 21	5300 E Desert Inn Rd			Las Vegas	NV		89122-4081
	River Oaks Mobile Home Park	Resident Space # 22	5300 E Desert Inn Rd			Las Vegas	NV		89122-4081
	River Oaks Mobile Home Park	Resident Space # 23	5300 E Desert Inn Rd			Las Vegas	NV		89122-4081

PPLRL_1698

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 24	5300 E Desert Inn Rd			Las Vegas	NV		89122-4081
	River Oaks Mobile Home Park	Resident Space # 25	5300 E Desert Inn Rd			Las Vegas	NV		89122-4081
	River Oaks Mobile Home Park	Resident Space # 26	5300 E Desert Inn Rd			Las Vegas	NV		89122-4081
	River Oaks Mobile Home Park	Resident Space # 27	5300 E Desert Inn Rd			Las Vegas	NV		89122-4081
	River Oaks Mobile Home Park	Resident Space # 28	5300 E Desert Inn Rd			Las Vegas	NV		89122-4081
	River Oaks Mobile Home Park	Resident Space # 29	5300 E Desert Inn Rd			Las Vegas	NV		89122-4081
	River Oaks Mobile Home Park	Resident Space # 30	5300 E Desert Inn Rd			Las Vegas	NV		89122-4081
	River Oaks Mobile Home Park	Resident Space # 31	5300 E Desert Inn Rd			Las Vegas	NV		89122-4082
	River Oaks Mobile Home Park	Resident Space # 32	5300 E Desert Inn Rd			Las Vegas	NV		89122-4082
	River Oaks Mobile Home Park	Resident Space # 33	5300 E Desert Inn Rd			Las Vegas	NV		89122-4082
	River Oaks Mobile Home Park	Resident Space # 34	5300 E Desert Inn Rd			Las Vegas	NV		89122-4082
	River Oaks Mobile Home Park	Resident Space # 35	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 36	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 37	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 38	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 39	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 40	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 41	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 42	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 43	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 44	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 45	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 46	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 47	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 48	5300 E Desert Inn Rd			Las Vegas	NV		89122-4035
	River Oaks Mobile Home Park	Resident Space # 49	5300 E Desert Inn Rd			Las Vegas	NV		89122-4083
	River Oaks Mobile Home Park	Resident Space # 50	5300 E Desert Inn Rd			Las Vegas	NV		89122-4083
	River Oaks Mobile Home Park	Resident Space # 51	5300 E Desert Inn Rd			Las Vegas	NV		89122-4083

PPLRL_1699

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 52	5300 E Desert Inn Rd			Las Vegas	NV		89122-4083
	River Oaks Mobile Home Park	Resident Space # 53	5300 E Desert Inn Rd			Las Vegas	NV		89122-4083
	River Oaks Mobile Home Park	Resident Space # 54	5300 E Desert Inn Rd			Las Vegas	NV		89122-4083
	River Oaks Mobile Home Park	Resident Space # 55	5300 E Desert Inn Rd			Las Vegas	NV		89122-4083
	River Oaks Mobile Home Park	Resident Space # 56	5300 E Desert Inn Rd			Las Vegas	NV		89122-4083
	River Oaks Mobile Home Park	Resident Space # 57	5300 E Desert Inn Rd			Las Vegas	NV		89122-4083
	River Oaks Mobile Home Park	Resident Space # 58	5300 E Desert Inn Rd			Las Vegas	NV		89122-4083
	River Oaks Mobile Home Park	Resident Space # 59	5300 E Desert Inn Rd			Las Vegas	NV		89122-4084
	River Oaks Mobile Home Park	Resident Space # 60	5300 E Desert Inn Rd			Las Vegas	NV		89122-4084
	River Oaks Mobile Home Park	Resident Space # 61	5300 E Desert Inn Rd			Las Vegas	NV		89122-4084
	River Oaks Mobile Home Park	Resident Space # 62	5300 E Desert Inn Rd			Las Vegas	NV		89122-4084
	River Oaks Mobile Home Park	Resident Space # 63	5300 E Desert Inn Rd			Las Vegas	NV		89122-4084
	River Oaks Mobile Home Park	Resident Space # 64	5300 E Desert Inn Rd			Las Vegas	NV		89122-4084
	River Oaks Mobile Home Park	Resident Space # 65	5300 E Desert Inn Rd			Las Vegas	NV		89122-4084
	River Oaks Mobile Home Park	Resident Space # 66	5300 E Desert Inn Rd			Las Vegas	NV		89122-4084
	River Oaks Mobile Home Park	Resident Space # 67	5300 E Desert Inn Rd			Las Vegas	NV		89122-4084
	River Oaks Mobile Home Park	Resident Space # 68	5300 E Desert Inn Rd			Las Vegas	NV		89122-4084
	River Oaks Mobile Home Park	Resident Space # 69	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 70	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 71	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 72	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 73	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 74	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 75	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 76	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 77	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 78	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 79	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076

PPLRL_1700

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 80	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 81	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 82	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 83	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 84	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 85	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 86	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 87	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 88	5300 E Desert Inn Rd			Las Vegas	NV		89122-4076
	River Oaks Mobile Home Park	Resident Space # 89	5300 E Desert Inn Rd			Las Vegas	NV		89122-4096
	River Oaks Mobile Home Park	Resident Space # 90	5300 E Desert Inn Rd			Las Vegas	NV		89122-4096
	River Oaks Mobile Home Park	Resident Space # 91	5300 E Desert Inn Rd			Las Vegas	NV		89122-4096
	River Oaks Mobile Home Park	Resident Space # 92	5300 E Desert Inn Rd			Las Vegas	NV		89122-4096
	River Oaks Mobile Home Park	Resident Space # 93	5300 E Desert Inn Rd			Las Vegas	NV		89122-4096
	River Oaks Mobile Home Park	Resident Space # 94	5300 E Desert Inn Rd			Las Vegas	NV		89122-4096
	River Oaks Mobile Home Park	Resident Space # 95	5300 E Desert Inn Rd			Las Vegas	NV		89122-4096
	River Oaks Mobile Home Park	Resident Space # 96	5300 E Desert Inn Rd			Las Vegas	NV		89122-4096
	River Oaks Mobile Home Park	Resident Space # 97	5300 E Desert Inn Rd			Las Vegas	NV		89122-4096
	River Oaks Mobile Home Park	Resident Space # 98	5300 E Desert Inn Rd			Las Vegas	NV		89122-4096
	River Oaks Mobile Home Park	Resident Space # 99	5300 E Desert Inn Rd			Las Vegas	NV		89122-4097
	River Oaks Mobile Home Park	Resident Space # 100	5300 E Desert Inn Rd			Las Vegas	NV		89122-4097
	River Oaks Mobile Home Park	Resident Space # 101	5300 E Desert Inn Rd			Las Vegas	NV		89122-4097
	River Oaks Mobile Home Park	Resident Space # 102	5300 E Desert Inn Rd			Las Vegas	NV		89122-4097
	River Oaks Mobile Home Park	Resident Space # 103	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 104	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 105	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 106	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 107	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037

PPLRL_1701

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 108	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 109	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 110	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 111	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 112	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 113	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 114	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 115	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 116	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 117	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 118	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 119	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 120	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 121	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 122	5300 E Desert Inn Rd			Las Vegas	NV		89122-4037
	River Oaks Mobile Home Park	Resident Space # 123	5300 E Desert Inn Rd			Las Vegas	NV		89122-4085
	River Oaks Mobile Home Park	Resident Space # 124	5300 E Desert Inn Rd			Las Vegas	NV		89122-4085
	River Oaks Mobile Home Park	Resident Space # 125	5300 E Desert Inn Rd			Las Vegas	NV		89122-4250
	River Oaks Mobile Home Park	Resident Space # 126	5300 E Desert Inn Rd			Las Vegas	NV		89122-4250
	River Oaks Mobile Home Park	Resident Space # 127	5300 E Desert Inn Rd			Las Vegas	NV		89122-4221
	River Oaks Mobile Home Park	Resident Space # 128	5300 E Desert Inn Rd			Las Vegas	NV		89122-4221
	River Oaks Mobile Home Park	Resident Space # 129	5300 E Desert Inn Rd			Las Vegas	NV		89122-4221
	River Oaks Mobile Home Park	Resident Space # 130	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 131	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 132	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 133	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 134	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 135	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038

PPLRL_1702

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 136	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 137	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 138	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 139	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 140	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 141	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 142	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 143	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 144	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 145	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 146	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 147	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 148	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 149	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 150	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 151	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 152	5300 E Desert Inn Rd			Las Vegas	NV		89122-4222
	River Oaks Mobile Home Park	Resident Space # 153	5300 E Desert Inn Rd			Las Vegas	NV		89122-4222
	River Oaks Mobile Home Park	Resident Space # 154	5300 E Desert Inn Rd			Las Vegas	NV		89122-4038
	River Oaks Mobile Home Park	Resident Space # 155	5300 E Desert Inn Rd			Las Vegas	NV		89122-4039
	River Oaks Mobile Home Park	Resident Space # 156	5300 E Desert Inn Rd			Las Vegas	NV		89122-4039
	River Oaks Mobile Home Park	Resident Space # 157	5300 E Desert Inn Rd			Las Vegas	NV		89122-4039
	River Oaks Mobile Home Park	Resident Space # 158	5300 E Desert Inn Rd			Las Vegas	NV		89122-4039
	River Oaks Mobile Home Park	Resident Space # 159	5300 E Desert Inn Rd			Las Vegas	NV		89122-4039
	River Oaks Mobile Home Park	Resident Space # 160	5300 E Desert Inn Rd			Las Vegas	NV		89122-4039
	River Oaks Mobile Home Park	Resident Space # 161	5300 E Desert Inn Rd			Las Vegas	NV		89122-4039
	River Oaks Mobile Home Park	Resident Space # 162	5300 E Desert Inn Rd			Las Vegas	NV		89122-4039
	River Oaks Mobile Home Park	Resident Space # 163	5300 E Desert Inn Rd			Las Vegas	NV		89122-4039

PPLRL_1703

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 164	5300 E Desert Inn Rd			Las Vegas	NV		89122-4039
	River Oaks Mobile Home Park	Resident Space # 165	5300 E Desert Inn Rd			Las Vegas	NV		89122-4087
	River Oaks Mobile Home Park	Resident Space # 166	5300 E Desert Inn Rd			Las Vegas	NV		89122-4087
	River Oaks Mobile Home Park	Resident Space # 167	5300 E Desert Inn Rd			Las Vegas	NV		89122-4087
	River Oaks Mobile Home Park	Resident Space # 168	5300 E Desert Inn Rd			Las Vegas	NV		89122-4087
	River Oaks Mobile Home Park	Resident Space # 169	5300 E Desert Inn Rd			Las Vegas	NV		89122-4087
	River Oaks Mobile Home Park	Resident Space # 170	5300 E Desert Inn Rd			Las Vegas	NV		89122-4087
	River Oaks Mobile Home Park	Resident Space # 171	5300 E Desert Inn Rd			Las Vegas	NV		89122-4087
	River Oaks Mobile Home Park	Resident Space # 172	5300 E Desert Inn Rd			Las Vegas	NV		89122-4087
	River Oaks Mobile Home Park	Resident Space # 173	5300 E Desert Inn Rd			Las Vegas	NV		89122-4087
	River Oaks Mobile Home Park	Resident Space # 174	5300 E Desert Inn Rd			Las Vegas	NV		89122-4087
	River Oaks Mobile Home Park	Resident Space # 175	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 176	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 177	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 178	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 179	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 180	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 181	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 182	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 183	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 184	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 185	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 186	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 187	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 188	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 189	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 190	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 191	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 192	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 193	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 194	5300 E Desert Inn Rd			Las Vegas	NV		89122-4040
	River Oaks Mobile Home Park	Resident Space # 195	5300 E Desert Inn Rd			Las Vegas	NV		89122-4088
	River Oaks Mobile Home Park	Resident Space # 196	5300 E Desert Inn Rd			Las Vegas	NV		89122-4088
	River Oaks Mobile Home Park	Resident Space # 197	5300 E Desert Inn Rd			Las Vegas	NV		89122-4088
	River Oaks Mobile Home Park	Resident Space # 198	5300 E Desert Inn Rd			Las Vegas	NV		89122-4088
	River Oaks Mobile Home Park	Resident Space # 199	5300 E Desert Inn Rd			Las Vegas	NV		89122-4088
	River Oaks Mobile Home Park	Resident Space # 200	5300 E Desert Inn Rd			Las Vegas	NV		89122-4088
	River Oaks Mobile Home Park	Resident Space # 201	5300 E Desert Inn Rd			Las Vegas	NV		89122-4088
	River Oaks Mobile Home Park	Resident Space # 202	5300 E Desert Inn Rd			Las Vegas	NV		89122-4223
	River Oaks Mobile Home Park	Resident Space # 203	5300 E Desert Inn Rd			Las Vegas	NV		89122-4223
	River Oaks Mobile Home Park	Resident Space # 204	5300 E Desert Inn Rd			Las Vegas	NV		89122-4074
	River Oaks Mobile Home Park	Resident Space # 205	5300 E Desert Inn Rd			Las Vegas	NV		89122-4074
	River Oaks Mobile Home Park	Resident Space # 206	5300 E Desert Inn Rd			Las Vegas	NV		89122-4074
	River Oaks Mobile Home Park	Resident Space # 207	5300 E Desert Inn Rd			Las Vegas	NV		89122-4074
	River Oaks Mobile Home Park	Resident Space # 208	5300 E Desert Inn Rd			Las Vegas	NV		89122-4074
	River Oaks Mobile Home Park	Resident Space # 209	5300 E Desert Inn Rd			Las Vegas	NV		89122-4074
	River Oaks Mobile Home Park	Resident Space # 210	5300 E Desert Inn Rd			Las Vegas	NV		89122-4074
	River Oaks Mobile Home Park	Resident Space # 211	5300 E Desert Inn Rd			Las Vegas	NV		89122-4074
	River Oaks Mobile Home Park	Resident Space # 212	5300 E Desert Inn Rd			Las Vegas	NV		89122-4093
	River Oaks Mobile Home Park	Resident Space # 213	5300 E Desert Inn Rd			Las Vegas	NV		89122-4093
	River Oaks Mobile Home Park	Resident Space # 214	5300 E Desert Inn Rd			Las Vegas	NV		89122-4093
	River Oaks Mobile Home Park	Resident Space # 215	5300 E Desert Inn Rd			Las Vegas	NV		89122-4093
	River Oaks Mobile Home Park	Resident Space # 216	5300 E Desert Inn Rd			Las Vegas	NV		89122-4093
	River Oaks Mobile Home Park	Resident Space # 217	5300 E Desert Inn Rd			Las Vegas	NV		89122-4093
	River Oaks Mobile Home Park	Resident Space # 218	5300 E Desert Inn Rd			Las Vegas	NV		89122-4093
	River Oaks Mobile Home Park	Resident Space # 219	5300 E Desert Inn Rd			Las Vegas	NV		89122-4093

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 220	5300 E Desert Inn Rd			Las Vegas	NV		89122-4093
	River Oaks Mobile Home Park	Resident Space # 221	5300 E Desert Inn Rd			Las Vegas	NV		89122-4093
	River Oaks Mobile Home Park	Resident Space # 222	5300 E Desert Inn Rd			Las Vegas	NV		89122-4094
	River Oaks Mobile Home Park	Resident Space # 223	5300 E Desert Inn Rd			Las Vegas	NV		89122-4094
	River Oaks Mobile Home Park	Resident Space # 224	5300 E Desert Inn Rd			Las Vegas	NV		89122-4094
	River Oaks Mobile Home Park	Resident Space # 225	5300 E Desert Inn Rd			Las Vegas	NV		89122-4074
	River Oaks Mobile Home Park	Resident Space # 226	5300 E Desert Inn Rd			Las Vegas	NV		89122-4074
	River Oaks Mobile Home Park	Resident Space # 227	5300 E Desert Inn Rd			Las Vegas	NV		89122-4224
	River Oaks Mobile Home Park	Resident Space # 228	5300 E Desert Inn Rd			Las Vegas	NV		89122-4224
	River Oaks Mobile Home Park	Resident Space # 229	5300 E Desert Inn Rd			Las Vegas	NV		89122-4056
	River Oaks Mobile Home Park	Resident Space # 230	5300 E Desert Inn Rd			Las Vegas	NV		89122-4056
	River Oaks Mobile Home Park	Resident Space # 231	5300 E Desert Inn Rd			Las Vegas	NV		89122-4056
	River Oaks Mobile Home Park	Resident Space # 232	5300 E Desert Inn Rd			Las Vegas	NV		89122-4056
	River Oaks Mobile Home Park	Resident Space # 233	5300 E Desert Inn Rd			Las Vegas	NV		89122-4056
	River Oaks Mobile Home Park	Resident Space # 234	5300 E Desert Inn Rd			Las Vegas	NV		89122-4056
	River Oaks Mobile Home Park	Resident Space # 235	5300 E Desert Inn Rd			Las Vegas	NV		89122-4056
	River Oaks Mobile Home Park	Resident Space # 236	5300 E Desert Inn Rd			Las Vegas	NV		89122-4056
	River Oaks Mobile Home Park	Resident Space # 237	5300 E Desert Inn Rd			Las Vegas	NV		89122-4056
	River Oaks Mobile Home Park	Resident Space # 238	5300 E Desert Inn Rd			Las Vegas	NV		89122-4056
	River Oaks Mobile Home Park	Resident Space # 239	5300 E Desert Inn Rd			Las Vegas	NV		89122-4089
	River Oaks Mobile Home Park	Resident Space # 240	5300 E Desert Inn Rd			Las Vegas	NV		89122-4089
	River Oaks Mobile Home Park	Resident Space # 241	5300 E Desert Inn Rd			Las Vegas	NV		89122-4089
	River Oaks Mobile Home Park	Resident Space # 242	5300 E Desert Inn Rd			Las Vegas	NV		89122-4089
	River Oaks Mobile Home Park	Resident Space # 243	5300 E Desert Inn Rd			Las Vegas	NV		89122-4089
	River Oaks Mobile Home Park	Resident Space # 244	5300 E Desert Inn Rd			Las Vegas	NV		89122-4089
	River Oaks Mobile Home Park	Resident Space # 245	5300 E Desert Inn Rd			Las Vegas	NV		89122-4089
	River Oaks Mobile Home Park	Resident Space # 246	5300 E Desert Inn Rd			Las Vegas	NV		89122-4089
	River Oaks Mobile Home Park	Resident Space # 247	5300 E Desert Inn Rd			Las Vegas	NV		89122-4089

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 248	5300 E Desert Inn Rd			Las Vegas	NV		89122-4089
	River Oaks Mobile Home Park	Resident Space # 249	5300 E Desert Inn Rd			Las Vegas	NV		89122-4090
	River Oaks Mobile Home Park	Resident Space # 250	5300 E Desert Inn Rd			Las Vegas	NV		89122-4090
	River Oaks Mobile Home Park	Resident Space # 251	5300 E Desert Inn Rd			Las Vegas	NV		89122-4090
	River Oaks Mobile Home Park	Resident Space # 252	5300 E Desert Inn Rd			Las Vegas	NV		89122-4090
	River Oaks Mobile Home Park	Resident Space # 253	5300 E Desert Inn Rd			Las Vegas	NV		89122-4090
	River Oaks Mobile Home Park	Resident Space # 254	5300 E Desert Inn Rd			Las Vegas	NV		89122-4090
	River Oaks Mobile Home Park	Resident Space # 255	5300 E Desert Inn Rd			Las Vegas	NV		89122-4090
	River Oaks Mobile Home Park	Resident Space # 256	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 257	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 258	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 259	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 260	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 261	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 262	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 263	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 264	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 265	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 266	5300 E Desert Inn Rd			Las Vegas	NV		89122-4091
	River Oaks Mobile Home Park	Resident Space # 267	5300 E Desert Inn Rd			Las Vegas	NV		89122-4091
	River Oaks Mobile Home Park	Resident Space # 268	5300 E Desert Inn Rd			Las Vegas	NV		89122-4091
	River Oaks Mobile Home Park	Resident Space # 269	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 270	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 271	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 272	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 273	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 274	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 275	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 276	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 277	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 278	5300 E Desert Inn Rd			Las Vegas	NV		89122-4073
	River Oaks Mobile Home Park	Resident Space # 279	5300 E Desert Inn Rd			Las Vegas	NV		89122-4217
	River Oaks Mobile Home Park	Resident Space # 280	5300 E Desert Inn Rd			Las Vegas	NV		89122-4217
	River Oaks Mobile Home Park	Resident Space # 281	5300 E Desert Inn Rd			Las Vegas	NV		89122-4092
	River Oaks Mobile Home Park	Resident Space # 282	5300 E Desert Inn Rd			Las Vegas	NV		89122-4092
	River Oaks Mobile Home Park	Resident Space # 283	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 284	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 285	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 286	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 287	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 288	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 289	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 290	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 291	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 292	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 293	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 294	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 295	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 296	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 297	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 298	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 299	5300 E Desert Inn Rd			Las Vegas	NV		89122-4075
	River Oaks Mobile Home Park	Resident Space # 300	5300 E Desert Inn Rd			Las Vegas	NV		89122-4095
	River Oaks Mobile Home Park	Resident Space # 301	5300 E Desert Inn Rd			Las Vegas	NV		89122-4095
	River Oaks Mobile Home Park	Resident Space # 302	5300 E Desert Inn Rd			Las Vegas	NV		89122-4095
	River Oaks Mobile Home Park	Resident Space # 303	5300 E Desert Inn Rd			Las Vegas	NV		89122-4095

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	River Oaks Mobile Home Park	Resident Space # 304	5300 E Desert Inn Rd			Las Vegas	NV		89122-4095
	River Oaks Mobile Home Park	Resident Space # 305	5300 E Desert Inn Rd			Las Vegas	NV		89122-4095
	River Oaks Mobile Home Park	Resident Space # 306	5300 E Desert Inn Rd			Las Vegas	NV		89122-4095
	Valley Vista Mobile Home Park	Resident Space # 1	3001 Cabana Dr			Las Vegas	NV		89122-4062
	Valley Vista Mobile Home Park	Resident Space # 2	3001 Cabana Dr			Las Vegas	NV		89122-4062
	Valley Vista Mobile Home Park	Resident Space # 3	3001 Cabana Dr			Las Vegas	NV		89122-4062
	Valley Vista Mobile Home Park	Resident Space # 4	3001 Cabana Dr			Las Vegas	NV		89122-4062
	Valley Vista Mobile Home Park	Resident Space # 5	3001 Cabana Dr			Las Vegas	NV		89122-4062
	Valley Vista Mobile Home Park	Resident Space # 6	3001 Cabana Dr			Las Vegas	NV		89122-4062
	Valley Vista Mobile Home Park	Resident Space # 7	3001 Cabana Dr			Las Vegas	NV		89122-4062
	Valley Vista Mobile Home Park	Resident Space # 8	3001 Cabana Dr			Las Vegas	NV		89122-4062
	Valley Vista Mobile Home Park	Resident Space # 9	3001 Cabana Dr			Las Vegas	NV		89122-4062
	Valley Vista Mobile Home Park	Resident Space # 10	3001 Cabana Dr			Las Vegas	NV		89122-4062
	Valley Vista Mobile Home Park	Resident Space # 11	3001 Cabana Dr			Las Vegas	NV		89122-4098
	Valley Vista Mobile Home Park	Resident Space # 12	3001 Cabana Dr			Las Vegas	NV		89122-4098
	Valley Vista Mobile Home Park	Resident Space # 13	3001 Cabana Dr			Las Vegas	NV		89122-4098
	Valley Vista Mobile Home Park	Resident Space # 14	3001 Cabana Dr			Las Vegas	NV		89122-4098
	Valley Vista Mobile Home Park	Resident Space # 15	3001 Cabana Dr			Las Vegas	NV		89122-4098
	Valley Vista Mobile Home Park	Resident Space # 16	3001 Cabana Dr			Las Vegas	NV		89122-4098
	Valley Vista Mobile Home Park	Resident Space # 17	3001 Cabana Dr			Las Vegas	NV		89122-4098
	Valley Vista Mobile Home Park	Resident Space # 18	3001 Cabana Dr			Las Vegas	NV		89122-4098
	Valley Vista Mobile Home Park	Resident Space # 19	3001 Cabana Dr			Las Vegas	NV		89122-4098
	Valley Vista Mobile Home Park	Resident Space # 20	3001 Cabana Dr			Las Vegas	NV		89122-4098
	Valley Vista Mobile Home Park	Resident Space # 21	3001 Cabana Dr			Las Vegas	NV		89122-4099
	Valley Vista Mobile Home Park	Resident Space # 22	3001 Cabana Dr			Las Vegas	NV		89122-4099
	Valley Vista Mobile Home Park	Resident Space # 23	3001 Cabana Dr			Las Vegas	NV		89122-4099
	Valley Vista Mobile Home Park	Resident Space # 24	3001 Cabana Dr			Las Vegas	NV		89122-4099
	Valley Vista Mobile Home Park	Resident Space # 25	3001 Cabana Dr			Las Vegas	NV		89122-4099

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	Valley Vista Mobile Home Park	Resident Space # 26	3001 Cabana Dr			Las Vegas	NV		89122-4099
	Valley Vista Mobile Home Park	Resident Space # 27	3001 Cabana Dr			Las Vegas	NV		89122-4099
	Valley Vista Mobile Home Park	Resident Space # 28	3001 Cabana Dr			Las Vegas	NV		89122-4099
	Valley Vista Mobile Home Park	Resident Space # 29	3001 Cabana Dr			Las Vegas	NV		89122-4099
	Valley Vista Mobile Home Park	Resident Space # 30	3001 Cabana Dr			Las Vegas	NV		89122-4099
	Valley Vista Mobile Home Park	Resident Space # 31	3001 Cabana Dr			Las Vegas	NV		89122-4200
	Valley Vista Mobile Home Park	Resident Space # 32	3001 Cabana Dr			Las Vegas	NV		89122-4200
	Valley Vista Mobile Home Park	Resident Space # 33	3001 Cabana Dr			Las Vegas	NV		89122-4200
	Valley Vista Mobile Home Park	Resident Space # 34	3001 Cabana Dr			Las Vegas	NV		89122-4200
	Valley Vista Mobile Home Park	Resident Space # 35	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 36	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 37	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 38	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 39	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 40	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 41	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 42	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 43	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 44	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 45	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 46	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 47	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 48	3001 Cabana Dr			Las Vegas	NV		89122-4063
	Valley Vista Mobile Home Park	Resident Space # 49	3001 Cabana Dr			Las Vegas	NV		89122-4201
	Valley Vista Mobile Home Park	Resident Space # 50	3001 Cabana Dr			Las Vegas	NV		89122-4201
	Valley Vista Mobile Home Park	Resident Space # 51	3001 Cabana Dr			Las Vegas	NV		89122-4201
	Valley Vista Mobile Home Park	Resident Space # 52	3001 Cabana Dr			Las Vegas	NV		89122-4201
	Valley Vista Mobile Home Park	Resident Space # 53	3001 Cabana Dr			Las Vegas	NV		89122-4201

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	Valley Vista Mobile Home Park	Resident Space # 54	3001 Cabana Dr			Las Vegas	NV		89122-4201
	Valley Vista Mobile Home Park	Resident Space # 55	3001 Cabana Dr			Las Vegas	NV		89122-4201
	Valley Vista Mobile Home Park	Resident Space # 56	3001 Cabana Dr			Las Vegas	NV		89122-4201
	Valley Vista Mobile Home Park	Resident Space # 57	3001 Cabana Dr			Las Vegas	NV		89122-4201
	Valley Vista Mobile Home Park	Resident Space # 58	3001 Cabana Dr			Las Vegas	NV		89122-4201
	Valley Vista Mobile Home Park	Resident Space # 59	3001 Cabana Dr			Las Vegas	NV		89122-4202
	Valley Vista Mobile Home Park	Resident Space # 60	3001 Cabana Dr			Las Vegas	NV		89122-4202
	Valley Vista Mobile Home Park	Resident Space # 61	3001 Cabana Dr			Las Vegas	NV		89122-4202
	Valley Vista Mobile Home Park	Resident Space # 62	3001 Cabana Dr			Las Vegas	NV		89122-4202
	Valley Vista Mobile Home Park	Resident Space # 63	3001 Cabana Dr			Las Vegas	NV		89122-4202
	Valley Vista Mobile Home Park	Resident Space # 64	3001 Cabana Dr			Las Vegas	NV		89122-4202
	Valley Vista Mobile Home Park	Resident Space # 65	3001 Cabana Dr			Las Vegas	NV		89122-4202
	Valley Vista Mobile Home Park	Resident Space # 66	3001 Cabana Dr			Las Vegas	NV		89122-4202
	Valley Vista Mobile Home Park	Resident Space # 67	3001 Cabana Dr			Las Vegas	NV		89122-4202
	Valley Vista Mobile Home Park	Resident Space # 68	3001 Cabana Dr			Las Vegas	NV		89122-4202
	Valley Vista Mobile Home Park	Resident Space # 69	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 70	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 71	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 72	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 73	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 74	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 75	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 76	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 77	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 78	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 79	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 80	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 81	3001 Cabana Dr			Las Vegas	NV		89122-4064

PPLRL_1711

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	Valley Vista Mobile Home Park	Resident Space # 82	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 83	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 84	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 85	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 86	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 87	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 88	3001 Cabana Dr			Las Vegas	NV		89122-4064
	Valley Vista Mobile Home Park	Resident Space # 89	3001 Cabana Dr			Las Vegas	NV		89122-4203
	Valley Vista Mobile Home Park	Resident Space # 90	3001 Cabana Dr			Las Vegas	NV		89122-4203
	Valley Vista Mobile Home Park	Resident Space # 91	3001 Cabana Dr			Las Vegas	NV		89122-4203
	Valley Vista Mobile Home Park	Resident Space # 92	3001 Cabana Dr			Las Vegas	NV		89122-4203
	Valley Vista Mobile Home Park	Resident Space # 93	3001 Cabana Dr			Las Vegas	NV		89122-4203
	Valley Vista Mobile Home Park	Resident Space # 94	3001 Cabana Dr			Las Vegas	NV		89122-4203
	Valley Vista Mobile Home Park	Resident Space # 95	3001 Cabana Dr			Las Vegas	NV		89122-4203
	Valley Vista Mobile Home Park	Resident Space # 96	3001 Cabana Dr			Las Vegas	NV		89122-4203
	Valley Vista Mobile Home Park	Resident Space # 97	3001 Cabana Dr			Las Vegas	NV		89122-4203
	Valley Vista Mobile Home Park	Resident Space # 98	3001 Cabana Dr			Las Vegas	NV		89122-4203
	Valley Vista Mobile Home Park	Resident Space # 99	3001 Cabana Dr			Las Vegas	NV		89122-4204
	Valley Vista Mobile Home Park	Resident Space # 100	3001 Cabana Dr			Las Vegas	NV		89122-4204
	Valley Vista Mobile Home Park	Resident Space # 101	3001 Cabana Dr			Las Vegas	NV		89122-4204
	Valley Vista Mobile Home Park	Resident Space # 102	3001 Cabana Dr			Las Vegas	NV		89122-4204
	Valley Vista Mobile Home Park	Resident Space # 103	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 104	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 105	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 106	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 107	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 108	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 109	3001 Cabana Dr			Las Vegas	NV		89122-4065

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	Valley Vista Mobile Home Park	Resident Space # 110	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 111	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 112	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 113	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 114	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 115	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 116	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 117	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 118	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 119	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 120	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 121	3001 Cabana Dr			Las Vegas	NV		89122-4065
	Valley Vista Mobile Home Park	Resident Space # 122	3001 Cabana Dr			Las Vegas	NV		89122-4205
	Valley Vista Mobile Home Park	Resident Space # 123	3001 Cabana Dr			Las Vegas	NV		89122-4205
	Valley Vista Mobile Home Park	Resident Space # 124	3001 Cabana Dr			Las Vegas	NV		89122-4205
	Valley Vista Mobile Home Park	Resident Space # 125	3001 Cabana Dr			Las Vegas	NV		89122-4251
	Valley Vista Mobile Home Park	Resident Space # 126	3001 Cabana Dr			Las Vegas	NV		89122-4251
	Valley Vista Mobile Home Park	Resident Space # 127	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 128	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 129	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 130	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 131	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 132	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 133	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 134	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 135	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 136	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 137	3001 Cabana Dr			Las Vegas	NV		89122-4206

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	Valley Vista Mobile Home Park	Resident Space # 138	3001 Cabana Dr			Las Vegas	NV		89122-4206
	Valley Vista Mobile Home Park	Resident Space # 139	3001 Cabana Dr			Las Vegas	NV		89122-4206
	Valley Vista Mobile Home Park	Resident Space # 140	3001 Cabana Dr			Las Vegas	NV		89122-4206
	Valley Vista Mobile Home Park	Resident Space # 141	3001 Cabana Dr			Las Vegas	NV		89122-4206
	Valley Vista Mobile Home Park	Resident Space # 142	3001 Cabana Dr			Las Vegas	NV		89122-4206
	Valley Vista Mobile Home Park	Resident Space # 143	3001 Cabana Dr			Las Vegas	NV		89122-4206
	Valley Vista Mobile Home Park	Resident Space # 144	3001 Cabana Dr			Las Vegas	NV		89122-4206
	Valley Vista Mobile Home Park	Resident Space # 145	3001 Cabana Dr			Las Vegas	NV		89122-4206
	Valley Vista Mobile Home Park	Resident Space # 146	3001 Cabana Dr			Las Vegas	NV		89122-4206
	Valley Vista Mobile Home Park	Resident Space # 147	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 148	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 149	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 150	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 151	3001 Cabana Dr			Las Vegas	NV		89122-4066
	Valley Vista Mobile Home Park	Resident Space # 152	3001 Cabana Dr			Las Vegas	NV		89122-4225
	Valley Vista Mobile Home Park	Resident Space # 153	3001 Cabana Dr			Las Vegas	NV		89122-4225
	Valley Vista Mobile Home Park	Resident Space # 154	3001 Cabana Dr			Las Vegas	NV		89122-4225
	Valley Vista Mobile Home Park	Resident Space # 155	3001 Cabana Dr			Las Vegas	NV		89122-4225
	Valley Vista Mobile Home Park	Resident Space # 156	3001 Cabana Dr			Las Vegas	NV		89122-4225
	Valley Vista Mobile Home Park	Resident Space # 157	3001 Cabana Dr			Las Vegas	NV		89122-4225
	Valley Vista Mobile Home Park	Resident Space # 158	3001 Cabana Dr			Las Vegas	NV		89122-4225
	Valley Vista Mobile Home Park	Resident Space # 159	3001 Cabana Dr			Las Vegas	NV		89122-4067
	Valley Vista Mobile Home Park	Resident Space # 160	3001 Cabana Dr			Las Vegas	NV		89122-4067
	Valley Vista Mobile Home Park	Resident Space # 161	3001 Cabana Dr			Las Vegas	NV		89122-4067
	Valley Vista Mobile Home Park	Resident Space # 162	3001 Cabana Dr			Las Vegas	NV		89122-4067
	Valley Vista Mobile Home Park	Resident Space # 163	3001 Cabana Dr			Las Vegas	NV		89122-4067
	Valley Vista Mobile Home Park	Resident Space # 164	3001 Cabana Dr			Las Vegas	NV		89122-4067
	Valley Vista Mobile Home Park	Resident Space # 165	3001 Cabana Dr			Las Vegas	NV		89122-4207

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	Valley Vista Mobile Home Park	Resident Space # 166	3001 Cabana Dr			Las Vegas	NV		89122-4207
	Valley Vista Mobile Home Park	Resident Space # 167	3001 Cabana Dr			Las Vegas	NV		89122-4207
	Valley Vista Mobile Home Park	Resident Space # 168	3001 Cabana Dr			Las Vegas	NV		89122-4207
	Valley Vista Mobile Home Park	Resident Space # 169	3001 Cabana Dr			Las Vegas	NV		89122-4207
	Valley Vista Mobile Home Park	Resident Space # 170	3001 Cabana Dr			Las Vegas	NV		89122-4207
	Valley Vista Mobile Home Park	Resident Space # 171	3001 Cabana Dr			Las Vegas	NV		89122-4207
	Valley Vista Mobile Home Park	Resident Space # 172	3001 Cabana Dr			Las Vegas	NV		89122-4207
	Valley Vista Mobile Home Park	Resident Space # 173	3001 Cabana Dr			Las Vegas	NV		89122-4207
	Valley Vista Mobile Home Park	Resident Space # 174	3001 Cabana Dr			Las Vegas	NV		89122-4207
	Valley Vista Mobile Home Park	Resident Space # 175	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 176	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 177	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 178	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 179	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 180	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 181	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 182	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 183	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 184	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 185	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 186	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 187	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 188	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 189	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 190	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 191	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 192	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 193	3001 Cabana Dr			Las Vegas	NV		89122-4068

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	Valley Vista Mobile Home Park	Resident Space # 194	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 195	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 196	3001 Cabana Dr			Las Vegas	NV		89122-4068
	Valley Vista Mobile Home Park	Resident Space # 197	3001 Cabana Dr			Las Vegas	NV		89122-4209
	Valley Vista Mobile Home Park	Resident Space # 198	3001 Cabana Dr			Las Vegas	NV		89122-4209
	Valley Vista Mobile Home Park	Resident Space # 199	3001 Cabana Dr			Las Vegas	NV		89122-4209
	Valley Vista Mobile Home Park	Resident Space # 200	3001 Cabana Dr			Las Vegas	NV		89122-4209
	Valley Vista Mobile Home Park	Resident Space # 201	3001 Cabana Dr			Las Vegas	NV		89122-4209
	Valley Vista Mobile Home Park	Resident Space # 202	3001 Cabana Dr			Las Vegas	NV		89122-4226
	Valley Vista Mobile Home Park	Resident Space # 203	3001 Cabana Dr			Las Vegas	NV		89122-4226
	Valley Vista Mobile Home Park	Resident Space # 204	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 205	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 206	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 207	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 208	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 209	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 210	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 211	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 212	3001 Cabana Dr			Las Vegas	NV		89122-4210
	Valley Vista Mobile Home Park	Resident Space # 213	3001 Cabana Dr			Las Vegas	NV		89122-4210
	Valley Vista Mobile Home Park	Resident Space # 214	3001 Cabana Dr			Las Vegas	NV		89122-4210
	Valley Vista Mobile Home Park	Resident Space # 215	3001 Cabana Dr			Las Vegas	NV		89122-4210
	Valley Vista Mobile Home Park	Resident Space # 216	3001 Cabana Dr			Las Vegas	NV		89122-4210
	Valley Vista Mobile Home Park	Resident Space # 217	3001 Cabana Dr			Las Vegas	NV		89122-4210
	Valley Vista Mobile Home Park	Resident Space # 218	3001 Cabana Dr			Las Vegas	NV		89122-4210
	Valley Vista Mobile Home Park	Resident Space # 219	3001 Cabana Dr			Las Vegas	NV		89122-4210
	Valley Vista Mobile Home Park	Resident Space # 220	3001 Cabana Dr			Las Vegas	NV		89122-4210
	Valley Vista Mobile Home Park	Resident Space # 221	3001 Cabana Dr			Las Vegas	NV		89122-4210

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	Valley Vista Mobile Home Park	Resident Space # 222	3001 Cabana Dr			Las Vegas	NV		89122-4211
	Valley Vista Mobile Home Park	Resident Space # 223	3001 Cabana Dr			Las Vegas	NV		89122-4211
	Valley Vista Mobile Home Park	Resident Space # 224	3001 Cabana Dr			Las Vegas	NV		89122-4211
	Valley Vista Mobile Home Park	Resident Space # 225	3001 Cabana Dr			Las Vegas	NV		89122-4211
	Valley Vista Mobile Home Park	Resident Space # 226	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 227	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 228	3001 Cabana Dr			Las Vegas	NV		89122-4069
	Valley Vista Mobile Home Park	Resident Space # 229	3001 Cabana Dr			Las Vegas	NV		89122-4070
	Valley Vista Mobile Home Park	Resident Space # 230	3001 Cabana Dr			Las Vegas	NV		89122-4070
	Valley Vista Mobile Home Park	Resident Space # 231	3001 Cabana Dr			Las Vegas	NV		89122-4070
	Valley Vista Mobile Home Park	Resident Space # 232	3001 Cabana Dr			Las Vegas	NV		89122-4070
	Valley Vista Mobile Home Park	Resident Space # 233	3001 Cabana Dr			Las Vegas	NV		89122-4070
	Valley Vista Mobile Home Park	Resident Space # 234	3001 Cabana Dr			Las Vegas	NV		89122-4070
	Valley Vista Mobile Home Park	Resident Space # 235	3001 Cabana Dr			Las Vegas	NV		89122-4070
	Valley Vista Mobile Home Park	Resident Space # 236	3001 Cabana Dr			Las Vegas	NV		89122-4070
	Valley Vista Mobile Home Park	Resident Space # 237	3001 Cabana Dr			Las Vegas	NV		89122-4070
	Valley Vista Mobile Home Park	Resident Space # 238	3001 Cabana Dr			Las Vegas	NV		89122-4070
	Valley Vista Mobile Home Park	Resident Space # 239	3001 Cabana Dr			Las Vegas	NV		89122-4212
	Valley Vista Mobile Home Park	Resident Space # 240	3001 Cabana Dr			Las Vegas	NV		89122-4212
	Valley Vista Mobile Home Park	Resident Space # 241	3001 Cabana Dr			Las Vegas	NV		89122-4212
	Valley Vista Mobile Home Park	Resident Space # 242	3001 Cabana Dr			Las Vegas	NV		89122-4212
	Valley Vista Mobile Home Park	Resident Space # 243	3001 Cabana Dr			Las Vegas	NV		89122-4212
	Valley Vista Mobile Home Park	Resident Space # 244	3001 Cabana Dr			Las Vegas	NV		89122-4212
	Valley Vista Mobile Home Park	Resident Space # 245	3001 Cabana Dr			Las Vegas	NV		89122-4212
	Valley Vista Mobile Home Park	Resident Space # 246	3001 Cabana Dr			Las Vegas	NV		89122-4212
	Valley Vista Mobile Home Park	Resident Space # 247	3001 Cabana Dr			Las Vegas	NV		89122-4212
	Valley Vista Mobile Home Park	Resident Space # 248	3001 Cabana Dr			Las Vegas	NV		89122-4212
	Valley Vista Mobile Home Park	Resident Space # 249	3001 Cabana Dr			Las Vegas	NV		89122-4213

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	Valley Vista Mobile Home Park	Resident Space # 250	3001 Cabana Dr			Las Vegas	NV		89122-4213
	Valley Vista Mobile Home Park	Resident Space # 251	3001 Cabana Dr			Las Vegas	NV		89122-4213
	Valley Vista Mobile Home Park	Resident Space # 252	3001 Cabana Dr			Las Vegas	NV		89122-4213
	Valley Vista Mobile Home Park	Resident Space # 253	3001 Cabana Dr			Las Vegas	NV		89122-4213
	Valley Vista Mobile Home Park	Resident Space # 254	3001 Cabana Dr			Las Vegas	NV		89122-4213
	Valley Vista Mobile Home Park	Resident Space # 255	3001 Cabana Dr			Las Vegas	NV		89122-4213
	Valley Vista Mobile Home Park	Resident Space # 256	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 257	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 258	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 259	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 260	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 261	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 262	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 263	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 264	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 265	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 266	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 267	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 268	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 269	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 270	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 271	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 272	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 273	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 274	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 275	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 276	3001 Cabana Dr			Las Vegas	NV		89122-4071
	Valley Vista Mobile Home Park	Resident Space # 277	3001 Cabana Dr			Las Vegas	NV		89122-4071

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	Valley Vista Mobile Home Park	Resident Space # 278	3001 Cabana Dr			Las Vegas	NV		89122-4214
	Valley Vista Mobile Home Park	Resident Space # 279	3001 Cabana Dr			Las Vegas	NV		89122-4214
	Valley Vista Mobile Home Park	Resident Space # 280	3001 Cabana Dr			Las Vegas	NV		89122-4214
	Valley Vista Mobile Home Park	Resident Space # 281	3001 Cabana Dr			Las Vegas	NV		89122-4214
	Valley Vista Mobile Home Park	Resident Space # 282	3001 Cabana Dr			Las Vegas	NV		89122-4227
	Valley Vista Mobile Home Park	Resident Space # 283	3001 Cabana Dr			Las Vegas	NV		89122-4072
	Valley Vista Mobile Home Park	Resident Space # 284	3001 Cabana Dr			Las Vegas	NV		89122-4072
	Valley Vista Mobile Home Park	Resident Space # 285	3001 Cabana Dr			Las Vegas	NV		89122-4072
	Valley Vista Mobile Home Park	Resident Space # 286	3001 Cabana Dr			Las Vegas	NV		89122-4072
	Valley Vista Mobile Home Park	Resident Space # 287	3001 Cabana Dr			Las Vegas	NV		89122-4072
	Valley Vista Mobile Home Park	Resident Space # 288	3001 Cabana Dr			Las Vegas	NV		89122-4072
	Valley Vista Mobile Home Park	Resident Space # 289	3001 Cabana Dr			Las Vegas	NV		89122-4072
	Valley Vista Mobile Home Park	Resident Space # 290	3001 Cabana Dr			Las Vegas	NV		89122-4072
	Valley Vista Mobile Home Park	Resident Space # 291	3001 Cabana Dr			Las Vegas	NV		89122-4072
	Valley Vista Mobile Home Park	Resident Space # 292	3001 Cabana Dr			Las Vegas	NV		89122-4072
	Valley Vista Mobile Home Park	Resident Space # 293	3001 Cabana Dr			Las Vegas	NV		89122-4215
	Valley Vista Mobile Home Park	Resident Space # 294	3001 Cabana Dr			Las Vegas	NV		89122-4215
	Valley Vista Mobile Home Park	Resident Space # 295	3001 Cabana Dr			Las Vegas	NV		89122-4215
	Valley Vista Mobile Home Park	Resident Space # 296	3001 Cabana Dr			Las Vegas	NV		89122-4215
	Valley Vista Mobile Home Park	Resident Space # 297	3001 Cabana Dr			Las Vegas	NV		89122-4215
	Valley Vista Mobile Home Park	Resident Space # 298	3001 Cabana Dr			Las Vegas	NV		89122-4215
	Valley Vista Mobile Home Park	Resident Space # 299	3001 Cabana Dr			Las Vegas	NV		89122-4215
	Valley Vista Mobile Home Park	Resident Space # 300	3001 Cabana Dr			Las Vegas	NV		89122-4215
	Valley Vista Mobile Home Park	Resident Space # 301	3001 Cabana Dr			Las Vegas	NV		89122-4215
	Valley Vista Mobile Home Park	Resident Space # 302	3001 Cabana Dr			Las Vegas	NV		89122-4215
	Valley Vista Mobile Home Park	Resident Space # 303	3001 Cabana Dr			Las Vegas	NV		89122-4216
	Paradise Town Advisory Board	Attn: Maureen Helm	4713 Canna Drive	<null>		Las Vegas	NV		89122
	Sunrise Manor Town Advisory Board	Attn: Jill Nikovis-Leiva	10741 New Boro Avenue	<null>		Las Vegas	NV		89144

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108603004	ALBERTSON'S STORES SUB L L C		C/O PARADIGM TAX GROUP PO BOX 800729			DALLAS	TX		75380-0729
16108603005	VISTA CONVOY REALTY LTD		PO BOX 1610			COCKEYSVILLE	MD		21030
16108603007	L D NELLIS L L C		PO BOX 97821			LAS VEGAS	NV		89193-7821
16108603008	C A C L L C		2231 E DESERT INN RD			LAS VEGAS	NV		89169
16108611001	ELATION PROPERTIES L L C		3475 E TOMPKINS AVE			LAS VEGAS	NV		89121
16108611002	BALBASTRO RUBEN C & AMELIA A		2725 S NELLIS BLVD # 1117			LAS VEGAS	NV		89121
16108611003	SPERO SHANE E		2725 S NELLIS BLVD # 1120			LAS VEGAS	NV		89121-2094
16108611004	BARTHMAX LIVING TRUST	BARTH TETSUKO TRS	2725 S NELLIS BLVD UNIT 1119			LAS VEGAS	NV		89121
16108611005	PEREIRA ANA LUCIA		2725 S NELLIS BLVD # 2118			LAS VEGAS	NV		89121-7500
16108611006	GUZMAN PAUL G & SHERI L		1861 NAPOLEON DR			LAS VEGAS	NV		89156
16108611007	DORFF KEVIN		4537 POLK ST NE			COLUMBIA HEIGHTS	MN		55421
16108611008	CRUZ MARIANA		2725 S NELLIS BLVD # 2119			LAS VEGAS	NV		89121
16108611009	ORTIZ ALBERTINA MARIA		2725 S NELLIS BLVD			LAS VEGAS	NV		89121-2093
16108611010	GARBE REINHOLD G ETAL	KARWACKI-GARBE THERESA A	3226 WOODY LN			SAN JOSE	CA		95132
16108611011	CASTILLO ALEX R & SONIA P		2725 S NELLIS BLVD # 1108			LAS VEGAS	NV		89121
16108611012	ALVAREZ GLADYS F		2725 S NELLIS BLVD # 1107			LAS VEGAS	NV		89121-2093
16108611013	IVALDY PHILLIP	PFUSTERER MARIA	2725 S NELLIS BLVD # 2106			LAS VEGAS	NV		89121
16108611014	SORIA HENRY G		2725 S NELLIS BLVD # 2105			LAS VEGAS	NV		89121-7500
16108611015	EVERETT PERRY		2725 S NELLIS BLVD # 2108			LAS VEGAS	NV		89121
16108611016	GILES EVA		2725 S NELLIS BLVD # 2107			LAS VEGAS	NV		89121
16108611017	DAYBREAK FAMILY TRUST		2922 SALTILLO LN			LAS VEGAS	NV		89121
16108611018	SALOMONS BRUCE & SANDRA	SALOMONS JESSE	46 KING CLOSE			RED DEER	AB	CANADA	T4P 3P5
16108611019	CLEMENTE FAMILY TRUST	CLEMENTE DOMINIC MICHAEL & KATHRYN MARIE TRS	2725 S NELLIS BLVD # 1104			LAS VEGAS	NV		89121
16108611020	CLEMENTE RALPH		2725 S NELLIS BLVD # 1103			LAS VEGAS	NV		89121-2093
16108611021	DEAN LAMBUS FREDERICK		2725 S NELLIS BLVD # 2102			LAS VEGAS	NV		89121
16108611022	WOODS BARBARA		2072 82ND AVENUE			OAKLAND	CA		94621-2225
16108611023	STRINGER JASON		2725 S NELLIS BLVD # 2104			LAS VEGAS	NV		89121

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611024	BOWENS BRYANT L & ALISHEA		2725 S NELLIS BLVD # 2103			LAS VEGAS	NV		89121-7500
16108611025	GILREATH UNTOK		2725 S NELLIS BLVD 1098			LAS VEGAS	NV		89121
16108611026	MOLINA ANDRES		6912 ADOBE VILLA			LAS VEGAS	NV		89142-3710
16108611027	GONZALEZ JORGAN		30338 LAPASSADE CT			MURRIETA	CA		92563
16108611028	COURTIER BRIAN L	BIXLER LINDA D	2725 S NELLIS BLVD # 1099			LAS VEGAS	NV		89121
16108611029	MERCADO MARK ANTHONY ORDONA & EVERLY		2725 S NELLIS BLVD # 2098			LAS VEGAS	NV		89121
16108611030	THAYER FAMILY TRUST	THAYER DENNIS & SHIRLEY TRS	UNIT 117	2020 MULDOON RD		ANCHORAGE	AK		99504-3665
16108611031	MILLER WILLIAM C		2725 S NELLIS BLVD # 2100			LAS VEGAS	NV		89121
16108611032	HENDERSON EMMITT JR & ELIBERTA R		PO BOX 473			LA MESA	CA		91944-0473
16108611033	BLOCHBERGER CHARLES		2490 OAKCREST DR			PALM SPRINGS	CA		92264
16108611034	GRAY GERALD & JOY FAMILY TRUST	GRAY GERALD R & JOY TRS	2187 VALLEY DR			IDAHO FALLS	ID		83401-3232
16108611035	ROSS LONNIE C & SONYA I		2725 S NELLIS BLVD # 1088			LAS VEGAS	NV		89121
16108611036	GRADY ANTHONY DARNEL	ALEX- GRADY MERDEC MARIA	2725 S NELLIS BLVD UNIT 1087			LAS VEGAS	NV		89121-2093
16108611037	BROWN JAMES L & ROZA PETRIVNA		2725 S NELLIS BLVD UNIT 2086			LAS VEGAS	NV		89121
16108611038	CASALE JOHN G TRUST	CASALE JOHN G TRS	4935 MONTELEONE AVE			LAS VEGAS	NV		89141
16108611039	HUNT ROSEMARIE		2725 S NELLIS BLVD # 2088			LAS VEGAS	NV		89121
16108611040	LOONEY ALBERT ROE III		2725 S NELLIS BLVD # 2087			LAS VEGAS	NV		89121
16108611041	HENRY ROBERT THRALLS & NANCY M		2725 S NELLIS BLVD # 1082			LAS VEGAS	NV		89121-7724
16108611042	WELLS ALASKA COMMUNITY PPTY TR	WELLS RICHARD B & P K TRS	34411 KEYSTONE DR			SOLDOTNA	AK		99669
16108611043	BROWN JAMES L & ROZA P		2725 S NELLIS BLVD # 1084			LAS VEGAS	NV		89121-2093
16108611044	RODRIGUEZ JULIO CESAR		2725 NELLIS BLVD # 1083			LAS VEGAS	NV		89121
16108611045	REINER BRUCE		2725 S NELLIS BLVD # 2082			LAS VEGAS	NV		89121
16108611046	JOVIC JELENA		2725 S NELLIS BLVD # 2081			LAS VEGAS	NV		89121-7729
16108611047	KRAWCZYK BOGDAN		2725 S NELLIS BLVD # 2084			LAS VEGAS	NV		89121
16108611048	O'GRADY TARA		2725 S NELLIS BLVD # 2083			LAS VEGAS	NV		89121-7729
16108611049	BRILEY RUSSELL		2725 S NELLIS BLVD # 1078			LAS VEGAS	NV		89121

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611050	GARCIA LILLIAN & JOAQUIN		2725 S NELLIS BLVD # 1077			LAS VEGAS	NV		89121
16108611051	GALINDO JOSE		2725 S NELLIS BLVD # 1080			LAS VEGAS	NV		89121-7724
16108611052	IKEDA KENT J		2725 S NELLIS BLVD # 1079			LAS VEGAS	NV		89121
16108611053	SMITH SELENE		423 BROADWAY # 305			MILLBRAE	CA		94030
16108611054	DURHAM KEVYN		34 BELCHER ST APT 5			SAN FRANCISCO	CA		94114
16108611055	STERLING ROBERT & MARTHA TRUST	STERLING ROBERT L TRS	2725 S NELLIS BLVD # 2080			LAS VEGAS	NV		89121-7729
16108611056	GARCIA RICHARD TRUST	GARCIA RICHARD TRS	2725 S NELLIS BLVD # 2079			LAS VEGAS	NV		89121-2099
16108611057	BRYANT WILLIAM R		2725 S NELLIS BLVD # 1074			LAS VEGAS	NV		89121
16108611058	ALLEN LARRY BERNARD		2149 DALEY ST C			NORTH LAS VEGAS	NV		89030
16108611059	GAMA CHRISTIAN		2725 S NELLIS BLVD # 1076			LAS VEGAS	NV		89121
16108611060	VALDES ISABEL		2725 S NELLIS BLVD # 1075			LAS VEGAS	NV		89121-7724
16108611061	AL-TURKMANI & AYMAN		2725 S NELLIS BLVD # 2074			LAS VEGAS	NV		89121
16108611062	FERNANDEZ ISABEL MARIA		2725 S NELLIS BLVD # 2073			LAS VEGAS	NV		89121-2099
16108611063	FRAGAKIS JEAN		2725 NELLIS BLVD # 2076			LAS VEGAS	NV		89121-2099
16108611064	SMITH JEFFERY		2725 NELLIS BLVD 2075			LAS VEGAS	NV		89121
16108611065	BARRERA JESUS		1117 PLEASANT BROOK ST			LAS VEGAS	NV		89142
16108611066	BELLEROSE EDWARD J & JUANITA K		2725 S NELLIS BLVD # 1061			LAS VEGAS	NV		89121-2092
16108611067	BAKER RICHARD L		2725 S NELLIS BLVD # 1064			LAS VEGAS	NV		89121
16108611068	BRYAN-WHITE ANNISE		2725 S NELLIS BLVD # 1063			LAS VEGAS	NV		89121
16108611069	CASH LARRY DARNEL	CORBIN GLENDA LAGAR	2725 S NELLIS BLVD # 2062			LAS VEGAS	NV		89121-2099
16108611070	FELLER ANTHONY		2725 S NELLIS BLVD # 2061			LAS VEGAS	NV		89121-2099
16108611071	HURSH DALVANTE DUANE	HARPER BONNIE MAE	2725 S NELLIS BLVD # 2064			LAS VEGAS	NV		89121
16108611072	MARSHALL PHYLLIS J	SHIRKEY ANDREW W	2725 S NELLIS BLVD UNIT 2063			LAS VEGAS	NV		89121-2099
16108611073	IBARRA MAYLENIS PIEDRA		2725 S NELLIS BLVD # 1058			LAS VEGAS	NV		89121
16108611074	HERNANDEZ EVANGELINA		2725 S NELLIS BLVD UNIT 1057			LAS VEGAS	NV		89121
16108611075	MORALES GILBERT		2725 S NELLIS BLVD UNIT 1060			LAS VEGAS	NV		89121

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611076	PATTON SATONYA L ETAL	BELL LOUISE TRUST	2725 S NELLIS BLVD UNIT 1059			LAS VEGAS	NV		89121
16108611077	ZASADA ANTHONY	HOOK TIMOTHY TAI	2725 S NELLIS BLVD # 2058			LAS VEGAS	NV		89121-7502
16108611078	KOUNTZ DEBRA D		2725 S NELLIS BLVD UNIT 2057			LAS VEGAS	NV		89121
16108611079	VILLACARLOS ROMEO & GENEROSA		2725 S NELLIS BLVD # 2060			LAS VEGAS	NV		89121-2099
16108611080	SPROUL KRISTINA		2725 S NELLIS BLVD # 2059			LAS VEGAS	NV		89121
16108611081	VICUNA OSCAR		2725 S NELLIS BLVD # 1054			LAS VEGAS	NV		89121-2092
16108611082	REED PATTIE	DAVIS JAMES	2725 S NELLIS BLVD # 1053			LAS VEGAS	NV		89121-2092
16108611083	ELLIOTT RICHARD HARVEY		2725 S NELLIS BLVD UNIT 1056			LAS VEGAS	NV		89121
16108611084	LOTUS TRUST	NEHRU KUMUDA LOTUS TRS	2725 S NELLIS BLVD UNIT 1055			LAS VEGAS	NV		89121
16108611085	CRUZ NIKLWILLI L		2725 S NELLIS BLVD # 2054			LAS VEGAS	NV		89121
16108611086	RODRIGUEZ MARIBEL & LUIS		6159 HAYS COVE CT			LAS VEGAS	NV		89148
16108611087	SABEDRA DAVID		6518 PECAN GROVE CT			LAS VEGAS	NV		89142
16108611088	SACKS EMILIANO ADRIAN		2725 S NELLIS BLVD UNIT 2055			LAS VEGAS	NV		89121
16108611089	DANIGGELIS MONICA D REVOCABLE LIVING TRUST	DANIGGELIS MONICA D TRS	2725 S NELLIS BLVD # 1042			LAS VEGAS	NV		89121
16108611090	ALLEN LORIS		10620 VILLAGE RD			MORENO VALLEY	CA		92557-3959
16108611091	AZUCENA MARITZA L		7006 MURIETTA AVE			VAN NUYS	CA		91405-3316
16108611092	GUERRERO ERIKA R		2725 S NELLIS BLVD # 1043			LAS VEGAS	NV		89121
16108611093	SMITH ROBERT LEWIS & MARTHA ESTHER		2725 S NELLIS BLVD UNIT 2042			LAS VEGAS	NV		89121
16108611094	TROMP PAULA	JONES PAULETTE	4915 MAJOR DR			NEW ORLEANS	LA		70128
16108611095	SUMNER APRIL LEE & LEONARD ARTHUR JR		2725 S NELLIS BLVD # 2044			LAS VEGAS	NV		89121
16108611096	NEUSCHWANDER GERALD		2725 S NELLIS BLVD # 2043			LAS VEGAS	NV		89121
16108611097	MONTAGUE CAROLYN		2725 S NELLIS # 1038			LAS VEGAS	NV		89121
16108611098	KIPLING CHERYL A	DASCH ROBERT T	2725 S NELLIS BLVD # 1037			LAS VEGAS	NV		89121
16108611099	FAVORS YVETTE J	HARDIN LYNETTE	9323 S PEORIA ST			CHICAGO	IL		60620
16108611100	ASPEN SUMMIT VENTURES L L C		3137 E WARM SPRINGS RD # 100			LAS VEGAS	NV		89120

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611101	MAYNARD RONALD AUSTIN	FRASER LESLIE ANN	2725 S NELLIS BLVD # 2038			LAS VEGAS	NV		89121-2098
16108611102	CORBETT CHELSEA E		2725 S NELLIS BLVD # 2037			LAS VEGAS	NV		89121
16108611103	CALDERON SANDRA D FAMILY TRUST	CALDERON SANDRA D TRS	260 HALEY WAY UNIT 140			MESQUITE	NV		89027
16108611104	TURMAN FAMILY TRUST	TURMAN MARIA M TRS	3835 WAYNESVILL ST			LAS VEGAS	NV		89122-4732
16108611105	PATRICK JUDY KAY REVOCABLE LIVING TRUST	PATRICK JUDY KAY TRS	2725 S NELLIS BLVD # 1034			LAS VEGAS	NV		89121
16108611106	WOLFE DIANE N		2725 S NELLIS BLVD # 1033			LAS VEGAS	NV		89121
16108611107	ONUS EDWARD		2725 S NELLIS BLVD # 1036			LAS VEGAS	NV		89121-2091
16108611108	ANDERSON BRAD & JEANNIFER		2725 S NELLIS BLVD # 1035			LAS VEGAS	NV		89121
16108611109	GARLIT FLORENCE		1304 OLIVIA PKWY			HENDERSON	NV		89011
16108611110	HALL MAYRA		4008 EL SEGUNDO AVE			LAS VEGAS	NV		89121
16108611111	THUNSTROM STEPHEN W		2725 S NELLIS BLVD # 2036			LAS VEGAS	NV		89121-2098
16108611112	GUTIERREZ HECTOR	ALVARADO MARIA DE REFUGIO	2725 S NELLIS BLVD # 2035			LAS VEGAS	NV		89121-2098
16108611113	LEE ERIN		5433 OVERLOOK VALLEY ST			NORTH LAS VEGAS	NV		89081
16108611114	GONZALEZ CARLOS RUIZ		2725 S NELLIS BLVD # 1029			LAS VEGAS	NV		89121
16108611115	MENOR GUY M Y	HAUMEA ELEANOR M	6231 OLOHENA RD			KAPAA	HI		96746
16108611116	FRANCIA CATHERINE		2725 S NELLIS BLVD # 1031			LAS VEGAS	NV		89121
16108611117	GUTIERREZ DIANA		2725 S NELLIS BLVD # 2030			LAS VEGAS	NV		89121-2098
16108611118	GOLDFARB RONALD I & RANDALL S		6 LARCH CIR			HOLLAND	PA		18966
16108611119	MUSTERED JOHN L & FLOR F		2725 S NELLIS BLVD # 2032			LAS VEGAS	NV		89121
16108611120	OWENS CRISTAL N		2725 S NELLIS BLVD # 2031			LAS VEGAS	NV		89121
16108611121	SULLIVAN BENJAMIN EDWARD		2725 S NELLIS BLVD # 1026			LAS VEGAS	NV		89121-2091
16108611122	HAYES THOMAS RAY & DANA MARIE		2725 S NELLIS BLVD # 1025			LAS VEGAS	NV		89121
16108611123	SCOTT TONI		2725 S NELLIS BLVD # 1028			LAS VEGAS	NV		89121
16108611124	GARCIA MARIA YSABEL SANCHEZ REVOCABLE LIVING TRUST	GARCIA MARIA YSABEL SANCHEZ TRS	1579 FALLING LEAF LANE			LAS VEGAS	NV		89142
16108611125	WILEY JOAN		2725 S NELLIS BLVD # 2026			LAS VEGAS	NV		89121-7727
16108611126	FISTER KATHRYN C		2725 S NELLIS BLVD # 2025			LAS VEGAS	NV		89121-2097

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611127	LEWIS SPENCER & LORCESA		2725 S NELLIS BLVD UT 2028			LAS VEGAS	NV		89121
16108611128	VANPOOL REVOCABLE FAMILY LIVING TRUST	VANPOOL ANNABELLE LEE TRS	3553 ATLANTIC AVE STE A 666			LONG BEACH	CA		90807
16108611129	DELAROSA CRISTIAN ROJAS		2725 S NELLIS BLVD # 1022			LAS VEGAS	NV		89121
16108611130	GONZALEZ HERIBERTO ETAL	LOPEZ MARIA OLGA GONZALEZ	4134 ORANGE MIST WAY			LAS VEGAS	NV		89122
16108611131	BAEZ JOSEPH		2725 S NELLIS BLVD UNIT 1024			LAS VEGAS	NV		89121
16108611132	LOWE TYNISHA TRUST	LOWE DENISE CO-TRS	2725 S NELLIS BLVD # 1023			LAS VEGAS	NV		89121
16108611133	VENA EMILY & WILLIAM		2725 S NELLIS BLVD # 2022			LAS VEGAS	NV		89121
16108611134	SHPRINTZ JASON MICHAEL LIVING TRUST	SHPRINTZ JASON MICHAEL TRS	2725 S NELLIS BLVD # 2021			LAS VEGAS	NV		89121
16108611135	VAZQUEZ JESUS		2725 S NELLIS BLVD 2024			LAS VEGAS	NV		89121
16108611136	BARROS RACHEL CHRISTINE		2725 S NELLIS BLVD # 2023			LAS VEGAS	NV		89121-2097
16108611137	JOHNSON FAMILY TRUST	JOHNSON ELIJAH M TRS	2323 PROMETHEUS CT			HENDERSON	NV		89074
16108611138	MERCIER ALFRED		2725 S NELLIS BLVD # 1017			LAS VEGAS	NV		89121
16108611139	VOGEL MARILYN FAMILY TRUST	VOGEL MARILYN TRS	2725 S NELLIS BLVD # 1020			LAS VEGAS	NV		89121-2090
16108611140	URBAN JEROME R & MARIA E		2725 S NELLIS BLVD # 1019			LAS VEGAS	NV		89121-2090
16108611141	FARMER STEVEN S		2725 S NELLIS # 2018			LAS VEGAS	NV		89121-2097
16108611142	NORIEGA FELIPE V JR & JULIANNA	NORIEGA JOANNA	2725 S NELLIS BLVD # 2017			LAS VEGAS	NV		89121
16108611143	BONILLA JENNIFER		2725 S NELLIS BLVD # 2020			LAS VEGAS	NV		89121-2097
16108611144	DOLAN JOHN P		702 W THOMAS RD			WHEATON	IL		60187-3162
16108611145	GONZALEZ RODRIGO R JR & ERMALINDA S		3713 SHAVING SHADOWS AVE			NORTH LAS VEGAS	NV		89032
16108611146	GROTE DONALD J & BECKY J		4703 384TH ST			NORTH BRANCH	MN		55056
16108611147	KELLER MARK		2725 S NELLIS BLVD # 1016			LAS VEGAS	NV		89121
16108611148	ALEXANDER JOHNNY & HSIANG CHI		2725 S NELLIS BLVD # 1015			LAS VEGAS	NV		89121
16108611149	SALAZAR-DIAZ LIZBETT		2725 S NELLIS BLVD # 2014			LAS VEGAS	NV		89121
16108611150	TRENT ASSETS L L C		7310 SOUTHERN MAGNOLIA ST			LAS VEGAS	NV		89149
16108611151	MARKEE JEFFREY DAVID	BUSCH BARBARA J	2725 S NELLIS BLVD UNIT 2016			LAS VEGAS	NV		89121

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611152	STEWART SANDI J		14 CEDAR CLOSE			LACOMBE	AB	CANADA	T4L 1P5
16108611153	CARDENAS-MENDOZA VICTOR OMAR		2725 S NELLIS BLVD # 1010			LAS VEGAS	NV		89121
16108611154	BELLIVEAU JOHN		2725 S NELLIS BLVD # 1009			LAS VEGAS	NV		89121-2090
16108611155	PEREYRA CRYSTAL VERONIQUE		2725 S NELLIS BLVD # 1012			LAS VEGAS	NV		89121
16108611156	WEST GINA LEE		2725 S NELLIS BLVD # 1011			LAS VEGAS	NV		89121
16108611157	KEEN TERESA		2725 S NELLIS BLVD # 2010			LAS VEGAS	NV		89121-2097
16108611158	KIRBY TERESA D		11859 SWILLY CT			ORLAND PARK	IL		60467
16108611159	HENRY SUSANNA M SEPARATE PPTY TR	HENRY SUSANNA M TRS	2725 S NELLIS BLVD # 2012			LAS VEGAS	NV		89121-2097
16108611160	MARTINEZ TAYMI RODRIGUEZ		2725 S NELLIS BLVD # 2011			LAS VEGAS	NV		89121
16108611161	SOUZA JESSICA R TRUST	SOUZA JESSICA R TRS	17305 SE 91ST LEE AVE			THE VILLAGES	FL		32162
16108611162	DOUGLAS MITCHELL LIVING TRUST	DOUGLAS MITCHELL TRS	2725 S NELLIS BLVD # 1005			LAS VEGAS	NV		89121-2090
16108611163	BELLIVEAU JOHN		PO BOX 178			KAPAA	HI		96746
16108611164	WEDGE MARGARET A REVOCABLE TRUST	WEDGE MARGARET A TRS	PO BOX 152			CARPENTERSVILLE	IL		60110
16108611165	CORTEZ MIGUEL A SARMIENTO		2725 S NELLIS BLVD # 2006			LAS VEGAS	NV		89121-2097
16108611166	ROBERTS MERRISSA		2725 S NELLIS BLVD # 2005			LAS VEGAS	NV		89121
16108611167	RODRIGUEZ-GOMEZ ANTONIO		2725 S NELLIS BLVD # 2008			LAS VEGAS	NV		89121
16108611168	FERRER RENE & RENE JR		2725 S NELLIS BLVD # 2007			LAS VEGAS	NV		89121
16108611169	JOHNSON YRASHEMA		2725 S NELLIS BLVD # 1004			LAS VEGAS	NV		89121-2090
16108611170	FORESTAL ELDOUTE		2725 S NELLIS BLVD # 1003			LAS VEGAS	NV		89121
16108611171	KYLE JAMES MELVIN LIVING TRUST	KYLE JAMES MELVIN TRS	2725 S NELLIS BLVD # 1002			LAS VEGAS	NV		89121
16108611172	MORALES EDGAR E	MAYORGA ROSA E	2725 S NELLIS BLVD UNIT 1001			LAS VEGAS	NV		89121
16108611173	MILLS NORMA TRUST	MILLS NORMA TRS	2725 S NELLIS BLVD # 2004			LAS VEGAS	NV		89121-2097
16108611174	NIETO MARTHA E DIAZ		2725 S NELLIS BLVD # 2003			LAS VEGAS	NV		89121
16108611175	CRUZ EDGARDO C	DECRUZ FRANCISCA SANDOVAL	2725 S NELLIS BLVD # 2002			LAS VEGAS	NV		89121-2097
16108611176	MARINO THOMAS J		2725 S NELLIS BLVD # 2001			LAS VEGAS	NV		89121
16108611177	ESPINOZA ARMANDO		2725 S NELLIS BLVD # 1202			LAS VEGAS	NV		89121

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611178	ESCUDERO ARIES VICENCIO		1405 S NELLIS BLVD # 1021			LAS VEGAS	NV		89104
16108611179	RENTERIA ANNA MARIE		2725 S NELLIS BLVD # 1204			LAS VEGAS	NV		89121-2096
16108611180	GARCIA MARIA SOLEDAD PANTOJA		2725 S NELLIS BLVD # 1203			LAS VEGAS	NV		89121
16108611181	BELLOTTO TANYA L		2725 S NELLIS BLVD # 2202			LAS VEGAS	NV		89121-7503
16108611182	RUBALCABA MARIA E LOPEZ		2725 S NELLIS BLVD # 2201			LAS VEGAS	NV		89121-7503
16108611183	WAGNER JOHN		626 CRESTWAY DR			SAN ANTONIO	TX		78239-2152
16108611184	ROMERO-GONZALEZ MANUEL ETAL	FREGOSO-GONZALEZ MARIBEL & YASAIRA	2725 S NELLIS BLVD 2203			LAS VEGAS	NV		89121
16108611185	JOHNSON MARIBEL & JAMES		2725 S NELLIS BLVD 1198			LAS VEGAS	NV		89121
16108611186	MCKAY JENNY L		2725 S NELLIS BLVD UNIT # 1197			LAS VEGAS	NV		89121
16108611187	VONG JODIE		9405 STONE SPRINGS DR			ELK GROVE	CA		95624
16108611188	TOMKO PATRICIA & MICHAEL		2725 S NELLIS BLVD # 1199			LAS VEGAS	NV		89121
16108611189	CANTRELL DANIEL & LINDA		2725 S NELLIS BLVD # 2198			LAS VEGAS	NV		89121-7503
16108611190	GEHRMAN ANN LIVING TRUST	GEHRMAN ANN TRS	9216 BLACK SLATE ST			LAS VEGAS	NV		89123
16108611191	BURDETTE JOHN L		2725 S NELLIS BLVD UT 2200			LAS VEGAS	NV		89121
16108611192	SCHNOCK-SOILEAU CLAIRA A		2725 S NELLIS BLVD # 2199			LAS VEGAS	NV		89121
16108611193	JAVINAR ANGEL JR & MARILYN N		2725 S NELLIS BLVD # 1196			LAS VEGAS	NV		89121
16108611194	HERIGSTAD BRETT & BRIAN		2725 S NELLIS BLVD # 1195			LAS VEGAS	NV		89121-2096
16108611195	PACELLI JANICE LYNNE PARLIN		2725 S NELLIS BLVD # 1194			LAS VEGAS	NV		89121-2096
16108611196	MAGANA-RANGEL MARIA DOLORES		2725 S NELLIS BLVD # 1193			LAS VEGAS	NV		89121
16108611197	MARTIATU DANNA & DANIEL	MARTIATU DAYSI B	2725 S NELLIS BLVD # 2196			LAS VEGAS	NV		89121
16108611198	VONG BRITTANEY E		2725 S NELLIS BLVD UNIT 2195			LAS VEGAS	NV		89121
16108611199	OSTRANSKY MARVIN J		14002 S 108TH ST			SPRINGFIELD	NE		68059
16108611200	TRUJILLO DEIVIS BETANCOURT		2725 S NELLIS BLVD # 2193			LAS VEGAS	NV		89121
16108611201	DIAZ MAYBEL		2725 S NELLIS BLVD # 1184			LAS VEGAS	NV		89121-2096
16108611202	MATTIN JOSHUA ALAN & MONALISA TUTOR		2725 S NELLIS BLVD # 1183			LAS VEGAS	NV		89121
16108611203	MAROPULOS WILLIAM P &		4930 LEEDS ST			SIMI VALLEY	CA		93063-3054

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
	PATRICIA A								
16108611204	ARMANNO TOMMASO LIVING TRUST	ARMANNO TOMMASO TRS	2725 S NELLIS BLVD # 1181			LAS VEGAS	NV		89121-2096
16108611205	NEWMAN JOEL B & JOAN E		2725 S NELLIS BLVD # 2184			LAS VEGAS	NV		89121-7503
16108611206	SULLIVAN BERRIE & CELESTINE		2725 S NELLIS BLVD UNIT 2183			LAS VEGAS	NV		89121
16108611207	RODRIGUEZ DANAY VARELA	JIMENEZ-VARELA ARIEL	2725 S NELLIS BLVD # 2182			LAS VEGAS	NV		89121
16108611208	YURGA PAUL S & HICKEY VICTORIA A LIVING TRUST		10245 E THISTLE AVE			MESA	AZ		85212
16108611209	SORIA ALBERTO		2725 S NELLIS BLVD # 1180			LAS VEGAS	NV		89121
16108611210	MATURAN NATIVIDAD ARRIETA		2725 S NELLIS BLVD UNIT 1179			LAS VEGAS	NV		89121
16108611211	MARTORANA ANDREW	SCHENK-MARTORANA AUBREY	4954 JUPITER HILLS DR			IDAHO FALLS	ID		83401
16108611212	MEDLIN DEBRA ELAINE		2725 S NELLIS BLVD # 1177			LAS VEGAS	NV		89121
16108611213	LEON KEVIN JAIR		2725 S NELLIS BLVD # 2180			LAS VEGAS	NV		89121
16108611214	SANCHEZ MA DEL REFUGIO ALBA		2725 S NELLIS BLVD # 2179			LAS VEGAS	NV		89121
16108611215	CHAN ANTONY TIN LING		2725 S NELLIS BLVD # 2178			LAS VEGAS	NV		89121
16108611216	OHREN FAMILY TRUST	OHREN MICHAEL MARK & JOAN E TRS	PO BOX 1153			HELENDALE	CA		92342
16108611217	POTTS MARGARET N & GEOFFREY A		2725 S NELLIS BLVD # 1176			LAS VEGAS	NV		89121-7726
16108611218	KUMAR FAMILY REVOCABLE LIVING TR	KUMAR NARESH TRS	PO BOX 270361			LAS VEGAS	NV		89127-4361
16108611219	BAKER RICHARD F REVOCABLE TRUST	BRYANT ELIZABETH TRS	2573 EAGLE ST			LAS VEGAS	NV		89142-2544
16108611220	POPE ROBERT H	YAGER-POPE CHRISTINE	2725 S NELLIS BLVD # 1173			LAS VEGAS	NV		89121-2095
16108611221	SMITH RICHARD A & DONNA M		2725 S NELLIS BLVD # 2176			LAS VEGAS	NV		89121-7502
16108611222	SOOKRAJ INDERA REVOCABLE LIV TR	SOOKRAJ INDERA TRS	2725 S NELLIS BLVD # 2175			LAS VEGAS	NV		89121
16108611223	DOTSON ROSELA R		2725 S NELLIS BLVD # 2174			LAS VEGAS	NV		89121
16108611224	HIET JANICE A	HUMES JOHN W	2725 S NELLIS BLVD # 2173			LAS VEGAS	NV		89121-7502
16108611225	M & G HERNANDEZ REVOCABLE LIVING TRUST	HERNANDEZ MOISES & GLORIA E CO-TRS	3847 VENTURA WAY			LAS VEGAS	NV		89121-6154
16108611226	HENLEY CAROL ANN		2725 S NELLIS BLVD # 1163			LAS VEGAS	NV		89121
16108611227	BAILIE DAVID E		2725 S NELLIS BLVD # 1162			LAS VEGAS	NV		89121

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611228	ROJAS LILIA		2725 S NELLIS BLVD UNIT 1161			LAS VEGAS	NV		89121
16108611229	CARPENTER SCOTT J & CYNTHIA S	CARPENTER MARK K & LINDA J	1306 CHASE AVE			CREIGHTON	NE		68729
16108611230	POSEY GLENN		6895 E LAKE MEAD BLVD # 167			LAS VEGAS	NV		89156
16108611231	BURTNICK ARLENE R		2725 S NELLIS BLVD # 2162			LAS VEGAS	NV		89121-7502
16108611232	MIRANDA MANUEL & AMANDA		2725 S NELLIS BLVD # 2161			LAS VEGAS	NV		89121
16108611233	NEDEAU FREDERICK D & ELIZABETH A		2725 S NELLIS BLVD # 1160			LAS VEGAS	NV		89121-2095
16108611234	KUETEMAN JODI M		2725 S NELLIS BLVD # 1159			LAS VEGAS	NV		89121
16108611235	SATICOY BAY LLC SERIES 2725		PO BOX 36208			LAS VEGAS	NV		89133
16108611236	ADANALIAN LENA GRACE		18 HAVENWOOD			IRVINE	CA		92614
16108611237	FISHER RYAN S		2725 S NELLIS BLVD # 2160			LAS VEGAS	NV		89121-7502
16108611238	PERALES CARLOS ALEJANDRO		2725 S NELLIS BLVD # 2159			LAS VEGAS	NV		89121
16108611239	DIAZ CARMEN C		2725 S NELLIS BLVD # 2158			LAS VEGAS	NV		89121
16108611240	AGUILAR JOSE M GARCIA		5189 VARSITY AVE			LAS VEGAS	NV		89146-7051
16108611241	K & P LACY FAMILY TRUST		5145 ARVILLE ST STE C			LAS VEGAS	NV		89118
16108611242	GARCIA ARLEY PADRON		2725 S NELLIS BLVD 1155			LAS VEGAS	NV		89121-2099
16108611243	LOPEZ ANTONIO S		2725 S NELLIS # 1154			LAS VEGAS	NV		89121-2095
16108611244	GLOVER JAMES C & BONNIE L		910 ELMHUST DR			PAPILLION	NE		68046
16108611245	MICKELSEN LONEY B		2725 S NELLIS BLVD # 2156			LAS VEGAS	NV		89121-7730
16108611246	YEE FAMILY TRUST	YEE DAVID T & DORINA FAZ TRS	2534 TALISKER AVE			HENDERSON	NV		89044
16108611247	GRAY PAMELA C		2725 S NELLIS BLVD # 2154			LAS VEGAS	NV		89121-7730
16108611248	BRADY PAUL & MANDY		515 S JACKSON ST			PAPILLION	NE		68046
16108611249	ALCANTARA RICARDO	SHENSHEW MARY LOU	2725 S NELLIS BLVD # 1152			LAS VEGAS	NV		89121
16108611250	WILLIAMS SARAH ANN		2725 S NELLIS BLVD # 1151			LAS VEGAS	NV		89121
16108611251	BURRELL ANDREW JR		2725 S NELLIS BLVD UNIT 1150			LAS VEGAS	NV		89121
16108611252	M & G HERNANDEZ REVOCABLE LIVING TRUST	HERNANDEZ MOISES & GLORIA E CO-TRS	3847 VENTURA WAY			LAS VEGAS	NV		89121
16108611253	MIRANDA AMANDA M		2725 S NELLIS BLVD # 2152			LAS VEGAS	NV		89121

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611254	BALLESTEROS GABRIELA 2023 LIVING TRUST	BALLESTEROS GABRIELA TRS	968 W 11TH ST			POMONA	CA		91766
16108611255	WEST TERESA L		2725 S NELLIS BLVD # 2150			LAS VEGAS	NV		89121-7730
16108611256	NANA BABETTE ALEXANDRALE SEUMAN		2725 S NELLIS BLVD # 2149			LAS VEGAS	NV		89121
16108611257	NATIVIDAD AZUCENA P & ROMEO F		2725 S NELLIS BLVD # 1140			LAS VEGAS	NV		89121
16108611258	SPERANZA GEORGE & SUSAN		2725 S NELLIS BLVD # 1139			LAS VEGAS	NV		89124
16108611259	LEE KELSEY LYNNE		2725 S NELLIS BLVD # 1138			LAS VEGAS	NV		89121
16108611260	KOSKI JANICE		2725 S NELLIS BLVD UNIT 1137			LAS VEGAS	NV		89121
16108611261	VENTURA ALEJANDRO		2725 S NELLIS BLVD # 2140			LAS VEGAS	NV		89121
16108611262	CONTRERAS ROBERTO & ANA		2725 S NELLIS BLVD # 2139			LAS VEGAS	NV		89121
16108611263	HILL KILBY LYN	HILL PETER R & CHERYL L	2725 S NELLIS BLVD # 2138			LAS VEGAS	NV		89121-7501
16108611264	NELSON MICHAEL E & MICHAEL II		861 E 2620 N			PROVO	UT		84604
16108611265	HAMAN STANLEY S		2725 S NELLIS BLVD # 1136			LAS VEGAS	NV		89121-2094
16108611266	KOSKI DAVE & BARBARA		2725 S NELLIS BLVD # 1135			LAS VEGAS	NV		89121
16108611267	HARRIS LEROY		2725 S NELLIS BLVD # 1134			LAS VEGAS	NV		89121-2094
16108611268	OPHEIM KIM & VIRGINIA MARIE		232130 R R 284			ROCKY VIEW	AB	CANADA	T1X 0K7
16108611269	EGAN ELENA		2725 S NELLIS BLVD # 2136			LAS VEGAS	NV		89121
16108611270	LINDO DAVID		2725 S NELLIS BLVD # 2135			LAS VEGAS	NV		89121
16108611271	SAPPHIRE TRUST	VILLA VIANCA TRS	3670 STARBRIGHT LN			LAS VEGAS	NV		89147
16108611272	BAEZ JULIE V		2725 S NELLIS BLVD UNIT 2133			LAS VEGAS	NV		89121
16108611273	MORALES DIANNE F & JOHN A		2725 S NELLIS BLVD # 1124			LAS VEGAS	NV		89121-2094
16108611274	NGUYEN THOI THI REVOCABLE LIVING TRUST	NGUYEN THOI THI TRS	2725 S NELLIS BLVD # 1123			LAS VEGAS	NV		89121-2094
16108611275	SMART JAMES R		2725 S NELLIS BLVD # 1122			LAS VEGAS	NV		89121-2094
16108611276	QUIJANO MICKYL ANTHONY RODRIGUEZ	AVILA JOANNA MARLEN MORA	2725 S NELLIS BLVD # 1121			LAS VEGAS	NV		89121
16108611277	PETTY BRENDA		2725 S NELLIS BLVD # 2124			LAS VEGAS	NV		89121-7501
16108611278	STCLAIR VICTORIA M		2725 S NELLIS BLVD # 2123			LAS VEGAS	NV		89121-7501

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611279	SHIRKEY ANDREW W		2725 S NELLIS BLVD # 2122			LAS VEGAS	NV		89121-7500
16108611280	VALENZUELA FAMILY TRUST ETAL	CASTRO RAUL VALENZUELA TRS	2725 S NELLIS BLVD # 2121			LAS VEGAS	NV		89121-7500
16108611281	MILLER EUNICE DARLENE TURNER		37114 CALLE REAL			PALMDALE	CA		93550
16108611282	MALIWAT ANTHONY & EILEEN		2725 S NELLIS BLVD 1125			LAS VEGAS	NV		89121
16108611283	CARREON LORENA AMBATALI & FRANCES		2725 S NELLIS BLVD UNIT 1128			LAS VEGAS	NV		89121
16108611284	CANNON MARK ALAN		2725 S NELLIS BLVD # 1127			LAS VEGAS	NV		89121
16108611285	BARRERA JESUS		6857 WISPY SKY CT			LAS VEGAS	NV		89142
16108611286	PERRY CHUN		2725 S NELLIS BLVD # 2125			LAS VEGAS	NV		89121
16108611287	GILBERT RALPH		33222 GERALD ST			WAYNE	MI		48184
16108611288	CRUZE TANYA R	CRUZ TANYA R	2725 S NELLIS BLVD # 1127			LAS VEGAS	NV		89120
16108611289	TOMKO MICHAEL	ALVAREZ-GARCIA NADIA	2725 S NELLIS BLVD # 1130			LAS VEGAS	NV		89121
16108611290	REBER CYNTHIA		2725 S NELLIS BLVD # 1129			LAS VEGAS	NV		89121-2094
16108611291	CORAL KEY L L C		3225 MCLEOD DR			LAS VEGAS	NV		89121
16108611292	TEETER KAY F		2725 S NELLIS BLVD # 1131			LAS VEGAS	NV		89121-2094
16108611293	VAZQUEZ-LOPEZ HECTOR	PACHECO-ROJAS EVA	10556 EL CERRITO CHICO ST			LAS VEGAS	NV		89179-1827
16108611294	HALE CASSANDRA L		2725 S NELLIS BLVD # 2129			LAS VEGAS	NV		89121
16108611295	JAIRAJ SEEROJINI REVOCABLE TRUST	JAIRAJ SEEROJINI TRS	2725 S NELLIS BLVD UNIT 2132			LAS VEGAS	NV		89121
16108611296	MILLER LANAYA		540 ELM DR UNIT 105			LAS VEGAS	NV		89169
16108611297	WAGNER JOHN OTTO & ENCARNACION M		626 CRESTWAY DR			SAN ANTONIO	TX		78239-2152
16108611298	GRUBE ARTHUR D & DONNA R		911 WICKLOW RD			PAPILLION	NE		68046-7050
16108611299	GRAHAM FAMILY TRUST		2725 S NELLIS BLVD # 2142			LAS VEGAS	NV		89121-7501
16108611300	LEE BRYAN J		PO BOX 660283			ARCADIA	CA		91066
16108611301	THOMAS LARONDAE		2725 S NELLIS BLVD # 2144			LAS VEGAS	NV		89121
16108611302	KINNEY AMELIA	KINNEY ROGER & MICHELLE	2725 S NELLIS BLVD # 2143			LAS VEGAS	NV		89121
16108611303	GRAHAM FAMILY TRUST		2725 S NELLIS BLVD # 2142			LAS VEGAS	NV		89121-7501
16108611304	MAGLIARDITI NICHOLAS J	FROSTAD JOANNE	2725 S NELLIS BLVD # 2141			LAS VEGAS	NV		89121-7501

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611305	MONTAGUE CALVIN		2725 S NELLIS BLVD # 1146			LAS VEGAS	NV		89121
16108611306	CATES HEDY T		1050 W COOLIDGE ST			BITELY	MI		49309
16108611307	D R M P B A TRUST	MARSHALL CALVIN ALI TRS	2725 S NELLIS BLVD # 1148			LAS VEGAS	NV		89121
16108611308	THOMPSON RONNIE		2725 S NELLIS BLVD # 1147			LAS VEGAS	NV		89121
16108611309	DURANT JERRY JR		2725 S NELLIS BLVD UNIT 2146			LAS VEGAS	NV		89121
16108611310	PRANDECKI IGA E		2725 S NELLIS BLVD # 2145			LAS VEGAS	NV		89121-7501
16108611311	MAHESHWARI FAMILY TRUST	MAHESHWARI ANOOP KUMAR & MEENU TRS	1157 W GRAND BLVD			CORONA	CA		92882
16108611312	EDMUNDS DARIUS D		1433 LIME POINT ST			LAS VEGAS	NV		89110
16108611313	ASTORGA-RAMIREZ MARIA CONSUELO		2725 S NELLIS BLVD # 1166			LAS VEGAS	NV		89121
16108611314	POWELL ROBERT JR & ZILA		2725 S NELLIS BLVD # 1165			LAS VEGAS	NV		89121-2095
16108611315	GLASSMAN JOHN D & JENICE V		PO BOX 8521			TACOMA	WA		98419-0521
16108611316	SERNA GERARDO		2725 S NELLIS BLVD # 1167			LAS VEGAS	NV		89121
16108611317	QUINTERO CARLOS HUMBERTO		2725 S NELLIS BLVD # 2166			LAS VEGAS	NV		89121-7502
16108611318	REED DANIELLE S		2725 S NELLIS BLVD # 2165			LAS VEGAS	NV		89121
16108611319	VALENTINE IYESHIA C		2725 S NELLIS BLVD # 2168			LAS VEGAS	NV		89121
16108611320	POWELL PATRICK & NAOMI		4022 FOXGROVE DR			LAS VEGAS	NV		89147
16108611321	JOHNSON ROBERT L		2725 S NELLIS BLVD # 1170			LAS VEGAS	NV		89121-2095
16108611322	CHAFF ESTRELLITA LIVING TRUST	CHAFF ESTRELLITA L TRS	2725 S NELLIS BLVD # 1169			LAS VEGAS	NV		89121
16108611323	KNOX MONA L		2725 S NELLIS BLVD UNIT 1172			LAS VEGAS	NV		89121
16108611324	RIER MICHAEL		2725 S NELLIS BLVD # 1171			LAS VEGAS	NV		89121-2095
16108611325	COMPLOT ANDRE ABEL		2725 S NELLIS BLVD # 2170			LAS VEGAS	NV		89121-7502
16108611326	CADENA ISIDRO ARMANDO MEJIA	HERNANDEZ FATIMA MEJIA	2725 S NELLIS BLVD # 2169			LAS VEGAS	NV		89121
16108611327	DEELY KEVIN & NANCY	DEELY DAVID	2725 S NELLIS BLVD # 2172			LAS VEGAS	NV		89121
16108611328	QUIMSON RIZA C		2725 S NELLIS BLVD # 2171			LAS VEGAS	NV		89121-7502
16108611329	ROBBINS TOBY		2725 S NELLIS BLVD UNIT 1186			LAS VEGAS	NV		89121-2096
16108611330	GONZALEZ-KEELING MAGALY		2725 S NELLIS BLVD # 1185			LAS VEGAS	NV		89121

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611331	VELAZQUEZ JOEL TRUST	VELAZQUEZ JOEL MERAZ TRS	2725 S NELLIS BLVD UNIT 1188			LAS VEGAS	NV		89122
16108611332	HAYASE JAY S		2725 S NELLIS BLVD # 1187			LAS VEGAS	NV		89121-2096
16108611333	BILDERBACK KIMBERLY KAY	TSCHETTER DANIEL GILBERT	2725 S NELLIS BLVD # 2186			LAS VEGAS	NV		89121
16108611334	LONG SHADOW HOLDINGS L L C		2950 TIFFANY CIR			LOS ANGELES	CA		90077
16108611335	ROTH ROBERT		2725 S NELLIS BLVD # 2188			LAS VEGAS	NV		89121
16108611336	KEBLER JANICE		2725 S NELLIS BLVD # 2187			LAS VEGAS	NV		89121
16108611337	SMITH CRAIG A & JAYME L		2725 S NELLIS BLVD # 1190			LAS VEGAS	NV		89121-2096
16108611338	LISAC FAMILY TRUST ETAL	LISAC JOHN D TRS	2725 S NELLIS BLVD # 1189			LAS VEGAS	NV		89121
16108611339	PASQUINELLI JAMES TRUST	PASQUINELLI JAMES ALFRED TRS	2725 S NELLIS BLVD UNIT 1192			LAS VEGAS	NV		89121
16108611340	MITCHELL ANISSA		2725 S NELLIS BLVD 1191			LAS VEGAS	NV		89121
16108611341	YAMKA SAULINE REVOCABLE LIVING TRUST ETAL	KEISER DINA TRS	2725 S NELLIS BLVD UNIT 2190			LAS VEGAS	NV		89121
16108611342	PELLONI DEBORAH J & JACALYN J		2725 S NELLIS # 2189			LAS VEGAS	NV		89121-7503
16108611343	CHEN ZHIQIANG		2725 S NELLIS BLVD # 43-2192			LAS VEGAS	NV		89121
16108611344	CAMPISI GARY T	ANIES-CAMPISI CATHERINE	PSC 517 BOX 5628R			FPO	AP		96517
16108611345	ANDRES ANGELA LUCINICIO		2725 S NELLIS BLVD UNIT 1046			LAS VEGAS	NV		89121
16108611346	DEATON DEBRA ANN		2725 S NELLIS BLVD # 1045			LAS VEGAS	NV		89121
16108611347	GAIGNARD ARTHUR		2725 S NELLIS BLVD # 1048			LAS VEGAS	NV		89121
16108611348	WIERCYSKI JANE E		2725 S NELLIS BLVD # 1047			LAS VEGAS	NV		89121-7723
16108611349	CHON YONG SUK	WONG TA SUN	2725 SOUTH NELLIS BLVD # 2046			LAS VEGAS	NV		89121
16108611350	WILCOX NATHANIEL		2725 S NELLIS BLVD # 2045			LAS VEGAS	NV		89121
16108611351	A E CONCEPTS L L C		2510 W HORIZON RIDGE PKWY # 100			HENDERSON	NV		89052
16108611352	HASLEY MARTIN		2725 S NELLIS BLVD # 2047			LAS VEGAS	NV		89121
16108611353	MARTINEZ FAMILIA TRUST ETAL	MARTINEZ-RODRIGUEZ LORENA TRS	2725 S NELLIS BLVD UNIT 1052			LAS VEGAS	NV		89121
16108611354	PASTWA PAUL		2725 S NELLIS BLVD # 1051			LAS VEGAS	NV		89121-2092
16108611355	WARD ERIK GRANT		2725 S NELLIS BLVD # 1050			LAS VEGAS	NV		89121-2092

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611356	2002 NAKAMURA FAMILY REVOCABLE LIVING TRUST	NAKAMURA HERBERT M & ANITA K-O-K AKANA TRS	41-620 BELL ST			WAIMANALO	HI		96795
16108611357	PINKHAM ALEX ANN		2725 S NELLIS BLVD # 2052			LAS VEGAS	NV		89121-2098
16108611358	BAI DUOJIAO		2725 S NELLIS BLVD # 2051			LAS VEGAS	NV		89121
16108611359	YOUNG MICHAEL		3839 VENTURA WAY			LAS VEGAS	NV		89121
16108611360	BOREN RHONDA L		2725 S NELLIS BLVD # 2049			LAS VEGAS	NV		89121-2098
16108611361	LIPPE FRANCES L TESTAMENTARY TRUST ETAL	GILLIS CYNTHIA LYNETTE TRS	3680 UNDERBUSH AVE			PAHRUMP	NV		89048
16108611362	FERRARO THOMAS D & JOSEPHINE L		2725 S NELLIS BLVD # 1065			LAS VEGAS	NV		89121
16108611363	CARNERO MINERVA		2725 S NELLIS BLVD UNIT 1068			LAS VEGAS	NV		89121
16108611364	ROMERO JEFFREY V		2725 S NELLIS BLVD # 1067			LAS VEGAS	NV		89121-2092
16108611365	CHAVIANO-AGUIAR GUILLERMO	FERNANDEZ-RODRIGUEZ EMMA	2725 S NELLIS BLVD # 2066			LAS VEGAS	NV		89121
16108611366	LAUDON JOHN		2725 S NELLIS BLVD # 2065			LAS VEGAS	NV		89121-2099
16108611367	KIMES KAREN		4538 REGALO BELLO ST			LAS VEGAS	NV		89135
16108611368	CANTAVE ALEXANDRE & SHEVONIE		2725 S NELLIS BLVD # 2067			LAS VEGAS	NV		89121
16108611369	EARLY ELIZABETH		2725 S NELLIS BLVD # 1072			LAS VEGAS	NV		89121
16108611370	MATTEUCCI JOAN D		2725 S NELLIS BLVD UNIT 1177			LAS VEGAS	NV		89121
16108611371	GARCIA LETICIA		2725 S NELLIS BLVD # 1070			LAS VEGAS	NV		89121
16108611372	HERNANDEZ DIANNA		4537 TOADSTOOL LN			LAS VEGAS	NV		89110
16108611373	LEWIS GLENDA		215 SILVERCREEK C1 NW			CALGARY	AB	CANADA	T3B 4G4
16108611374	SHRYACK RODNEY O & CONNIE M		2725 S NELLIS BLVD # 2071			LAS VEGAS	NV		89121-2099
16108611375	GRABEL SHARON E		2725 S NELLIS BLVD # 2070			LAS VEGAS	NV		89121-2099
16108611376	FOLEY HAROLD C & SUSAN F		1150 S COLONY WAY # 3-246			PALMER	AK		99645
16108611377	QUIMSON LILIAN A		2725 S NELLIS BLVD # 1092			LAS VEGAS	NV		89121
16108611378	SUMMERS JEFFREY		8395 LOST LAKE CT			LAS VEGAS	NV		89147-6140
16108611379	WINNIK FILIP M & KRYSTYNA		2725 S NELLIS BLVD UNIT 1090			LAS VEGAS	NV		89121
16108611380	PRANDECKI IGA		9811 W CHARLESTON BLVD # 2			LAS VEGAS	NV		89117

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611381	CATAPANO ANTHONY J JR		2725 S NELLIS BLVD # 2092			LAS VEGAS	NV		89121-7500
16108611382	ALVAREZ JOSE		1323 BURNHAM AVE			LAS VEGAS	NV		89104
16108611383	CAMP WILLIAM R		2725 S NELLIS BLVD UNIT 2090			LAS VEGAS	NV		89121
16108611384	PANASIUK ROMANA		2725 S NELLIS BLVD # 2089			LAS VEGAS	NV		89121
16108611385	MAIONE JOANNE CONSTANCE REVOCABLE LIVING TRUST	MAIONE JOANNE CONSTANCE TRS	2725 S NELLIS BLVD # 1096			LAS VEGAS	NV		89121
16108611386	ZAVARELLA FAMILY REVOCABLE LIVING TRUST ETAL	ZAVARELLA NICHOLAS & SHIRLEY TRS	2725 S NELLIS # 1096			LAS VEGAS	NV		89121
16108611387	HAFNER CHARLES V		29162 WAGNER ST			WARREN	MI		48093-8627
16108611388	ZAVARELLA FAMILY REVOCABLE LIVING TRUST	ZAVARELLA NICHOLAS & SHIRLEY TRS	2836 SAN MARTIN CT			LAS VEGAS	NV		89121
16108611389	MAIONE JOANNE CONSTANCE REVOCABLE LIVING TRUST	MAIONE JOANNE CONSTANCE TRS	2725 S NELLIS BLVD # 1096			LAS VEGAS	NV		89121
16108611390	SYSIOC VIRGINIA		2725 S NELLIS BLVD # 2095			LAS VEGAS	NV		89121
16108611391	BROWN CATHERINE		2725 S NELLIS BLVD UNIT 2094			LAS VEGAS	NV		89121-7500
16108611392	PALESTINA JOSE J		1681 PENTECOST WAY # 1			SAN DIEGO	CA		92105-7714
16108611393	MARIN MARTA ARELY		6857 WISPY SKY CT			LAS VEGAS	NV		89142
16108611394	VALDES RODRIGUEZ JOSE	HERNANDEZ ANA ODELKYS GOMEZ	2725 S NELLIS BLVD # 1109			LAS VEGAS	NV		89121
16108611395	HARTMANN DMARIE G		2725 S NELLIS BLVD # 1112			LAS VEGAS	NV		89121
16108611396	JAUREGUI SAUL		4820 MONTEBELLO AVE			LAS VEGAS	NV		89110
16108611397	MASON DORLISA I		2725 S NELLIS BLVD # 2110			LAS VEGAS	NV		89121
16108611398	FOULK SCOTT B		2725 S NELLIS BLVD UNIT 2109			LAS VEGAS	NV		89121
16108611399	MCKELLIER DENISE		2725 S NELLIS BLVD # 2112			LAS VEGAS	NV		89121
16108611400	GONZALEZ MARCO ANTONIO		2725 S NELLIS BLVD # 2111			LAS VEGAS	NV		89121-7500
16108611401	FARNSWORTH KEVIN D		2725 S NELLIS BLVD # 1116			LAS VEGAS	NV		89121-2093
16108611402	TRAUFLER SUSAN DELORES		2725 S NELLIS BLVD # 1115			LAS VEGAS	NV		89121
16108611403	ALFECHE NELSON	ABRAGAN RENA	3403 GREENWOOD SPRINGS DR			LAS VEGAS	NV		89122
16108611404	RODRIGUEZ SUSANA & HUGO HECTOR		18034 VENTURA BLVD # 476			ENCINO	CA		91316

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108611405	HOLMES RODERICK W		2725 S NELLIS BLVD # 2116			LAS VEGAS	NV		89121
16108611406	DANIGGELIS MONICA & ELIZABETH P		2725 S NELLIS BLVD # 2115			LAS VEGAS	NV		89121
16108611407	SNODGRASS BRANDON LEE & JENNIFER MARIE		4830 CAROUSEL CIR			ANCHORAGE	AK		99502
16108611408	HOMESTEAD INDUSTRIES L L C		2725 S NELLIS BLVD UNIT 2113			LAS VEGAS	NV		89121
16108710018	RUIZ BLANCA DEL ROCIO		4686 HAPPY VALLEY AVE			LAS VEGAS	NV		89121-7110
16108710019	BEAZER HOMES HOLDINGS L L C		2490 PASEO VERDE PKWY STE 120			HENDERSON	NV		89074
16108710020	APOSTOLIC ASSEMBLY FAITH CHRIST JESUS		10807 LAUREL ST			RANCHO CUCAMONGA	CA		91730
16108710022	MORALES JOSE R		2000 LAS VEGAS BLVD # C2			LAS VEGAS	NV		89104
16108710023	BEAZER HOMES HOLDINGS L L C		2490 PASEO VERDE PKWY STE 120			HENDERSON	NV		89074
16108710024	BEAZER HOMES HOLDINGS L L C		2490 PASEO VERDE PKWY STE 120			HENDERSON	NV		89074
16108710032	BLUE WAVE PROPERIES INC		3085 S NELLIS BLVD			LAS VEGAS	NV		89121-2020
16108710033	BRISTOL SUNRISE L L C		PO BOX 800729			DALLAS	TX		75380
16108710034	AMIGO REALTY CORP		4186 TATTERSALL PL			LAS VEGAS	NV		89115
16108710035	TABORLAND L L C		2444 WILSHIRE BLVD STE 601			SANTA MONICA	CA		90403
16108710036	A S I VEGAS VALLEY L P		2550 UNIVERSITY AVE STE 330N			SAINT PAUL	MN		55114
16108711217	4855 VEGAS VALLEY OWNER L L C		2002 N TAMPA ST STE 110			TAMPA	FL		33602
16108712001	VALDES ADA	BAUTISTA-PEREZ YONNEY	4798 BEACH SHELL CT			LAS VEGAS	NV		89121
16108712002	CESPEDES-TRIANA GLADYS		4790 BEACH SHELL CT			LAS VEGAS	NV		89121-7160
16108712003	HERNANDEZ LESLIE DENNIS MARTINEZ	HURTADO ROSMELYS CHACON	4782 BEACH SHELL CT			LAS VEGAS	NV		89121
16108712004	DEBLU TRUST	LUJAN DEBORAH TRS	4774 BEACH SHELL CT			LAS VEGAS	NV		89121
16108712005	IGNACIO LESLIE-ANNE V		4766 BEACH SHELL CT			LAS VEGAS	NV		89121
16108712006	KAPUNO ROLANDO & CYNTHIA		4758 BEACH SHELL CT			LAS VEGAS	NV		89121-7159
16108712007	SEVEN POINTS BORROWER L L C		PO BOX 4090			SCOTTSDALE	AZ		85261
16108712008	DHILLON HARJIT S		4742 BEACH SHELL CT			LAS VEGAS	NV		89121-7159
16108712015	VALDOVINOS BRENDA L		4715 BEACH SHELL CT			LAS VEGAS	NV		89121-7159

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108712016	SANDHU GURJINDER KAUR REVOCABLE FAMILY TRUST		2933 CRYSTAL BAY DR			LAS VEGAS	NV		89117-2256
16108712017	MABALOT JASON D		1090 ALA NAPUNANI ST # 407			HONOLULU	HI		96818-1792
16108712018	PYRENEES INVESTMENT II L L C		209 S STEPHANIE ST # B251			HENDERSON	NV		89012
16108712019	ESPIRITU JESSIE		4796 WOODLAND AVE			LAS VEGAS	NV		89121
16108712020	VARGAS PAOLA	DELGADILLO-ALVAREZ ANTONIIO	4786 WOODLAND AVE			LAS VEGAS	NV		89121
16108712021	JEFFRIES JORMA T		4776 WOODLAND AVE			LAS VEGAS	NV		89121-7134
16108712022	ORELLANO-CIENFUEGOS IRIS ADALGIZA		4760 WOODLAND AVE			LAS VEGAS	NV		89121
16108712023	RODARTE JONATHAN & LAURA O ACOSTA		4748 WOODLAND AVE			LAS VEGAS	NV		89121
16108712024	MALAN RACHEL J		231 E STRAWBERRY DR			MILL VALLEY	CA		94941-2506
16108712025	CANDELARIO YOEL FRAGA & ADISLEY FRAGA		4724 WOODLAND AVE			LAS VEGAS	NV		89121
16108712026	PETERSMAN ROBERT C		1135 DEL ORO WAY			GILROY	CA		95020
16108714322	B M F IV NV 3055 LAS VEGAS L L C		111 E SEGO LILY DR STE 400			SANDY	UT		84070
16108715001	AVENDANO'S PPTY DEVELOPMENT INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110
16108715002	BUSTAMANTE DANIEL HERNANDEZ	GUERRERO-RAMIREZ BRENDA JUDITH	4781 WOODLAND AVE			LAS VEGAS	NV		89121
16108715003	JAVIER RENATO		4787 WOODLAND AVE			LAS VEGAS	NV		89121
16108715004	SORIANO LOURDES Q	IBUAN GERARDO	4789 WOODLAND AVE			LAS VEGAS	NV		89121
16108715005	TORRALBA PRECY C & ROY CORTES		4793 WOODLAND AVE			LAS VEGAS	NV		89121
16108715006	CHAVARRO MICHAEL ANGELO	OLEJUA EDELIN BEATRIZ	4795 WOODLAND AVE			LAS VEGAS	NV		89147
16108715007	AVENDANO'S PROPERTY DEV INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110
16108715008	AVENDANO'S PROPERTY DEV INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110
16108715009	AVENDANO'S PROPERTY DEV INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110
16108715010	AVENDANO'S PROPERTY DEV INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110
16108715011	AVENDANO'S PROPERTY DEV INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110
16108715012	AVENDANO'S PROPERTY DEV INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110
16108715013	AVENDANO'S PROPERTY DEV INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108715014	AVENDANO'S PROPERTY DEV INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110
16108715015	AVENDANO'S PROPERTY DEV INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110
16108715016	AVENDANO'S PROPERTY DEV INC		631 LOS FELIZ ST			LAS VEGAS	NV		89110
16108810010	REED RONALD G & ANGELA M		4674 LINDA AVE			LAS VEGAS	NV		89121-7114
16108810011	CARRASCO ARTURO & YESENIA		4710 LINDA LN			LAS VEGAS	NV		89121-7115
16108810012	HIGGINS GEORGE RICHARD & DARLA DEANNA TRUST AGTMT	HIGGINS GEORGE RICHARD & DARLA DEANNA TRS	4724 LINDA AVE			LAS VEGAS	NV		89121
16108810013	VASQUEZ JESUS T & BERTHA		4742 LINDA AVE			LAS VEGAS	NV		89121
16108810014	MCDONALD JAMES & CHARLEEN FAM TR	MCDONALD JAMES TRS	2301 PINTO RD			HENDERSON	NV		89002
16108810015	GERMAN JUAN L	GARCIA ANAY	5384 SILVERHEART AVE			LAS VEGAS	NV		89142-0187
16108810016	LEE RANCH TRUST		3137 ALOHA AVE			LAS VEGAS	NV		89121-7105
16108810017	LEE RANCH TRUST		3137 ALOHA AVE			LAS VEGAS	NV		89121-7105
16108810018	CARRERA FRANCISCO		2927 ALOHA AVE			LAS VEGAS	NV		89121-7101
16108810019	DE CRISTO REY DIOCESIS		PO BOX 570201			LAS VEGAS	NV		89157
16108810020	STANFORD JERRY D & CYNTHIA A		4741 E HAPPY VALLEY AVE			LAS VEGAS	NV		89121-7121
16108810021	REED RONALD G & ANGELA M		4725 HAPPY VALLEY AVE			LAS VEGAS	NV		89121-7121
16108810022	REED SARA ELIZABETH & DEREK R	REED TREVER EDGAR	4674 LINDA AVE			LAS VEGAS	NV		89121-7114
16108810035	ISLAMIC SOCIETY NEVADA		4730 E DESERT INN RD			LAS VEGAS	NV		89121-2804
16108810036	ISLAMIC SOCIETY NEVADA		4730 E DESERT INN RD			LAS VEGAS	NV		89121-2804
16108810037	ISLAMIC SOCIETY NEVADA		4730 E DESERT INN RD			LAS VEGAS	NV		89121-2804
16108810038	YATES INN L L C		8102 S TELFORD WAY			SANDY	UT		84093-6309
16108810039	BASHIR A CHOWDHY FAMILY FOUNDATION		605 QUEENSRIDGE CT			LAS VEGAS	NV		89145
16108810040	GONZALEZ-RODRIGUEZ SALVADOR	PARGA-FLORES MONICA	3239 ALOHA AVE			LAS VEGAS	NV		89121-7107
16108810041	FUERTE IGLESIA APOSTOLICA TORRE		3701 BETHEL BAY ST			NORTH LAS VEGAS	NV		89032
16108810042	FUERTE IGLESIA APOSTOLICA TORRE		3701 BETHEL BAY ST			NORTH LAS VEGAS	NV		89032
16108810043	LOPEZ VIANEY		4741 LINDA AVE			LAS VEGAS	NV		89121-7116
16108810044	MARTINEZ FRANCISCO TRUST		4725 LINDA AVE			LAS VEGAS	NV		89121-7116

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108810045	MARTINEZ FRANCISCO	ERIVES GUADALUPE	6715 FOX RD			LAS CRUCES	NM		88012
16108810051	GUERRERO JOSE L RINCON		4825 LINDA AVE			LAS VEGAS	NV		89121-2005
16108810052	SANTIAGO EMILY		3220 ALOHA AVE			LAS VEGAS	NV		89121
16108810055	IRLAS FERNANDO D SR & SAN J		4860 E DESERT INN RD			LAS VEGAS	NV		89121-2855
16108810056	MAGDALENO JAVIER		4874 E DESERT INN RD			LAS VEGAS	NV		89121
16108810057	PHILLIPS GORDON R & NANCY LIV TR	PHILLIPS GORDON R & NANCY S TRS	4906 E DESERT INN RD			LAS VEGAS	NV		89121-2808
16108810058	ARANA BOCHE TRUST ETAL	ARANA-ORELLANA CARLOS MANUEL TRS	4906 E DESERT INN RD			LAS VEGAS	NV		89121
16108810059	FELLER MICHAEL E TRUST	FELLER MICHAEL E TRS	4924 E DESERT INN RD			LAS VEGAS	NV		89121-2808
16108810060	STEVENS BARBARA J & SCOTT C		4934 E DESERT INN RD			LAS VEGAS	NV		89121-2808
16108810061	DESERT INN CAPITAL MANAGEMENT L L C		3755 BREAKTHROUGH WAY # 250			LAS VEGAS	NV		89135
16108810062	3285 S NELLIS L L C		PO BOX 100843			FORT WORTH	TX		76184
16108810063	GETTY LEASING INC		292 MADISON AVE 9TH FLR			NEW YORK	NY		10017-6318
16108810064	S G N V 3225 S NELLIS BLVD L L C		PO BOX 71870	6890 S 2300 E		SALT LAKE CITY	UT		84171
16108810065	HOLYOAK 1982 TRUST	HOLYOAK CHARLEEN TRS	4925 LINDA AVE			LAS VEGAS	NV		89121-2040
16108810066	GUTIERREZ LOZANO TRUST	GUTIERREZ CESARIO C & BRAULIA TRS	4915 LINDA AVE			LAS VEGAS	NV		89121
16108810067	ARANA BOCHE TRUST ETAL	ARANA-ORELLANA CARLOS MANUEL TRS	4906 E DESERT INN RD			LAS VEGAS	NV		89121
16108810068	LEGUEN RAUL IVAN GUERRA		4879 LINDA AVE			LAS VEGAS	NV		89121
16108810069	BARRIENTOS EMMANUEL	CAZARES BELEM	4940 EL CAPITAN WAY			LAS VEGAS	NV		89149
16108810070	ALLEN EVA MARIE		4875 LINDA AVE			LAS VEGAS	NV		89121
16108810072	PARRALES OMAR IVAN	PIEDRA MARIA GUADALUPE ROBERTO	3180 ALOHA AVE			LAS VEGAS	NV		89121-7106
16108810073	GONZALEZ-HEREDIA MARINA		3160 ALOHA AVE			LAS VEGAS	NV		89121
16108810074	RODKOFF-YOSEF FAMILY TRUST		15455 SHERMAN WAY UNIT 28			VAN NUYS	CA		91406
16108810075	MURRAY GEORGE THOMAS JR LIV TR	MURRAY GEORGE THOMAS JR TRS	3130 ALOHA			LAS VEGAS	NV		89121-7106
16108810076	HERMANSON DAVE		3120 ALOHA AVE			LAS VEGAS	NV		89121
16108810077	ARIAS HUGO & LETICIA		4754 FUENTES WAY			LAS VEGAS	NV		89121

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APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16108810078	CARVAJAL BEVERLY REBECCA	MARTINEZ GUILLERMO A	7342 SUNRAY POINT ST			NORTH LAS VEGAS	NV		89084
16108810079	SIGRETTO MICHAEL P & ROBIN L REYNOLDS		4895 HAPPY VALLEY AVE			LAS VEGAS	NV		89121-2037
16108810080	ESCALERA JUAN		4951 HAPPY VALLEY AVE			LAS VEGAS	NV		89121-2038
16108810081	NUNEZ LEONEL ANAYA	ANAYA ORALIA	4925 HAPPY VALLEY AVE			LAS VEGAS	NV		89121-2038
16108810082	PALM PROPERTIES L L C		6050 S FORT APACHE RD # 100			LAS VEGAS	NV		89148
16108810083	PALM PROPERTIES L L C		6050 S FORT APACHE RD # 100			LAS VEGAS	NV		89148
16108810084	DOUGLAS FAMILY TRUST	DOUGLAS MIKE & LISA TRS	490 MOORE RD			WOODSIDE	CA		94062
16108810085	DOUGLAS FAMILY TRUST	DOUGLAS MIKE & LISA TRS	490 MOORE RD			WOODSIDE	CA		94062
16108810086	DOUGLAS FAMILY TRUST	DOUGLAS MIKE & LISA TRS	490 MOORE RD			WOODSIDE	CA		94062
16108810087	VASQUEZ ESTABAN TORRES JR		2045 WESTERN			LAS VEGAS	NV		89102-4608
16108810088	WOOD THOMAS F		4906 LINDA AVE			LAS VEGAS	NV		89121
16108810089	HEWES MARILYN & PATRICK		4878 LINDA AVE			LAS VEGAS	NV		89121
16108810090	AHUMADA JOSE R		4864 LINDA AVE			LAS VEGAS	NV		89121
16108810094	CHURCH UNIVERSAL INC		100 MULBERRY ST 14TH FL			NEWARK	NJ		07102
16108810098	LEE MICHELLE		8461 FARM RD # 120-277			LAS VEGAS	NV		89131
16108810099	880 E SAHARA L L C - SERIES 3		880 E SAHARA AVE			LAS VEGAS	NV		89104
16109201004	CHEVMAC 1 L L C		110 N CARPENTER ST			CHICAGO	IL		60607
16109217003	USA POSTAL SERVICE		8055 E TUFTS AVENUE PKWY # 400			DENVER	CO		80237-2881
16109217004	G S K I L L C		955 TEMPLE VIEW DR			LAS VEGAS	NV		89110-2900
16109301004	HAMPTON APTS INC		2016 RIVERSIDE DR			LOS ANGELES	CA		90039-3707
16109301005	VALLEY VISTA M H C L L C		31200 NORTHWESTERN HWY			FARMINGTON HILLS	MI		48334
16109301007	REBEL LAND AND DEVELOPMENT L L C		2424 RIDGE RD			ROCKWALL	TX		75087
16109310345	3050 S NELLIS D B L L C		1880 CENTURY PARK E STE 300			LOS ANGELES	CA		90067
16109401002	VALLEY VISTA M H C L L C		31200 NORTHWESTERN HWY			FARMINGTON HILLS	MI		48334
16109401007	SCHOOL BOARD OF TRUSTEES		1180 MILITARY TRIBUTE PL			HENDERSON	NV		89074

PPLRL_1740

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16109410385	U S M F MEADOWS PROPCO L L C		6191 STATE HIGHWAY 161 STE 100			IRVING	TX		75038
16109411003	S S B PROPCO L L C		465 FIRST ST WEST 2ND FL			SONOMA	CA		95476
16109411004	BECKMAN CHARLES & LOLING		1265 CASIANO RD			LOS ANGELES	CA		90049
16109411005	M D C COASTAL 20 L L C		11995 EL CAMINO REAL			SAN DIEGO	CA		92130
16109411006	CY HOMA L L C		3721 CANARY PALM			LAS VEGAS	NV		89121-7239
16109411007	S S B PROPCO L L C		465 FIRST ST W 2ND FLR			SONOMA	CA		95476
16116101001	KHARBANDA SANJEEV LIVING TRUST	KHARBANDA SANJEEV TRS	5469 SIGNAL HILL DR			DUBLIN	CA		94568
16116110083	SOTO-SUASTIGUI EDUARDO		5075 BROWNWOOD AVE			LAS VEGAS	NV		89122
16116110084	MAZZONNE ROSALIE		3311 DEATH VALLEY DR			LAS VEGAS	NV		89122
16116110093	ALCHEMY INVESTMENT L L C		8978 SPANISH RIDGE # 102			LAS VEGAS	NV		89148
16116110094	BOYLE MICHAEL		3312 CAPE COD DR			LAS VEGAS	NV		89122
16116110095	DEAMER 1993 TRUST	DEAMER FLORENCE L TRS	3306 CAPE COD DR			LAS VEGAS	NV		89122-3909
16116110096	3303 CAPE COD TRUST	CHRISTIE K L TRS	3225 MCLEOD DR			LAS VEGAS	NV		89121
16116110097	VARGAS MARIA		3309 CAPE COD DR			LAS VEGAS	NV		89122
16116110098	MORENO-FRAUSTO RAMON		3315 CAPE COD DR			LAS VEGAS	NV		89122-3950
16116110099	HILDENBRAND ALAN THOMAS	BROWN REGINA LEE	3323 CAPE COD DR			LAS VEGAS	NV		89122
16116110109	GUERRERO EDLIN		3332 BIG SUR DR			LAS VEGAS	NV		89122
16116110110	GIANINETTO STELLA M		3324 BIG SUR DR			LAS VEGAS	NV		89122-3905
16116110111	BROCKMAN JOSEPH & ADORA		3316 BIG SUR DR			LAS VEGAS	NV		89122-3905
16116110112	HOUSTON LARRY D & DEBORAH J		3310 BIG SUR DR			LAS VEGAS	NV		89122-3905
16116110113	SERPAS JUAN CARLOS		3304 BIG SUR DR			LAS VEGAS	NV		89122
16116110114	DESERT INN MOBILE FAM ESTS ASSN		5100 BLUE RIDGE PKWY			LAS VEGAS	NV		89122-3924
16116110115	YAMAGUCHI L L C		1723 FRANKLIN CHASE			HENDERSON	NV		89012
16116110116	DEWEGELI ELIZABETH RUTH	RUTH HARMONY	5150 SPYGLASS HILL DR # 177			LAS VEGAS	NV		89142
16116110117	GREEN BRENDA KAY		5068 WASATCH LN			LAS VEGAS	NV		89122
16116110118	SHUIT HEATHER N & DAVUD V	HELMAN-SHUIT BERTHA L	5072 WASATCH LN			LAS VEGAS	NV		89122-4055

PPLRL_1741

APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16116110119	MITCHELL ROBERT J		5110 WASATCH LN			LAS VEGAS	NV		89122-4055
16116110120	FISHER JASON H & ALLYSON S		14 DOVETAIL CIR			HENDERSON	NV		89014
16116110121	MACIEL-GIL ANGEL		5122 WASATCH LN			LAS VEGAS	NV		89122
16116110122	HADDAD MICHAEL		PO BOX 691960			STOCKTON	CA		95269
16116110123	EDWARDS RONALD T	ERLANO EULALIA C	6110 ORANGE HILL DR			LAS VEGAS	NV		89142-0604
16116110186	MARTINEZ ALFREDO		3305 EWA BEACH DR			LAS VEGAS	NV		89122
16116110187	BROCCOLINO JAMES J & SHIRLEY A		5130 TUPELO LN			LAS VEGAS	NV		89122-4054
16117501005	CHAN ALVIN B INC		PO BOX 4900			SCOTTSDALE	AZ		85261-4900
16117501006	RAINBOW MARKET #8 L L C		1281 TERMINAL WAY # 115			RENO	NV		89502
16117501010	WANG FAMILY LIVING TRUST	WANG SUNG-VUM TRS	PO BOX 17535			ANAHEIM	CA		92817
16117501011	SPACE PROVIDERS ASHEVILLE L L C	CAROLINA VEGAS L L C	1300 TUNNEL RD			ASHVILLE	NC		28805-1629
16117510023	ALVI KHIZAR		22 ABBEY RD			NEWARK	DE		19702
16117510024	ORTEGA PAUL	ZARATE YOLANDA	4802 FUENTES WAY			LAS VEGAS	NV		89121
16117511001	DESILVA MARIA A HERNANDEZ		4840 FUENTES CIR			LAS VEGAS	NV		89121-2816
16117511002	BACON JOANNE LIVING TRUST	BACON JOANNE TRS	2800 CONGRESS AVE			LAS VEGAS	NV		89121
16117511003	ROMERO GRACIELA FIGUEROA		4856 FUENTES CIR			LAS VEGAS	NV		89121-2816
16117511004	BARRETT KEVIN & LORINDA		4866 FUENTES CIR			LAS VEGAS	NV		89121
16117511005	PORTILLO DAVID O		4874 FUENTES CIR			LAS VEGAS	NV		89121
16117511006	GARCIA YOANDY LUIS CUETO		4882 FUENTES CIR			LAS VEGAS	NV		89121
16117511007	AGUIRRE JUVENIO A		4890 FUENTES CIR			LAS VEGAS	NV		89121
16117511008	CONTRERAS SARAI JACO	RODRIGUEZ DAVID SANTANA	4972 HIDALGO WAY			LAS VEGAS	NV		89121
16117511009	PADOVICH DAVID A		4906 FUENTES CIR			LAS VEGAS	NV		89121
16117511010	HALLEWELL MICHAEL H & NANCY L		5841 E CHARLESTON BLVD # 230-265			LAS VEGAS	NV		89142
16117511011	DISABATO DAVID		4897 FUENTES CIR			LAS VEGAS	NV		89121
16117511012	BELLA JULIE	LOPEZ CHASE	4889 FUENTES CIR			LAS VEGAS	NV		89121
16117511013	ALVEY LAWRENCE E & ROBERTA J		4881 FUENTES CIR			LAS VEGAS	NV		89121-2827
16117511014	MARTINEZ SYMONE	SALINAS PEDRO	4873 FUENTES CIR			LAS VEGAS	NV		89121-2827

PPLRL_1742

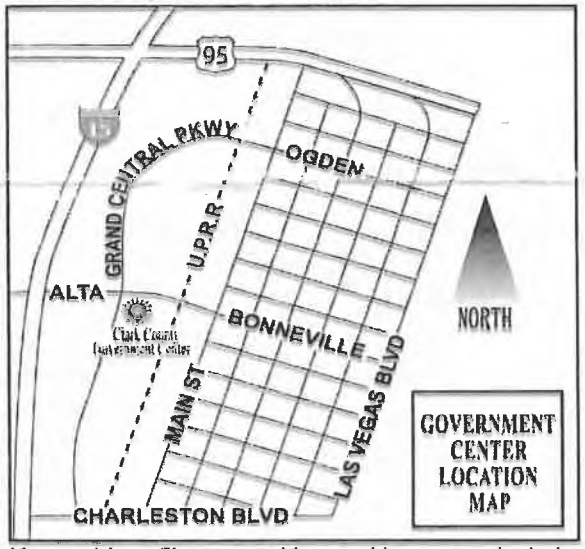
APN	OWNER	OWNER2	ADDRESS1	ADDRESS2	ADDRESS3	CITY	STATE	COUNTRY	ZIPCODE
16117511015	J C L L C		4144 COMB CIR			LAS VEGAS	NV		89104
16117511016	SPINARD CYNTHIA		4855 FUENTES CIR			LAS VEGAS	NV		89121-2827
16117511017	AVILA JULIO CESAR VELASCO		4856 HILDAGO WAY			LAS VEGAS	NV		89121
16117511018	DUSENBERY JOSEPH A & PATRICIA A		4866 HILDAGO WAY			LAS VEGAS	NV		89121-2847
16117511019	DOMINGUEZ DAMACIO PEREZ		913 S ROANNE ST			ANAHEIM	CA		92804
16117511020	ROSAS VICTOR MANUEL & ESMERALDA		6414 ENCHANTING CT			LAS VEGAS	NV		89156
16117511021	PINZON-GARCIA OMAR DAVID	PINZON FEDERICO GARCIA	3602 HUERTA DR			LAS VEGAS	NV		89121
16117511022	KELMAN DANIEL		4898 HILDAGO WAY			LAS VEGAS	NV		89121
16117511089	STICKNEY MICHAEL & DARLENE G		4814 FUENTES WAY			LAS VEGAS	NV		89121-2810
16117511090	JOVEL GLORIA ARACELY		3315 VISTA DEL MONTE DR			LAS VEGAS	NV		89121
16117511091	COUNTY OF CLARK(PK & COMM SERV)		500 S GRAND CENTRAL PKWY			LAS VEGAS	NV		89155
16117512010	OLIVARES-MURGUIA LUIS	RODRIGUEZ ELIDA FLORES	3364 HUERTA DR			LAS VEGAS	NV		89121
16117512011	FLORES JOSE MANUEL OLIVARES	AGUILAR VANESSA HERNANDEZ	3350 HUERTA DR			LAS VEGAS	NV		89121
16117512012	PERDOMO SERGIO		4972 HILDAGO WAY			LAS VEGAS	NV		89121
16117512013	MCMILLIAN NANCY ANN		325 LEHMAN ST			LAS VEGAS	NV		89122
16117512014	VILLANUEVA ARMANDO & MARIA		4956 HILDAGO WAY			LAS VEGAS	NV		89121-2864
16117512015	CUELLAR-MORONES LUIS A		4948 HILDAGO WAY			LAS VEGAS	NV		89121
16117512016	FINLULO L L C		3255 LINDELL RD			LAS VEGAS	NV		89145
16117512017	RIPPEL NICHOLAS S & DEBORAH L		4932 HILDAGO WAY			LAS VEGAS	NV		89121-2864
16117512018	BOBADILLA-GARCIA RUBEN	BOBADILLA BERTHA	4921 HILDAGO WAY			LAS VEGAS	NV		89121
16117512019	CUEVAS GABRIELA	LONA CIRIACO CUEVAS	4916 HILDAGO WAY			LAS VEGAS	NV		89121-2864
16117512020	FONGER KARLYLE B		4908 HILDAGO WAY			LAS VEGAS	NV		89121-2864
16117512022	BOBADILLA-GARCIA RUBEN	BOBADILLA BERTHA LETICIA	4924 HILDAGO WAY			LAS VEGAS	NV		89121
16117512023	HUPP FRED & JANICE E		4933 HILDAGO WAY			LAS VEGAS	NV		89121-2863

PPLRL_1743

PPLRL_1744

DEPARTMENT OF COMPREHENSIVE PLANNING
LAND USE PLANNING
(702) 455-4314
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
BOX 551741
LAS VEGAS, NEVADA 89155-1741

OFFICIAL NOTICE OF PUBLIC HEARING



If you wish to file your position on this request, check the appropriate box below, and return this card in an envelope with postage to the Dept. of Comprehensive Planning or fax this side of the card to (702) 455-3271.

☐ I SUPPORT this request

☒ I OPPOSE this request

PRESORTED FIRST CLASS

US POSTAGE PITNEY BOWES
ZIP 89120 $ 000.43[5]
02 4W
0000362048 AUG 08 2024

VS-24-0277 090424
SIGRETTO MICHAEL P & ROBIN L REYNOLDS
4895 HAPPY VALLEY AVE
LAS VEGAS, NV 89121-2037

PPLRL_1745

APPLICATION INFORMATION

APPLICATION NUMBER: VS-24-0277
OWNER: PALM PROPERTIES, LLC:

VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). (For possible action)

RELATED INFORMATION:

APN: 161-08-810-082; 161-08-810-083

IF WS-24-0276 & VS 24-0277 PASS, NEXT THEY WILL TAX THIS ON LOT 161-08-810-078.

THIS "078" IS NOT COMMERCIAL PROPERTY.

APPLICATION LOCATION



MEETING INFORMATION

Sunrise Manor Town Board
August 15, 2024, 6:30 pm
Hollywood Neighborhood Services Center
1650 S. Hollywood Blvd
Las Vegas, Nevada

Board of County Commissioners
September 4, 2024, 9:00 am
Clark County Government Center
500 S. Grand Central Parkway
Las Vegas, Nevada

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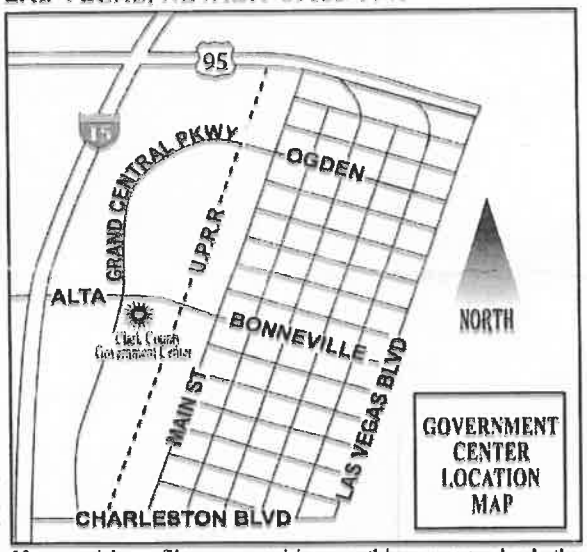
PPLRL_1746

DEPARTMENT OF COMPREHENSIVE PLANNING
LAND USE PLANNING
(702) 455-4314
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
BOX 551741
LAS VEGAS, NEVADA 89155-1741

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US POSTAGE PITNEY BOWES
ZIP 89120 $ 000.43[5]
02 4W
0000362048 AUG 08 2024

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☐ I SUPPORT this request

☒ I OPPOSE this request

VS-24-0277 090424
GARBE REINHOLD G ETAL
KARWACKI-GARBE THERESA A
3226 WOODY LN
SAN JOSE, CA 95132

PPLRL_1747

APPLICATION INFORMATION

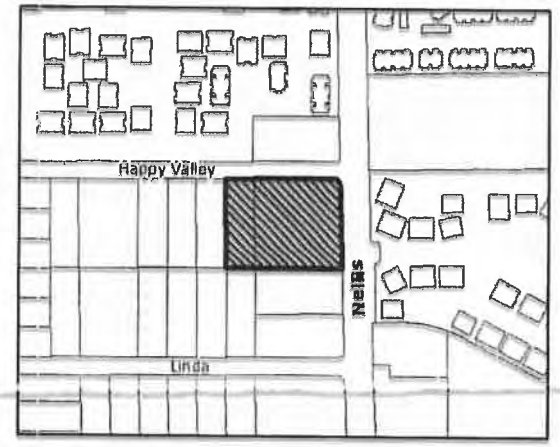
APPLICATION NUMBER: VS-24-0277
OWNER: PALM PROPERTIES, LLC:

VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). (For possible action)

RELATED INFORMATION:

APN: 161-08-810-082; 161-08-810-083

APPLICATION LOCATION



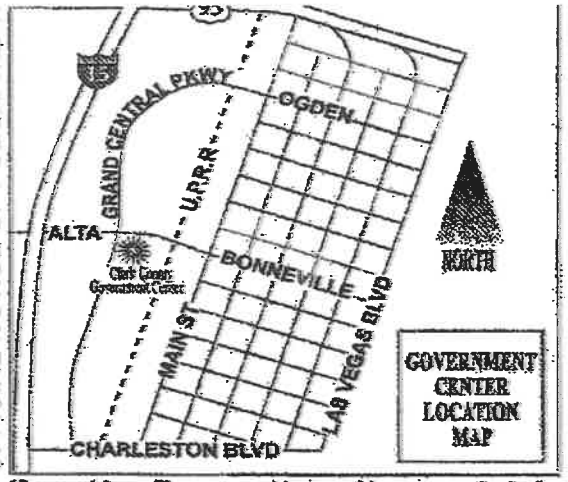
MEETING INFORMATION

Sunrise Manor Town Board
August 15, 2024, 6:30 pm
Hollywood Neighborhood
Services Center
1650 S. Hollywood Blvd
Las Vegas, Nevada

Board of County Commissioners
September 4, 2024, 9:00 am
Clark County Government Center
500 S. Grand Central Parkway
Las Vegas, Nevada

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OFFICIAL NOTICE OF PUBLIC HEAR



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☐ I SUPPORT this request ☒ I OPPOSE this request

VS-24-0277 090424
DOUGLAS FAMILY TRUST
DOUGLAS MIKE & LISA TRS
490 MOORE RD
WOODSIDE, CA 94062

125 PROPMP 94062

13-Aug-2024 13:43 VFax +17024406204 p.3

APPLICATION INFORMATION

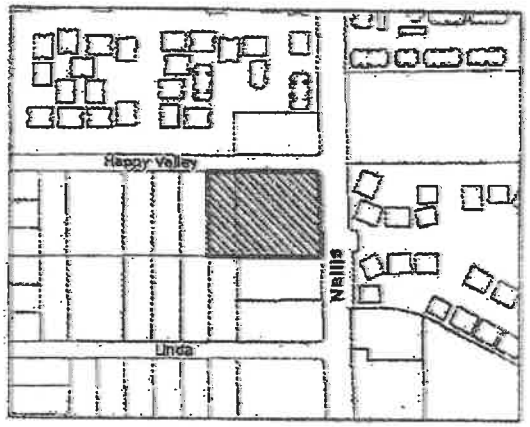
APPLICATION NUMBER: VS-24-0277
OWNER: PALM PROPERTIES, LLC;

VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). (For possible action)

RELATED INFORMATION:

APN: 161-08-810-082; 161-08-810-083

APPLICATION LOCATION



MEETING INFORMATION

Sunrise Manor Town Board
August 15, 2024, 6:30 pm
Hollywood Neighborhood Services Center
1650 S. Hollywood Blvd
Las Vegas, Nevada

Board of County Commissioners
September 4, 2024, 9:00 am
Clark County Government Center
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Las Vegas, Nevada

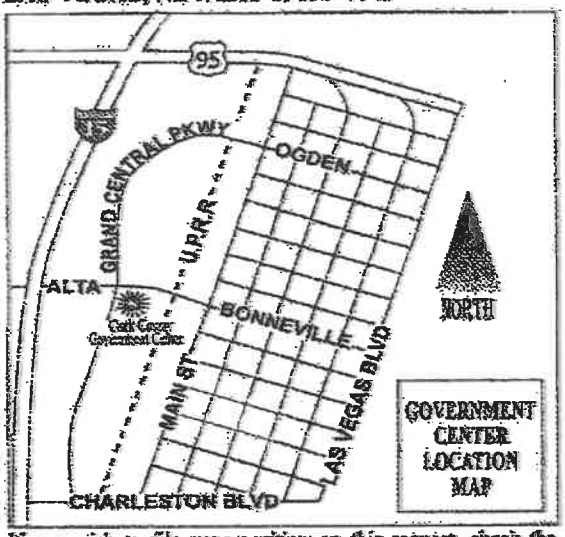
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DEPARTMENT OF COMPREHENSIVE PLANNING
LAND USE PLANNING
(702) 455-4314
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US POSTAGE PITNEY BOWES
ZIP 89120 $ 000.43$
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VS-24-0277 090424
DOUGLAS FAMILY TRUST
DOUGLAS MIKE & LISA TRS
490 MOORE RD
WOODSIDE, CA 94062

125 FRDFNHP 94062

APPLICATION INFORMATION

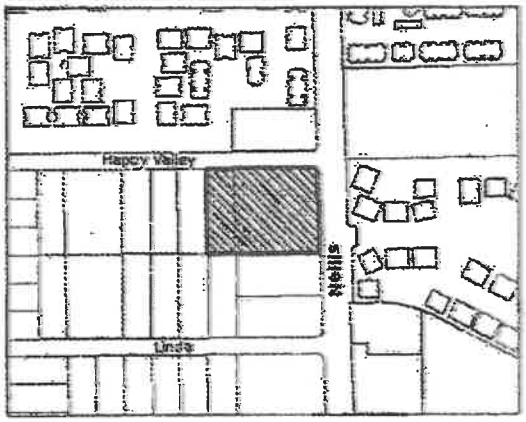
APPLICATION NUMBER: VS-24-0277
OWNER: PALM PROPERTIES, LLC;

VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). (For possible action)

RELATED INFORMATION:

APN: 161-08-810-082; 161-08-810-083

APPLICATION LOCATION



MEETING INFORMATION

Sunrise Manor Town Board
August 15, 2024, 6:30 pm
Hollywood Neighborhood Services Center
1650 S. Hollywood Blvd
Las Vegas, Nevada

Board of County Commissioners
September 4, 2024, 9:00 am
Clark County Government Center
500 S. Grand Central Parkway
Las Vegas, Nevada

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PPLRL_1749

DEPARTMENT OF COMPREHENSIVE PLANNING
LAND USE PLANNING
(702) 455-4314
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
BOX 551741
LAS VEGAS, NEVADA 89155-1741

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US POSTAGE PITNEY BOWES
ZIP 89120 $ 000.43⁶
02 4W
0000362048 AUG 08 2024

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☐ I SUPPORT this request

☒ I OPPOSE this request

VS-24-0277 090424
DOUGLAS FAMILY TRUST
DOUGLAS MIKE & LISA TRS
490 MOORE RD
WOODSIDE, CA 94062

126 FRDFMMP 94062

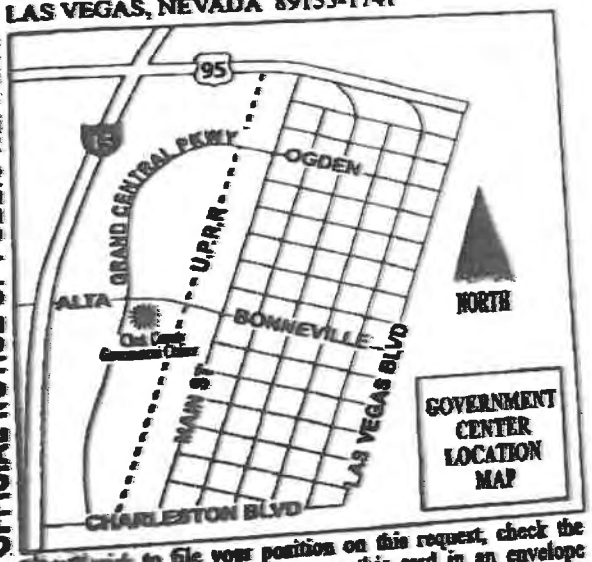
DEPARTMENT OF COMPREHENSIVE PLANNING
LAND USE PLANNING
(702) 455-4314
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
BOX 551741
LAS VEGAS, NEVADA 89155-1741

PRESORTED
FIRST CLASS

US POSTAGE
ZIP 89128
02 4R

VS-24-0277 090424
AL-TURKMANI
2725 S NELLIS BLVD
LAS VEGAS, NV 89121

OFFICIAL NOTICE OF PUBLIC HEARING



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☐ I SUPPORT this request

☑ I OPPOSE this request

FRDFNMP

CPAdmin

Subject: FW: Application Number:VS-24-0277 and WS-24-0276 APN: 161-08-810-082: 161-08-810-083

From: ZoningMeeting <ZoningMeeting@ClarkCountyNV.gov>
Sent: Wednesday, August 14, 2024 1:42 PM
To: CPAdmin <CPAdmin@clarkcountynv.gov>
Subject: FW: Application Number:VS-24-0277 and WS-24-0276 APN: 161-08-810-082: 161-08-810-083

From: Nellis Storage <nellisstorage@gmail.com>
Sent: Wednesday, August 14, 2024 1:41:36 PM (UTC-08:00) Pacific Time (US & Canada)
To: ZoningMeeting <ZoningMeeting@ClarkCountyNV.gov>
Cc: Lisa Douglas <lisa@mdinvests.com>; Emma Santana <emma@mdinvests.com>
Subject: Application Number:VS-24-0277 and WS-24-0276 APN: 161-08-810-082: 161-08-810-083

To Whom This May Concern,

Our position is to oppose the development of a commercial truck parking lot located at 3125 S. Nellis Blvd, Las Vegas, NV 89121.

In the last 3 years, the address stated in this letter has had activity other than commercial parking.

The building of structures, spray painting the new buildings and vehicles with no cover to catch the paint spray particles or containing the fumes that have been placed in the air for hours, sometimes days. These types of fumes were heavy in the air and did affect my breathing on the days this would take place. I do offer parking next door at 3175 S. Nellis Blvd. Las Vegas, NV 89121. Not once were we notified of this activity or had a visit from Robert explaining when such building of structures or spraying would be taking place. We offer parking spots for monthly parking and we also have public parking for the laundry mat, the hair salon and for a law office. We also offer parking for the customers that rent Budget Truck Rental for the local day use.

Robert visited Nellis Self Storage asking if I would hand out flyers to people that were looking for parking. He explained to me that there would be a security officer there in the guard shack 24 hours a day, guard shack located at the entrance. The guard was to check people in and out and keep the vehicles safe and their contents. I have never seen a security guard over there in my passing on different occasions. I never handed out the flyers.

I have had several customers in the past few years come to Nellis Self Storage after storing with Robert. The customers have stated they never saw a security officer. They would call the number posted and Robert would meet them and take their money and sign a lease.

What I do know is vehicles that have been stored there have been broken into and their contents in the vehicle and their catalytic converters were stolen. This is when I would meet those customers due to trying to find safe parking.

My concern is the safety for Nellis Self Storage employees, our customers and our surrounding businesses connected to the facility and the community in the surrounding area. The reckless behavior of what Robert is allowing on the property located at 3125 S. Nellis BLVD is way more than just commercial parking.

My name is Rebecca Breckon, Property Manager of the Nellis Self Storage. I am standing in for the Owners Mike and Lisa Douglas. The Douglas Family Trust.

--

We appreciate you,
Rebecca Breckon,
Property Manager

Nellis Self Storage
3175 South Nellis Blvd.
Las Vegas, NV 89121
(702) 440-6440

CPAdmin

Subject: FW: APPLICATION NUMBER VS-24-0277: WS-24-0276 - APN:161-08-810-082: 161-08-810-083

From: ZoningMeeting <ZoningMeeting@ClarkCountyNV.gov>
Sent: Thursday, August 15, 2024 1:12 PM
To: CPAdmin <CPAdmin@clarkcountynv.gov>
Subject: FW: APPLICATION NUMBER VS-24-0277: WS-24-0276 - APN:161-08-810-082: 161-08-810-083

From: Nellis Storage <nellisstorage@gmail.com>
Sent: Thursday, August 15, 2024 1:12:04 PM (UTC-08:00) Pacific Time (US & Canada)
To: ZoningMeeting <ZoningMeeting@ClarkCountyNV.gov>
Cc: Lisa Douglas <lisa@mdinvests.com>; Emma Santana <emma@mdinvests.com>
Subject: APPLICATION NUMBER VS-24-0277: WS-24-0276 - APN:161-08-810-082: 161-08-810-083

To Whom It May Concern,

We strongly oppose the development of a commercial truck parking lot at 3125 S. Nellis Blvd, Las Vegas, NV 89121.

Over the past three years, the property at this address has been used for activities beyond commercial parking. Structures have been built, and spray painting of buildings and vehicles has occurred without proper containment of fumes or particles. These activities have negatively impacted air quality and, on several occasions, caused respiratory issues.

Despite numerous issues raised, the property owners have not demonstrated good neighbor practices. It appears that they are only now seeking compliance because they have been caught conducting business without adhering to city regulations. The neighborhood is already undergoing significant transition and has experienced a tremendous increase in homelessness and crime. The last thing we need is a business with a checkered past, which has contributed to the decline of the area.

There are additional concerns regarding the property at 3125 S. Nellis Blvd:

- The presence of chemicals and hazardous materials stored without proper oversight.
- Inadequate fencing, which fails to secure the property and allows unauthorized access.
- A lack of security, despite promises of a 24-hour guard.
- The type of trucks using the facility, with no clear information on what they are carrying, including the risk of transporting hazardous materials.
- No transparency around office hours or the management of the property.

- No inspections or regulation of out-of-state trucks, raising concerns about what is being transported into our community.
- The presence of "lot lizards," which further degrades the safety and reputation of the neighborhood.

Most critically, the proximity of several schools poses a severe risk to children and families. The potential exposure to hazardous materials, increased traffic, and the associated dangers make this proposed development especially unsafe for the most vulnerable members of our community. The thought of hazardous materials being stored or transported so close to schools is alarming and unacceptable.

Additionally, there are serious concerns regarding fire safety and emergency preparedness. What measures are in place for fire prevention, especially concerning chemical fires? Are there adequate alarms for potential chemical explosions? Can emergency vehicles access the site in compliance with regulations? We also question whether the property has obtained all necessary permits for its operations, as these are crucial for ensuring safety and compliance.

We were hopeful that the planned new housing development would bring positive change and reassurance to the community. This business, however, has been a detractor, bringing down the neighborhood. With the new housing development on the horizon, we have an opportunity to revitalize this area, and allowing this business to continue would be a step in the wrong direction.

As the Property Manager of Nellis Self Storage, located next door at 3175 S. Nellis Blvd, Las Vegas, NV 89121, I am deeply concerned about the safety and well-being of our employees, customers, and surrounding businesses. Despite assurances from the property manager, Robert, about security measures, these have not been observed. Furthermore, several customers have reported thefts, including break-ins and catalytic converter thefts, after storing their vehicles at 3125 S. Nellis Blvd.

We are committed to ensuring the safety and security of our facility and the surrounding community. The activities taking place at 3125 S. Nellis Blvd go beyond the scope of commercial parking and raise significant concerns.

Thank you for your attention to this matter.

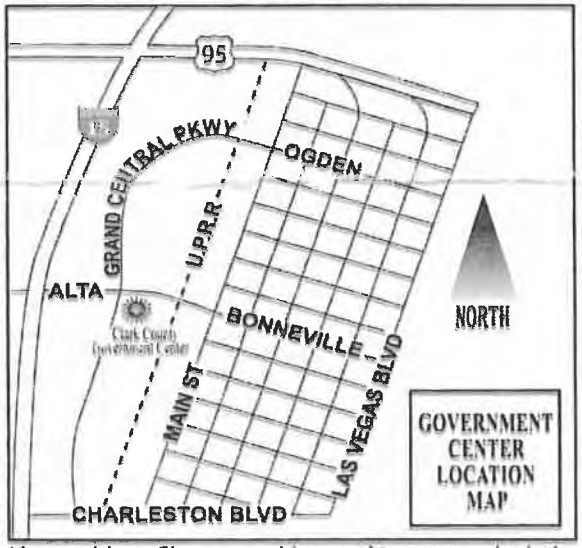
Sincerely,

Rebecca Breckon
Property Manager
Nellis Self Storage
(702)440-6440
On behalf of the Douglas Family Trust

Las Vegas, NV 89121
(702) 440-6440

DEPARTMENT OF COMPREHENSIVE PLANNING
LAND USE PLANNING
(702) 455-4314
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
BOX 551741
LAS VEGAS, NEVADA 89155-1741

OFFICIAL NOTICE OF PUBLIC HEARING



If you wish to file your position on this request, check the appropriate box below, and return this card in an envelope with postage to the Dept. of Comprehensive Planning or fax this side of the card to (702) 455-3271.

☐ I SUPPORT this request

☒ I OPPOSE this request

PRESORTED FIRST CLASS

US POSTAGE

ZIP 89120 $ 000.43[5]
02 4W
0000362048 AUG 08 2024

VS-24-0277 090424
SIGRETTO MICHAEL P & ROBIN L REYNOLDS
4895 HAPPY VALLEY AVE
LAS VEGAS, NV 89121-2037

PPLRL_1757

APPLICATION INFORMATION

APPLICATION NUMBER: VS-24-0277
OWNER: PALM PROPERTIES, LLC:

VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). (For possible action)

RELATED INFORMATION:

APN: 161-08-810-082; 161-08-810-083

IF WS-24-0276 & VS 24-0277 PASS, NEXT THEY WILL TRY THIS ON LOT 161-0810-078.

THIS "078" IS NOT COMMERCIAL PROPERTY.

APPLICATION LOCATION



MEETING INFORMATION

Sunrise Manor Town Board
August 15, 2024, 6:30 pm
Hollywood Neighborhood Services Center
1650 S. Hollywood Blvd
Las Vegas, Nevada

Board of County Commissioners
September 4, 2024, 9:00 am
Clark County Government Center
500 S. Grand Central Parkway
Las Vegas, Nevada

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PPLRL_1758

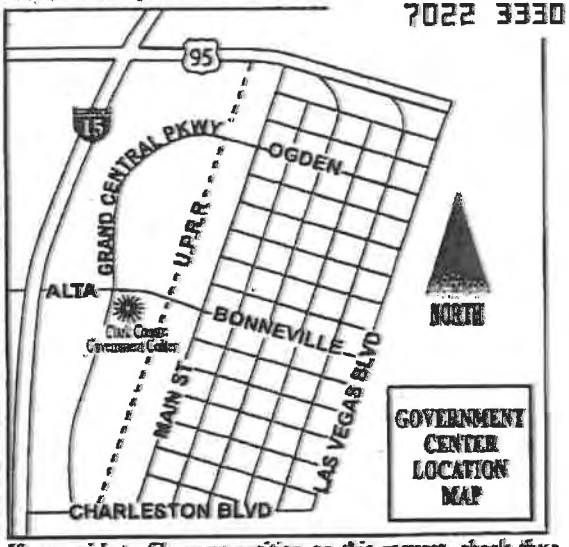
DEPARTMENT OF COMPREH
LAND USE PLANNING
(702) 455-4314
CLARK COUNTY GOVERNM
500 S. GRAND CENTRAL PAR
BOX 551741
LAS VEGAS, NEVADA 89155

PRESORTED FIRST CLASS

US POSTAGE PITNEY BOWES
ZIP 89120 $ 005.48
02 4W 0000362048 AUG 07 2024

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OFFICIAL NOTICE OF PUBLIC HEARING



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☐ I SUPPORT this request

☒ I OPPOSE this request

VS-24-0277 090424
DOUGLAS FAMILY TRUST
DOUGLAS MIKE & LISA TRS
490 MOORE RD
WOODSIDE, CA 94062

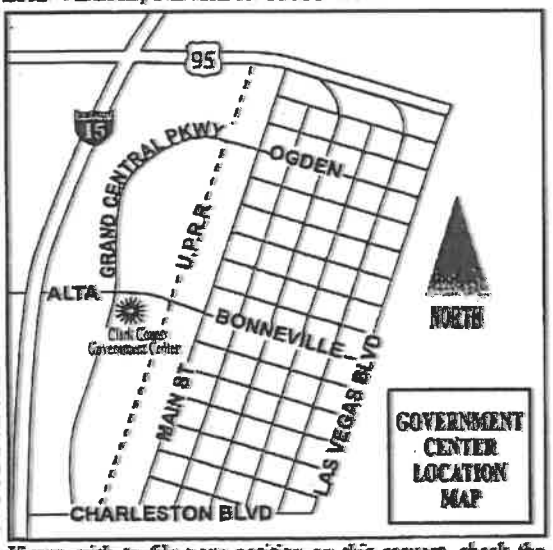
126 FRDFNMP 94062

DEPARTMENT OF COMPREHENSIVE PLANNING
LAND USE PLANNING
(702) 455-4314
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
BOX 551741
LAS VEGAS, NEVADA 89155-1741

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0000362048 AUG 08 2024

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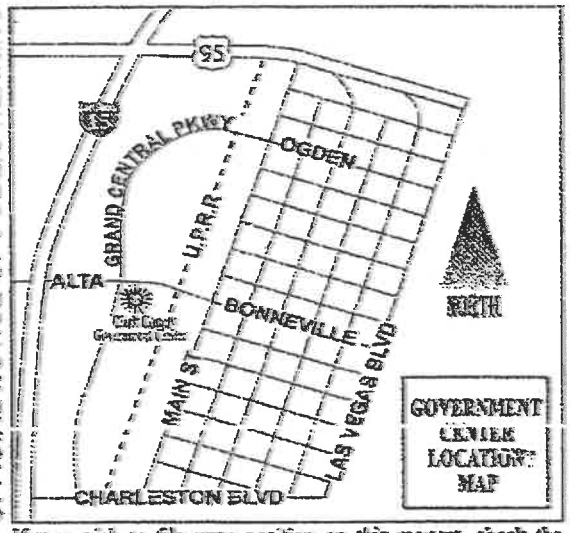
VS-24-0277 090424
DOUGLAS FAMILY TRUST
DOUGLAS MIKE & LISA TRS
490 MOORE RD
WOODSIDE, CA 94062

126 FRDFNMP 94062

DEPARTMENT OF COMPREHENSIVE PLANNING
LAND USE PLANNING
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LAS VEGAS, NEVADA 89155-1741

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AUG 26 2024

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☐ I SUPPORT this request ☒ I OPPOSE this request

Application # WS-24-0277
WS-24-0276
Item # APN# 161-08-810-082
161-08-810-083

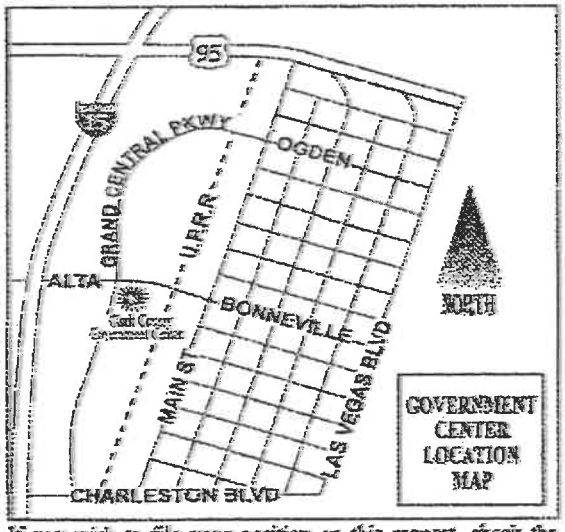
WS-24-0276 090424
DOUGLAS FAMILY TRUST
DOUGLAS MIKE & LISA TRS
490 MOORE RD
WOODSIDE, CA 94062

125 PRDFNMP 94062

DEPARTMENT OF COMPREHENSIVE PLANNING
LAND USE PLANNING
(702) 455-4314
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
BOX 551741
LAS VEGAS, NEVADA 89155-1741

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ZIP 89120 $000.43
AUG 26 2024

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☐ I SUPPORT this request ☒ I OPPOSE this request

VS-24-0277 090424
DOUGLAS FAMILY TRUST
DOUGLAS MIKE & LISA TRS
490 MOORE RD
WOODSIDE, CA 94062

PPLRL_1761

125 PRDFNMP 94062

APPLICATION INFORMATION

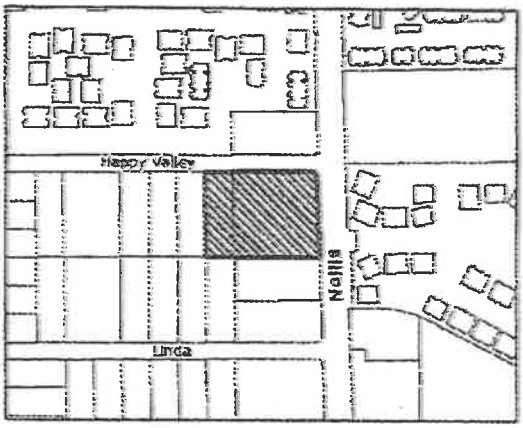
APPLICATION NUMBER: VS-24-0277
OWNER: PALM PROPERTIES, LLC:

VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). (For possible action)

RELATED INFORMATION:

APN: 161-08-810-082; 161-08-810-083

APPLICATION LOCATION



MEETING INFORMATION

Sunrise Manor Town Board
August 15, 2024, 6:30 pm
Hollywood Neighborhood
Services Center
1650 S. Hollywood Blvd
Las Vegas, Nevada

Board of County Commissioners
September 4, 2024, 9:00 am
Clark County Government Center
500 S. Grand Central Parkway
Las Vegas, Nevada

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APPLICATION INFORMATION

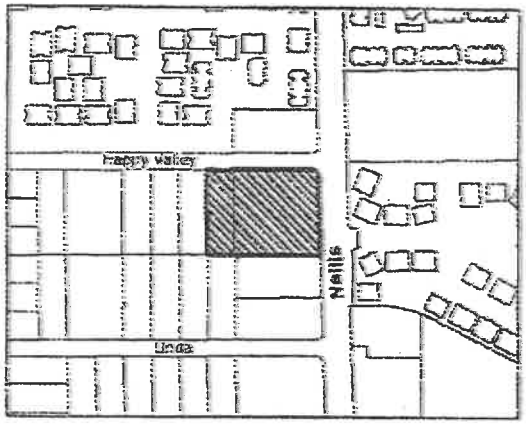
APPLICATION NUMBER: WS-24-0276
OWNER: PALM PROPERTIES, LLC:

WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. (For possible action)

RELATED INFORMATION:

APN: 161-08-810-082; 161-08-810-083

APPLICATION LOCATION



MEETING INFORMATION

Sunrise Manor Town Board
August 15, 2024, 6:30 pm
Hollywood Neighborhood
Services Center
1650 S. Hollywood Blvd
Las Vegas, Nevada

Board of County Commissioners
September 4, 2024, 9:00 am
Clark County Government Center
500 S. Grand Central Parkway
Las Vegas, Nevada

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APPLICATION INFORMATION

APPLICATION NUMBER: VS-24-0277
OWNER: PALM PROPERTIES, LLC:

VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). (For possible action)

RELATED INFORMATION:

APN: 161-08-810-082; 161-08-810-083

APPLICATION LOCATION



MEETING INFORMATION

Sunrise Manor Town Board
August 15, 2024, 6:30 pm
Hollywood Neighborhood
Services Center
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Las Vegas, Nevada

Board of County Commissioners
September 4, 2024, 9:00 am
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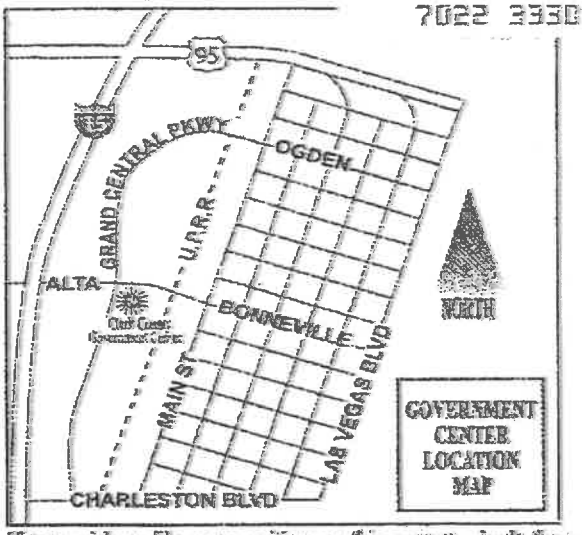
DEPARTMENT OF COMPREH
LAND USE PLANNING
(702) 455-4314
CLARK COUNTY GOVERNM
500 S. GRAND CENTRAL PAR
BOX 551741
LAS VEGAS, NEVADA 89155

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ZIP 89120 $ 005.48
02 4W
0000342846 AUG 07 2024

7022 3330 0001 5649 4249

OFFICIAL NOTICE OF PUBLIC HEARING



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☐ I SUPPORT this request ☒ I OPPOSE this request

VS-24-0277 090424
DOUGLAS FAMILY TRUST
DOUGLAS MIKE & LISA TRS
490 MOORE RD
WOODSIDE, CA 94062

126 FROFMMP 94062

Application # VS-24-0277
WS-24-0276

Item # APN- 161-08-810-082;
161-08-810-083

DEPARTMENT OF COMPREHENSIVE PLANNING
LAND USE PLANNING
(702) 455-4314
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BOX 551741
LAS VEGAS, NEVADA 89155-1741

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US POSTAGE

ZIP 89120 $
02 4W
0000362048

OFFICIAL NOTICE OF PUBLIC HEARING



VS-24-0277 090424 Do
AL-TURKMANI &
2725 S NELLIS BLVD #
LAS VEGAS, NV 89121

If you wish to file your position on this request, check the appropriate box below, and return this card in an envelope with postage to the Dept. of Comprehensive Planning or fax this side of the card to (702) 455-3271.

☐ I SUPPORT this request

☑ I OPPOSE this request

89 FRDFNMP

WEDNESDAY
BOARD OF COUNTY COMMISSIONERS AGENDA
OCTOBER 02, 2024

RECOMMENDATIONS FROM: SOUTHERN NEVADA WATER AUTHORITY
Patrick Denison, Right-of-Way Agent
702-862-3474

ITEM #	APPLICATION NUMBER	COMMENTS	CONTACT NAME
4.	AR-24-400090 (UC-0849-14)	Not reviewed	P. Denison
5.	UC-24-0387 **HOLDOVER**	Not reviewed	P. Denison
6.	TM-24-500076 **HOLDOVER**	No objection	P. Denison
7.	UC-24-0399 **HOLDOVER**	Not reviewed	P. Denison
8.	VS-24-0277 **HOLDOVER**	No objection	P. Denison
9.	WS-24-0276 **HOLDOVER**	Not reviewed	P. Denison
10.	WS-24-0362	Not reviewed	P. Denison
11.	ZC-24-0394	Not reviewed	P. Denison
12.	ORD-24-900412	Not reviewed	P. Denison
13.	ORD-24-900463	Not reviewed	P. Denison
14.	ORD-24-900551	Not reviewed	P. Denison
15.	ORD-24-900578	Not reviewed	P. Denison
NON-ROUTINE			
16.	SC-24-0261 **HOLDOVER**	Not reviewed	P. Denison
17.	VS-24-0390	No objection	P. Denison
18.	WS-24-0391	Not reviewed	P. Denison
19.	TM-24-500078	No objection	P. Denison
20.	WS-24-0419	Not reviewed	P. Denison

WEDNESDAY
BOARD OF COUNTY COMMISSIONERS AGENDA
OCTOBER 02, 2024

RECOMMENDATIONS FROM: SOUTHERN NEVADA WATER AUTHORITY
Patrick Denison, Right-of-Way Agent
702-862-3474

ITEM #	APPLICATION NUMBER	COMMENTS	CONTACT NAME
21.	WS-24-0437	Not reviewed	P. Denison
AGENDA ITEM			
22.	AG-24-900634	Not reviewed	P. Denison
ORDINANCES - INTRODUCTION			
23.	ORD-24-900471	Not reviewed	P. Denison
24.	ORD-24-900591	Not reviewed	P. Denison

WEDNESDAY
BOARD OF COUNTY COMMISSIONERS AGENDA
NOVEMBER 6, 2024

RECOMMENDATIONS FROM: SOUTHERN NEVADA WATER AUTHORITY
Patrick Denison, Right-of-Way
702-862-3474

ITEM #	APPLICATION NUMBER	COMMENTS	CONTACT NAME
4.	AR-24-400090 (UC-0849-14) **HOLDOVER**	Not reviewed	P. Denison
5.	AR-24-400106 (UC-22-0498)	Not reviewed	P. Denison
6.	ET-24-400101 (UC-22-0403)	Not reviewed	P. Denison
7.	VS-24-0277 **HOLDOVER**	No objection	P. Denison
8.	WS-24-0276 **HOLDOVER**	Not reviewed	P. Denison
9.	WS-24-0419 **HOLDOVER**	Not reviewed	P. Denison
10.	WS-24-0473	Not reviewed	P. Denison
NON-ROUTINE			
11.	SC-24-0261 **HOLDOVER**	Not reviewed	P. Denison
12.	UC-24-0436	Not reviewed	P. Denison
13.	UC-24-0491	Not reviewed	P. Denison
14.	VS-24-0494	No objection	P. Denison
15.	WS-24-0495	Not reviewed	P. Denison
16.	VS-24-0504	No objection	P. Denison
17.	WS-24-0505	Not reviewed	P. Denison
18.	TM-24-500106	No objection	P. Denison
19.	WC-24-400060 (NZC-22-0028) **HOLDOVER**	Not reviewed	P. Denison

WEDNESDAY
BOARD OF COUNTY COMMISSIONERS AGENDA
NOVEMBER 6, 2024

RECOMMENDATIONS FROM: SOUTHERN NEVADA WATER AUTHORITY
Patrick Denison, Right-of-Way
702-862-3474

ITEM #	APPLICATION NUMBER	COMMENTS	CONTACT NAME
20.	WS-24-0475	Not reviewed	P. Denison
21.	WS-24-0484	Not reviewed	P. Denison
22.	WS-24-0488	Not reviewed	P. Denison
23.	WS-24-0489	Not reviewed	P. Denison
24.	WS-24-0511	Not reviewed	P. Denison
25.	TM-24-500109	No objection	P. Denison
AGENDA ITEM			
26.	AG-24-900729	Not reviewed	P. Denison
ORDINANCES - INTRODUCTION			
27.	ORD-24-900529	Not reviewed	P. Denison
28.	ORD-24-900546	Not reviewed	P. Denison
29.	ORD-24-900599	Not reviewed	P. Denison
30.	ORD-24-900699	Not reviewed	P. Denison
31.	ORD-24-900708	Not reviewed	P. Denison
32.	ORD-24-900710	Not reviewed	P. Denison
33.	ORD-24-900725	Not reviewed	P. Denison

10/29/2024 7:21 AM

BOARD OF COUNTY COMMISSIONERS
NOVEMBER 6, 2024, 9:00 A.M.

VS – VACATION AND ABANDONMENTS
RECOMMENDATIONS FROM: SOUTHERN NEVADA WATER AUTHORITY
Patrick Denison, Right-of-Way Agent
702-862-3474

APPPLICATION	COMMENTS	CONTACT NAME
VS-24-0494	No objection	P. Denison
VS-24-0504	No objection	P. Denison

PPLRL_1770

WEDNESDAY
BOARD OF COUNTY COMMISSIONERS AGENDA
NOVEMBER 20, 2024

RECOMMENDATIONS FROM: SOUTHERN NEVADA WATER AUTHORITY
Patrick Denison, Right-of-Way Agent
702-862-3474

ITEM #	APPLICATION NUMBER	COMMENTS	CONTACT NAME
4.	SDR-24-0334 **HOLDOVER**	Not reviewed	P. Denison
5.	DR-24-0335 **HOLDOVER**	Not reviewed	P. Denison
6.	ET-24-400107 (UC-20-0288)	Not reviewed	P. Denison
7.	WC-24-400111 (ZC-1965-04)	Not reviewed	P. Denison
8.	VS-24-0520	No objection	P. Denison
9.	UC-24-0521	Not reviewed	P. Denison
10.	ZC-24-0518	Not reviewed	P. Denison
11.	ORD-24-900529	Not reviewed	P. Denison
12.	ORD-24-900546	Not reviewed	P. Denison
13.	ORD-24-900599	Not reviewed	P. Denison
14.	ORD-24-900699	Not reviewed	P. Denison
15.	ORD-24-900708	Not reviewed	P. Denison
16.	ORD-24-900710	Not reviewed	P. Denison
17.	ORD-24-900725	Not reviewed	P. Denison
NON-ROUTINE			
18.	CP-24-900629	Not reviewed	P. Denison
19.	ET-24-400110 (UC-20-0493)	Not reviewed	P. Denison
20.	UC-24-0319	Not reviewed	P. Denison

WEDNESDAY
BOARD OF COUNTY COMMISSIONERS AGENDA
NOVEMBER 20, 2024

RECOMMENDATIONS FROM: SOUTHERN NEVADA WATER AUTHORITY
Patrick Denison, Right-of-Way Agent
702-862-3474

ITEM #	APPLICATION NUMBER	COMMENTS	CONTACT NAME
21.	UC-24-0436 **HOLDOVER**	Not reviewed	P. Denison
22.	UC-24-0460 **HOLDOVER**	Not reviewed	P. Denison
23.	UC-24-0536	Not reviewed	P. Denison
24.	VS-24-0277 **HOLDOVER**	No objection	P. Denison
25.	WS-24-0276 **HOLDOVER**	Not reviewed	P. Denison
26.	VS-24-0457 **HOLDOVER**	No objection	P. Denison
27.	WS-24-0456 **HOLDOVER**	Not reviewed	P. Denison
28.	TM-24-500096 **HOLDOVER**	No objection	P. Denison
29.	VS-24-0462 **HOLDOVER**	No objection	P. Denison
30.	WS-24-0461 **HOLDOVER**	Not reviewed	P. Denison
31.	TM-24-500099 **HOLDOVER**	No objection	P. Denison
32.	VS-24-0509	No objection	P. Denison
33.	WS-24-0510	Not reviewed	P. Denison
34.	TM-24-500108	No objection	P. Denison
35.	VS-24-0539	No objection	P. Denison
36.	WS-24-0538	Not reviewed	P. Denison
37.	VS-24-0542	No objection	P. Denison
38.	WS-24-0543	Not reviewed	P. Denison

WEDNESDAY
BOARD OF COUNTY COMMISSIONERS AGENDA
NOVEMBER 20, 2024

RECOMMENDATIONS FROM: SOUTHERN NEVADA WATER AUTHORITY
Patrick Denison, Right-of-Way Agent
702-862-3474

ITEM #	APPLICATION NUMBER	COMMENTS	CONTACT NAME
39.	TM-24-500117	No objection	P. Denison
40.	WS-24-0522	Not reviewed	P. Denison
41.	WS-24-0523	Not reviewed	P. Denison
42.	WS-24-0525	Not reviewed	P. Denison
43.	WS-24-0526	Not reviewed	P. Denison
44.	WS-24-0527	Not reviewed	P. Denison
45.	TM-24-500114	No objection	P. Denison
46.	WS-24-0535	Not reviewed	P. Denison
47.	PA-24-700015	Not reviewed	P. Denison
48.	ZC-24-0310	Not reviewed	P. Denison
49.	UC-24-0311	Not reviewed	P. Denison
50.	PA-24-700020	Not reviewed	P. Denison
51.	ZC-24-0485	Not reviewed	P. Denison
52.	VS-24-0486	No objection	P. Denison
53.	WS-24-0487	Not reviewed	P. Denison
54.	TM-24-500101	No objection	P. Denison
AGENDA ITEM			
55.	AG-24-900729 **HOLDOVER**	Not reviewed	P. Denison

WEDNESDAY
BOARD OF COUNTY COMMISSIONERS AGENDA
NOVEMBER 20, 2024

RECOMMENDATIONS FROM: SOUTHERN NEVADA WATER AUTHORITY
Patrick Denison, Right-of-Way Agent
702-862-3474

ITEM #	APPLICATION NUMBER	COMMENTS	CONTACT NAME
ORDINANCES - INTRODUCTION			
56.	ORD-24-900565	Not reviewed	P. Denison
57.	ORD-24-900572	Not reviewed	P. Denison
58.	ORD-24-900582	Not reviewed	P. Denison
59.	ORD-24-900734	Not reviewed	P. Denison
60.	ORD-24-900758	Not reviewed	P. Denison
61.	ORD-24-900766	Not reviewed	P. Denison

11/13/2024 8:01 AM

PW – ROW

☐ MANAGERS	☐ DONE
☐ ARTERIALS	☐ DONE
☒ VACATIONS	☐ DONE

161-08-810-801-082 & 083

APP #: VS-24-0277

DESCRIPTION: ROW for detached sidewalk

ZC UC WS DR VC

09/04/2024 BCC
08/15/2024 Sunrise Manor

5'

CONCURRENT APPS:	PREVIOUS APPS:	WAIVERS/DRS:
WS-24-0276	ADR-24-100404 NO PW emails	
	ADR-23-101485	
	UC-19-0630	
	UC/DR-18-0578	
	ADR-05-900333	

NOTES:

○ANALYSIS: ○RECOMMENDATION: ☐ APPROVAL ☐ DENIAL ☐ OTHER

○CONDITIONS: ☐ D/S ☐ T/S ☐ O/S ☒ DET SW this ☐ LVBS ☐ L & M ☐ BUS STOP
☐ DR #2 ☐ NDOT ☐ NDOT/BLUE DIAMOND ☐ RES. COVENANT
☒ VS LEGAL ☒ VS REC PERMIT/MAP ☐ VS REC O/S INSPECT
☐ ROW 30/90 FOR ALL ☐ ROW 30/90 FOR 80+

☐ ROW:

☐ OTHER:

☐ ADVISORY:

○ETs/ARs: ○ANALYSIS NEEDED? ☐ PREVIOUS ☐ NEW CONDITIONS?

☐ NO COMMENT

SCAN TO FILE

7/4 BCC

CLARK COUNTY
COMPREHENSIVE PLANNING LAND USE APPLICATIONS
LAND USE APPLICATION ANALYSIS/CONDITIONS

APPLICATION NUMBER OWNER
VS-24-0277/PALM PROPERTIES L L C

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

Analysis
Staff has no objection to the vacation of right-of-way for detached sidewalks.

Recommendation:
Approval.

Applied by: Sarah Mabry-Padovese
Date entered: 7/31/2024

Preliminary Conditions

- Vacation to be recordable prior to building permit issuance or applicable map submittal:
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that Nevada Department of Transportation (NDOT) permits may be required. /syp

Applied by: Sarah Mabry-Padovese
Date entered: 7/22/2024

APN(s):
161-08-810-082 through 161-08-810-083

WS 24-0276

CLARK COUNTY
COMPREHENSIVE PLANNING LAND USE APPLICATIONS
LAND USE APPLICATION ANALYSIS/CONDITIONS

APPLICATION NUMBER OWNER
VS-24-0277/PALM PROPERTIES L L C

The following has been entered to Accela for the above referenced land use application for **Public Works - Development Review**.

Analysis
NOT READY TO MERGE

Staff has no objection to the vacation of right-of-way for detached sidewalks.

Recommendation:
Approval.

Applied by: Sarah Mabry-Padovese
Date entered: 7/22/2024

Preliminary Conditions

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that Nevada Department of Transportation (NDOT) permits may be required. syp

Applied by: Sarah Mabry-Padovese
Date entered: 7/22/2024

APN(s):
161-08-810-082 through 161-08-810-083

Sarah Y. Mabry-Padovese

From: Clark County <Clarkcounty-accela@clarkcountynv.gov>
Sent: Tuesday, February 27, 2024 4:47 PM
To: centurywest1@hotmail.com; ACOLE@GCGARCIAINC.COM
Cc: PWLanduse
Subject: New Submittal: APR-23-101485 - APN: 161-08-810-083 Public Works ok

Good afternoon,

Public Works has no further comments on this Application Pre-Review (APR). Please contact Comprehensive Planning at 702-455-4314 or zoning@ClarkCountyNV.gov for information on how to proceed.

Thank you
JaWaan Dodson

Important information:

Please note that although Public Works has no further comments on this APR, it does not mean that we will recommend approval.

Sarah Y. Mabry-Padovese

From: Andrea Cole <acole@gcgarciainc.com>
Sent: Tuesday, February 27, 2024 10:48 AM
To: PWLanduse
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-083 Public Works comments
Attachments: site-6-SP1.pdf; Map that dedicated the ROW for Happy Valley MapPL0040001.pdf

Categories: JaWaan

See below responses and the attached.

From: Clark County Clarkcounty-accela@clarkcountynv.gov
Sent: Tuesday, February 27, 2024 8:46 AM
To: centurywest1@hotmail.com; Andrea Cole acole@gcgarciainc.com
Cc: PWLanduse@ClarkCountyNV.gov
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-083 Public Works comments

Good morning,

Please see the Public Works comments below:
The comments from 2/15/2024 are in black. My original responses are in blue. PW's comments from 2/27/2024 are in red. Additional responses in Green.

Be advised that Nellis Boulevard is a Nevada Department of Transportation (NDOT) right-of-way.

Detached sidewalks are required, this application will need to include a vacation of the right-of-way. Application revised to include the vacation.

Site Plan:

- **The minimum required throat is 100 feet per Uniform Standard Drawing 222.1.** Site Plan revised to show 100'. It looks like the parking was reduced with this revision and 75 feet is now the minimum. Resolved.
- **Provide and show the back of curb radius on the east side of the Happy Valley Avenue commercial driveway and at the intersection.** Shown on revised site plan. Not provided (2nd request). Previously provided, attached for reference.
- **Correct the right-of-way width for Happy Valley Avenue.** ROW corrected on revised site plan. Resolved.

Vacation:

- Provide a the record information for the right-of-way being vacated. See attached recorded map that dedicated the ROW on Happy Valley.

Thank you

JaWaan Dodson

Directions for when you make the necessary changes

- Email the following to Public Works – Development Review at PWLandUse@ClarkCountyNV.gov:
  - A detailed written response to each of our comments.
  - Copies of revised plans and documents.
  - If you make changes other than those that are specified in our comments, provide a detailed list of the changes and an explanation for why the changes were made.

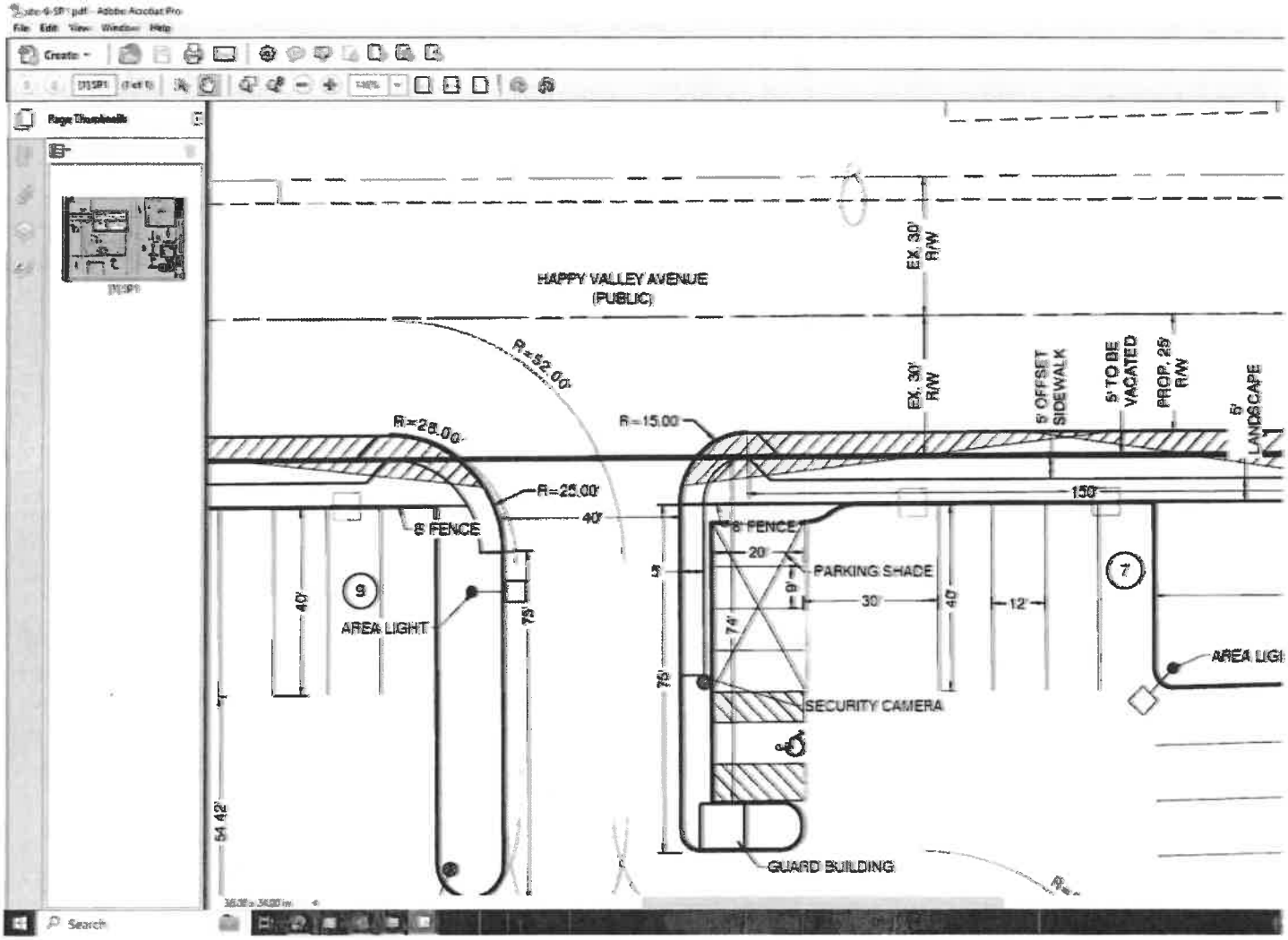
Contacts for the Public Works - Land Use Application Team

- Email:
  - PWLandUse@ClarkCountyNV.gov
- Phone numbers:
  - 702-455-4607 – Sarah Mabry-Padovese
  - 702-455-6387 – JaWaan Dodson
  - 702-455-6385 – Nick Goodman
  - 702-455-4600 – Main number for Development Review

Sarah Y. Mabry-Padovese

From: Andrea Cole <acole@gcgarciainc.com>
Sent: Tuesday, February 27, 2024 10:09 AM
To: PWLanduse
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-083 Public Works comments

I'm slightly confused by the comment asking for the back of curb radius on the plan. I re-reviewed the site plan provided and all of the radii's appear to be there (see below print screen). Is there something I am missing?



If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.

1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

From: Clark County <Clarkcounty-accela@clarkcountynv.gov>
Sent: Tuesday, February 27, 2024 8:46 AM
To: centurywest1@hotmail.com; Andrea Cole <acole@gcgarciainc.com>
Cc: PWLanduse@ClarkCountyNV.gov
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-083 Public Works comments

Good morning,

Please see the Public Works comments below:
The comments from 2/15/2024 are in black. Your responses are in blue. The new comments from 2/27/2024 are in red.

Be advised that Nellis Boulevard is a Nevada Department of Transportation (NDOT) right-of-way.

Detached sidewalks are required, this application will need to include a vacation of the right-of-way. Application revised to include the vacation.

Site Plan:

- The minimum required throat is 100 feet per Uniform Standard Drawing 222.1. Site Plan revised to show 100'. It looks like the parking was reduced with this revision and 75 feet is now the minimum. Resolved.
- Provide and show the back of curb radius on the east side of the Happy Valley Avenue commercial driveway and at the intersection. Shown on revised site plan. Not provided (2nd request).
- Correct the right-of-way width for Happy Valley Avenue. ROW corrected on revised site plan. Resolved.

Vacation:

- Provide a the record information for the right-of-way being vacated.

Thank you

JaWaan Dodson

Directions for when you make the necessary changes

- Email the following to Public Works – Development Review at PWLandUse@ClarkCountyNV.gov:
  - A detailed written response to each of our comments.
  - Copies of revised plans and documents.
  - If you make changes other than those that are specified in our comments, provide a detailed list of the changes and an explanation for why the changes were made.

Contacts for the Public Works - Land Use Application Team

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Sent: Tuesday, February 27, 2024 8:46 AM
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Cc: PWLanduse
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  - 702-455-4600 – Main number for Development Review

Sarah Y. Mabry-Padovese

From: Andrea Cole <acole@gcgarciainc.com>
Sent: Tuesday, February 20, 2024 4:01 PM
To: PWLanduse
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-093 Public Works comments

Categories: JaWaan

Apologize, I replied incorrectly in my original email to the below.

- The minimum required throat is 100 feet per Uniform Standard Drawing 222.1. Site Plan revised to show 100'

Should have stated:

- The minimum required throat is 100 feet per Uniform Standard Drawing 222.1. Parking was reduced to 99 stalls, and depth of throat for driveway is 75' as required per uniform standard drawing 222.1.

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

From: Andrea Cole
Sent: Tuesday, February 20, 2024 1:07 PM
To: PWLanduse@ClarkCountyNV.gov
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-093 Public Works comments

Please see attached revised drawings, added Vacation application, and responses below.

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

From: Clark County <Clarkcounty-accela@clarkcountynv.gov>
Sent: Thursday, February 15, 2024 2:32 PM
To: centurywest1@hotmail.com; Andrea Cole <acole@gcgarciainc.com>
Cc: PWLanduse@ClarkCountyNV.gov
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-093 Public Works comments

Good afternoon,

Please see the Public Works comments below:

Be advised that Nellis Boulevard is a Nevada Department of Transportation (NDOT) right-of-way.

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- Correct the right-of-way width for Happy Valley Avenue. ROW corrected on revised site plan

Thank you

JaWaan Dodson

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Contacts for the Public Works - Land Use Application Team

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- Phone numbers:
  - 702-455-4607 – Sarah Mabry-Padovese
  - 702-455-6387 – JaWaan Dodson
  - 702-455-6385 – Nick Goodman
  - 702-455-4600 – Main number for Development Review

Sarah Y. Mabry-Padovese

From: Andrea Cole <acole@gcgarciainc.com>
Sent: Tuesday, February 20, 2024 1:07 PM
To: PWLanduse
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-093 Public Works comments
Attachments: 18-0578_Cell Tower Plans (Sprint)_59419011_2.pdf; Carport w Solar.pdf; Cross Sections_Happy Valley Nellis_20240219.pdf; Elevation - Guard Building.pdf; Ltr-Just ADR 2-20-24.pdf; Ltr-Response to 2nd round of Planning Comments 02-01-24.pdf; Ltr-Just VAC 02-19-24.pdf; Vacation Legal ROW_20240219.pdf; Vacation Site Plan_20240219.pdf; site-6-SP1.pdf

Categories: JaWaan

Please see attached revised drawings, added Vacation application, and responses below.

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

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To: centurywest1@hotmail.com; Andrea Cole <acole@gcgarciainc.com>
Cc: PWLanduse@ClarkCountyNV.gov
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-093 Public Works comments

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Thank you

JaWaan Dodson

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  - 702-455-6387 – JaWaan Dodson
  - 702-455-6385 – Nick Goodman
  - 702-455-4600 – Main number for Development Review

Sarah Y. Mabry-Padovese

From: Diane Scarcelli
Sent: Tuesday, February 20, 2024 7:26 AM
To: Al Laird; Brady Bernhart; Dane Detommaso; Danielle Weible; Diane Scarcelli; Dominique Williams; Greg Cerven; Hunter White; Jason Allswang; Jazmine Harris; Jennifer Ammerman; Jillee Opiniano-Rowland; Jonathan Marenfeld; Judith M. Rodriguez; Katherine Corrow; Loren Graham; Lorna Phegley; Mara Weber; Mark Donohue; Martin Gies; Matt Young; Michael Huling; Nairee Agulian; Negar Masoomi; PWLanduse; Richard Ruggles; Robert Kaminski; Roxy Pais-Evia; Steven De Merritt; Tyler Delorenzo
Subject: Appointments for today 2/20/24
Attachments: Appointments 2-20-24 (2).xlsx

Please find these attached. Thank you.

Sincerely,

Diane Scarcelli
Senior Office Specialist
Department of Comprehensive Planning
T: 702-455-1599
dzw@ClarkCountyNV.gov



Sarah Y. Mabry-Padovese

From: Clark County <Clarkcounty-accela@clarkcountynv.gov>
Sent: Thursday, February 15, 2024 2:32 PM
To: centurywest1@hotmail.com; ACOLE@GCGARCIAINC.COM
Cc: PWLanduse
Subject: New Submittal: APR-23-101485 - APN: 161-02-810-093 Public Works comments

Good afternoon,

Please see the Public Works comments below:

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Detached sidewalks are required, this application will need to include a vacation of the right-of-way.

Site Plan:

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- Correct the right-of-way width for Happy Valley Avenue.

Thank you

JaWaan Dodson

Directions for when you make the necessary changes

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  - A detailed written response to each of our comments.
  - Copies of revised plans and documents.
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- 702-455-6387 – JaWaan Dodson
- 702-455-6385 – Nick Goodman
- 702-455-4600 – Main number for Development Review

Sarah Y. Mabry-Padovese

From:	Diane Scarcelli
Sent:	Wednesday, February 14, 2024 4:48 PM
To:	Al Laird; Brady Bernhart; Dane Detommaso; Danielle Weible; Diane Scarcelli; Dominique Williams; Greg Cerven; Hunter White; Jason Allswang; Jazmine Harris; Jennifer Ammerman; Jillee Opiniano-Rowland; Jonathan Marenfeld; Judith M. Rodriguez; Katherine Corrow; Loren Graham; Lorna Phegley; Mara Weber; Mark Donohue; Martin Gies; Matt Young; Michael Huling; Nairee Agulian; Negar Masoomi; PWLanduse; Richard Ruggles; Robert Kaminski; Roxy Pais-Evia; Steven De Merritt; Tyler Delorenzo
Subject:	Appointment list for Tuesday 2/20/24
Attachments:	Appointments 2-20-24 (1).xlsx

With Monday 2/19 being a holiday, I am sending out the list for Tuesday 2/20/24 today. Please find the upcoming appointments attached, and thank you.

Sincerely,

Diane Scarcelli
Senior Office Specialist
Department of Comprehensive Planning
T: 702-455-1599
dzw@ClarkCountyNV.gov

Sarah Y. Mabry-Padovese

From: PWLanduse
Sent: Wednesday, February 14, 2024 10:32 AM
To: Andrea Cole; PWLanduse
Cc: Melissa Eure; George Garcia
Subject: RE: APR-23-101485 LEDGE Nellis & Happy Valley: Submittal Pckg

Please note that we have 10 business days (2.5 weeks) to review your application. There are currently 8 head of you in the queue at this time.

Thanks

Sarah Y. Mabry-Padovese
Plan Checker
Public Works – Development Review
(702)455-4607

From: Andrea Cole <acole@gcgarciainc.com>
Sent: Wednesday, February 14, 2024 10:24 AM
To: PWLanduse <PWLanduse@ClarkCountyNV.gov>
Cc: Melissa Eure <meure@gcgarciainc.com>; George Garcia <ggarcia@gcgarciainc.com>
Subject: APR-23-101485 LEDGE Nellis & Happy Valley: Submittal Pckg

I just wanted to follow up on the below that was submitted on 02/06/24. Do we know where it is in the pile of items to be reviewed? Please advise.

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

From: Andrea Cole
Sent: Tuesday, February 6, 2024 3:49 PM
To: 'Pwlanduse@clarkcountynv.gov' <Pwlanduse@clarkcountynv.gov>
Cc: Melissa Eure <meure@gcgarciainc.com>; George Garcia <ggarcia@gcgarciainc.com>
Subject: APR-23-101485 LEDGE Nellis & Happy Valley: Submittal Pckg

Please see attached proposed application for APR-23-101485 for your review and comment. The proposed use is a Commercial Truck Parking Lot at 3125 Nellis APN#s: 161-08-810-082 & -083.

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

PPLRL_1796

Sarah Y. Mabry-Padovese

From: Andrea Cole <acole@gcgarciainc.com>
Sent: Wednesday, February 14, 2024 10:24 AM
To: PWLanduse
Cc: Melissa Eure; George Garcia
Subject: APR-23-101485 LEDGE Nellis & Happy Valley: Submittal Pckg

I just wanted to follow up on the below that was submitted on 02/06/24. Do we know where it is in the pile of items to be reviewed? Please advise.

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

From: Andrea Cole
Sent: Tuesday, February 6, 2024 3:49 PM
To: 'Pwlanduse@clarkcountynv.gov' <Pwlanduse@clarkcountynv.gov>
Cc: Melissa Eure <meure@gcgarciainc.com>; George Garcia <ggarcia@gcgarciainc.com>
Subject: APR-23-101485 LEDGE Nellis & Happy Valley: Submittal Pckg

Please see attached proposed application for APR-23-101485 for your review and comment. The proposed use is a Commercial Truck Parking Lot at 3125 Nellis APN#s: 161-08-810-082 & -083.

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone

(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

Sarah Y. Mabry-Padovese

From:	Andrea Cole <acole@gcgarciainc.com>
Sent:	Tuesday, February 6, 2024 3:49 PM
To:	PWLanduse
Cc:	Melissa Eure; George Garcia
Subject:	APR-23-101485 LEDGE Nellis & Happy Valley: Submittal Pckg
Attachments:	site-5-SP1-rev-carport.pdf; site-5-CS.pdf; Ledge Planning 1 Plans.pdf; Ltr-Just ADR 2-1-24.pdf; SSI-Palm Properties LLC as of 01-09-24.pdf; APN map as of 10-25-23.pdf; Application & Ownership forms from property owner - ADR Signed.pdf; Deed as of 04-04-23.pdf; Ownership form (Leading Edge Ventures) (signed).jpeg; Ownership form (Leading Edge Ventures) (signed).pdf; SSI for Leading Edge Ventures, LLC.pdf
Categories:	NEW PROCESS

Please see attached proposed application for APR-23-101485 for your review and comment. The proposed use is a Commercial Truck Parking Lot at 3125 Nellis APN#s: 161-08-810-082 & -083.

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

GCGARCIA

CIVIL ENGINEERING

VS-24-0277

February 19, 2024

Nancy Amundsen, Director
Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Request: Partial Vacation of Happy Valley ROW
APN(s): 161-08-810-082 & -083

Dear Nancy:

On behalf of our client, Leading Edge Ventures, LLC, please accept this letter and the attached exhibit as an application to vacate 5FT ROW on Happy Valley.

As directed by Planning and Public Works, we request that portions of the existing unbuilt 60 foot-wide ROW parcel be reduced by 5FT feet as it no longer serves a public need or necessity for the local road. The remaining portion of this parcel combined with the abutting parcel to the east, APN# 161-08-810-082 & -083, will satisfy the necessary required landscaping straddling a sidewalk to accompany the curb, gutter, landscape and sidewalk on the southside of Happy Valley.

Exhibit "A" attached provides the necessary legal description and Exhibit "B" provides the accompanying depiction for the requested Vacation of ROW.

The Vacation of the ROW will allow for the sidewalk abutting the detached sidewalk as required by the County to bring the property into full compliance with the statutes, codes and regulations.

Based on the provisions stated above, we request the approval of the vacation and abandonment of the ROW. If you have any questions regarding this request, please feel free to reach out to me at (702) 435-9909.

Sincerely,

George Garcia,
Founder

CIVIL
ENGINEERING

2727 SOUTH RAINBOW BOULEVARD * LAS VEGAS, NEVADA 89146-5148
PHONE 702-873-7550 * FAX 702-362-2597

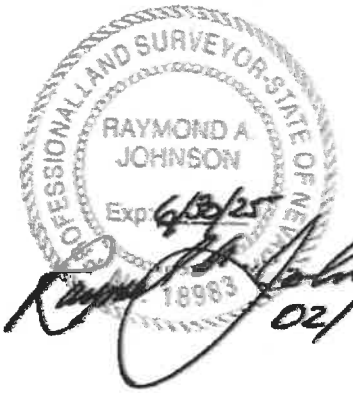
EXHIBIT "A"
VS-

W.O. 8322
February 19, 2024

APN: 161-08-899-001
_X_ Public right-of-way

___ Easements:

___ Other:



02/19/2024

Legally described as follows:

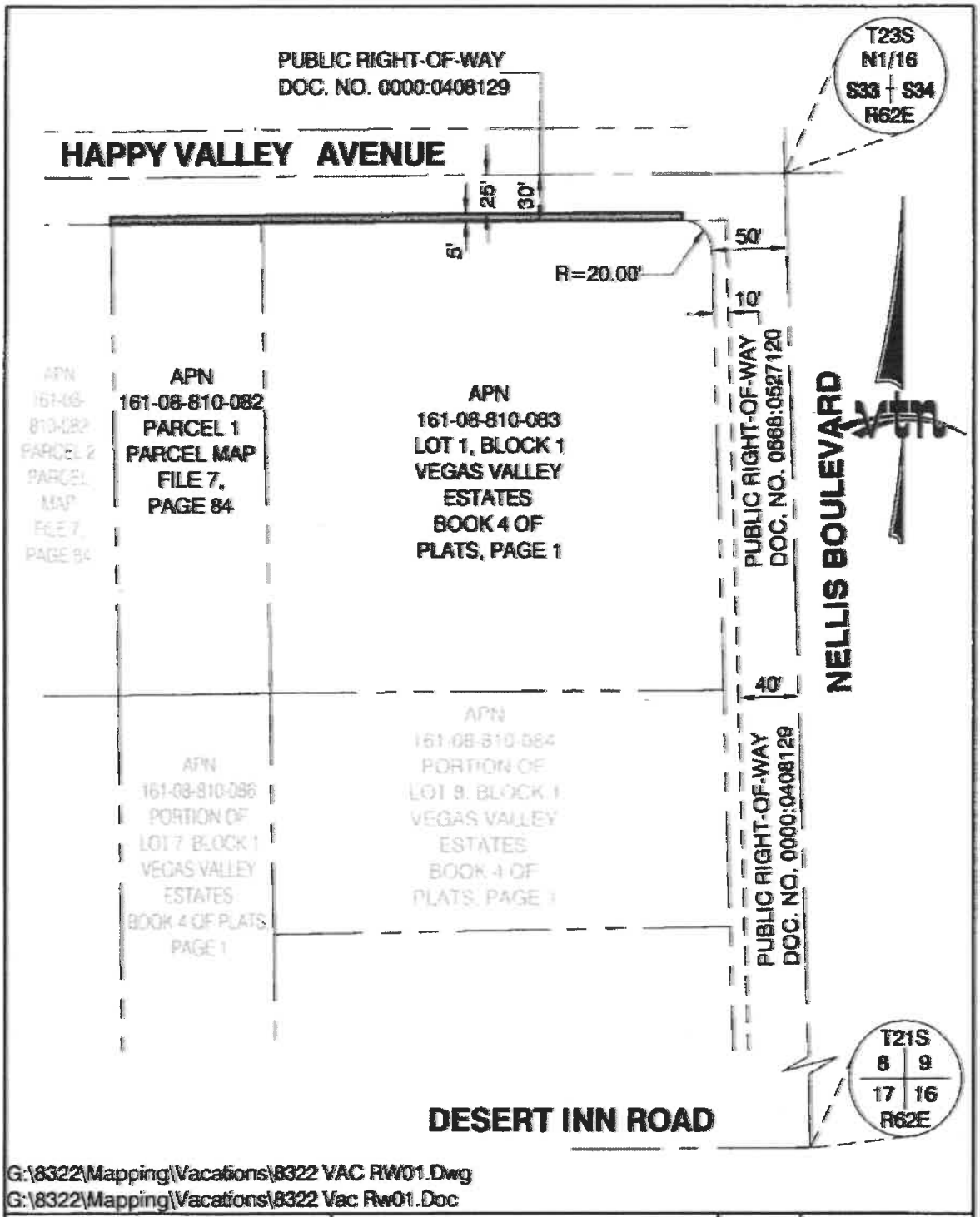
PUBLIC RIGHT-OF-WAY DOCUMENT NUMBER 0000:0408129

BEING THE SOUTHERLY 5.00 FEET OF THAT PUBLIC RIGHT-OF-WAY KNOWN AS HAPPY VALLEY AVENUE DEDICATED BY THAT CERTAIN DOCUMENT ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN DOCUMENT NUMBER 0000:0408129 FRONTING LOT 1, BLOCK 1 OF THAT CERTAIN FINAL MAP KNOWN AS "VEGAS VALLEY ESTATES" ON FILE IN THE OFFICE OF SAID COUNTY RECORDER IN BOOK 4 OF PLATS, AT PAGE 1 FROM THE PROLONGATION OF THE WESTERLY BOUNDARY OF SAID LOT 1 TO THE POINT OF CURVATURE OF A 20.00 FOOT SPANDREL AREA CONCAVE SOUTHWESTERLY IN THE NORTHEAST CORNER OF SAID LOT 1 AND FRONTING PARCEL 1 OF THAT CERTAIN PARCEL MAP ON FILE IN THE OFFICE OF SAID COUNTY RECORDER, IN FILE 7, PAGE 84 ALL LOCATED WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 08, TOWNSHIP 21 SOUTH, RANGE 62 EAST, CLARK COUNTY, NEVADA.

EXCEPTING ANY PORTION RIGHT-OF-WAY HEREBY BEING VACATED, FRONTING THAT DEDICATED RIGHT-OF-WAY DOCUMENT NUMBER 0568:0527120 THEREOF.

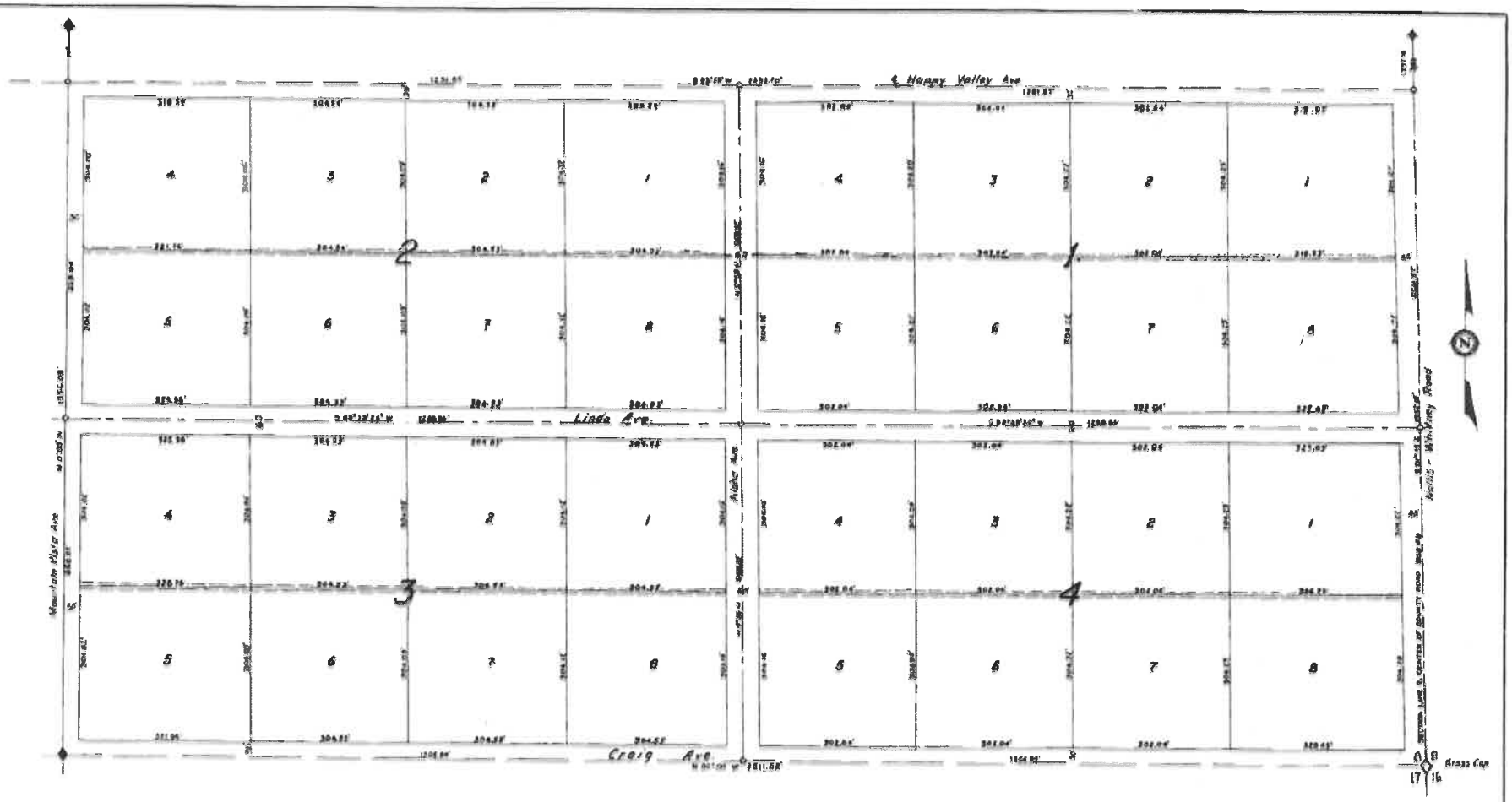
SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

G:\8322\MAPPING\VACATION MAP\8322 VAC RW01.DOC
G:\8322\MAPPING\VACATION MAP\8322 VAC.DWG



G:\8322\Mapping\Vacations\8322 VAC RW01.Dwg
G:\8322\Mapping\Vacations\8322 Vac Rw01.Doc

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NV 89146-5148	EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION	SCALE HORZ. 1"= 100' VERT.
		W.O. NO. 8322
		DRAWN BY: TJ
	RIGHT-OF-WAY VACATION	DATE: 02/2024
		SHEET 2 OF 2



SCALE : 1" = 100'

VEGAS VALLEY ESTATES

TRACT NO. 2

408120

EDWARD G. HOPPE

PLATS

Fee $ 8.50

I, Ernest M. Clary, ... hereby certify that said plat is a true ... Clark, State of Nevada, ... Ernest M. Clary
Registered Professional Engineer
Nevada No. 836

1954

Approved ... day of ... 1954 ... Clark County, Nevada

Chairman

North:

... Edward G. Hoppe ... Grantee ...

... Edward G. Hoppe
Grantee

State of Nevada } ss
County of Clark }

On this ... day of ... 1953, ... before me ... Notary Public ...

My Commission Expires ...

I, George Marshall, County Engineer, Clark County, Nevada, do hereby certify that on the ... day of ... 1953, the accompanied final map of the subdivision shown hereon is substantially the same as it appeared on the tentative map and any approved alterations thereof; that all provisions of the law and of any local ordinances applicable at the time of approval of the tentative map have been complied with; and that I am satisfied that the map is technically correct.

George Marshall
County Surveyor and Surveyor
Registered Engineer No. 821

Approved and accepted this 5th day of February, 1953, by the Regional Planning Commission of Clark County, Nevada

Chairman

Approved and accepted this 5th day of January, 1953, by the Board of Commissioners of Clark County, Nevada

Attest: Nelson Deal, C.C.B.
County Clerk

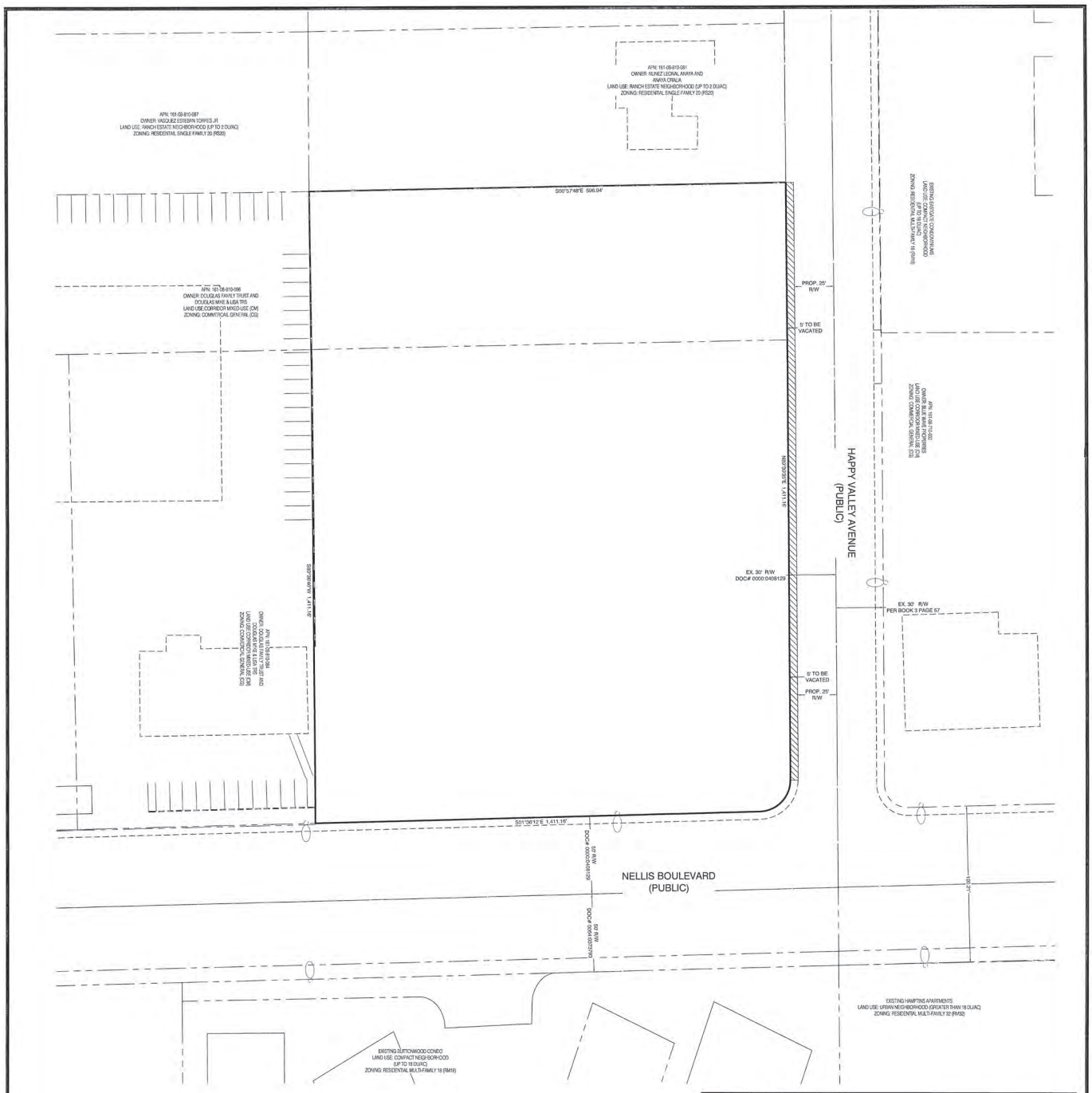
Virgil R. Cherry
Mayor

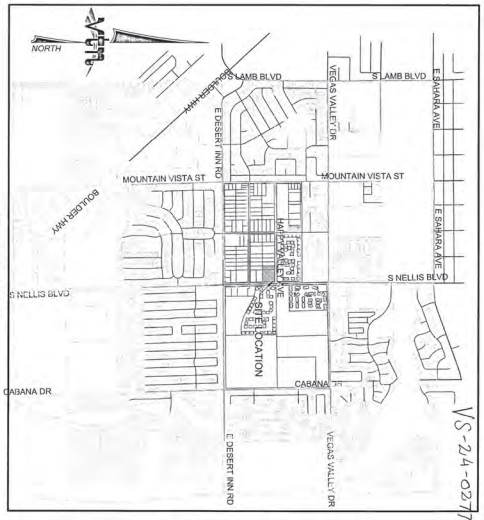
LEGEND

- FD B.L.M. Brass Cap Section Corner
- FD B.L.M. Brass Cap 1/4 Section Corner
- Set Stake
- Public Utilities Easement 5' each side of lot lines

PPLRL_1803

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PROJECT INFORMATION	
ASSESSORS PARCEL NUMBER:	161-08-810-082, 083
PROPOSED LAND USE:	CORRIDOR MIXED USE (CM)
PROPOSED USE OF PROPERTY:	COMMERCIAL GENERAL (CG)
EXISTING ZONING:	COMMERCIAL GENERAL (CG)
PROPOSED ZONING:	CORRIDOR MIXED USE (CM)
EXISTING LANDUSE:	CORRIDOR MIXED USE (CM)
PROPOSED LANDUSE:	CORRIDOR MIXED USE (CM)
TOTAL PROPOSED LOTS:	1
GROSS ACREAGE:	2.84 ACRES
DENSITY (BASED ON GROSS ACREAGE):	N/A

PUBLIC RIGHT OF WAY TO BE VACATED

GRAPHIC SCALE
30 0 15 30 60
1" = 30'

NORTH

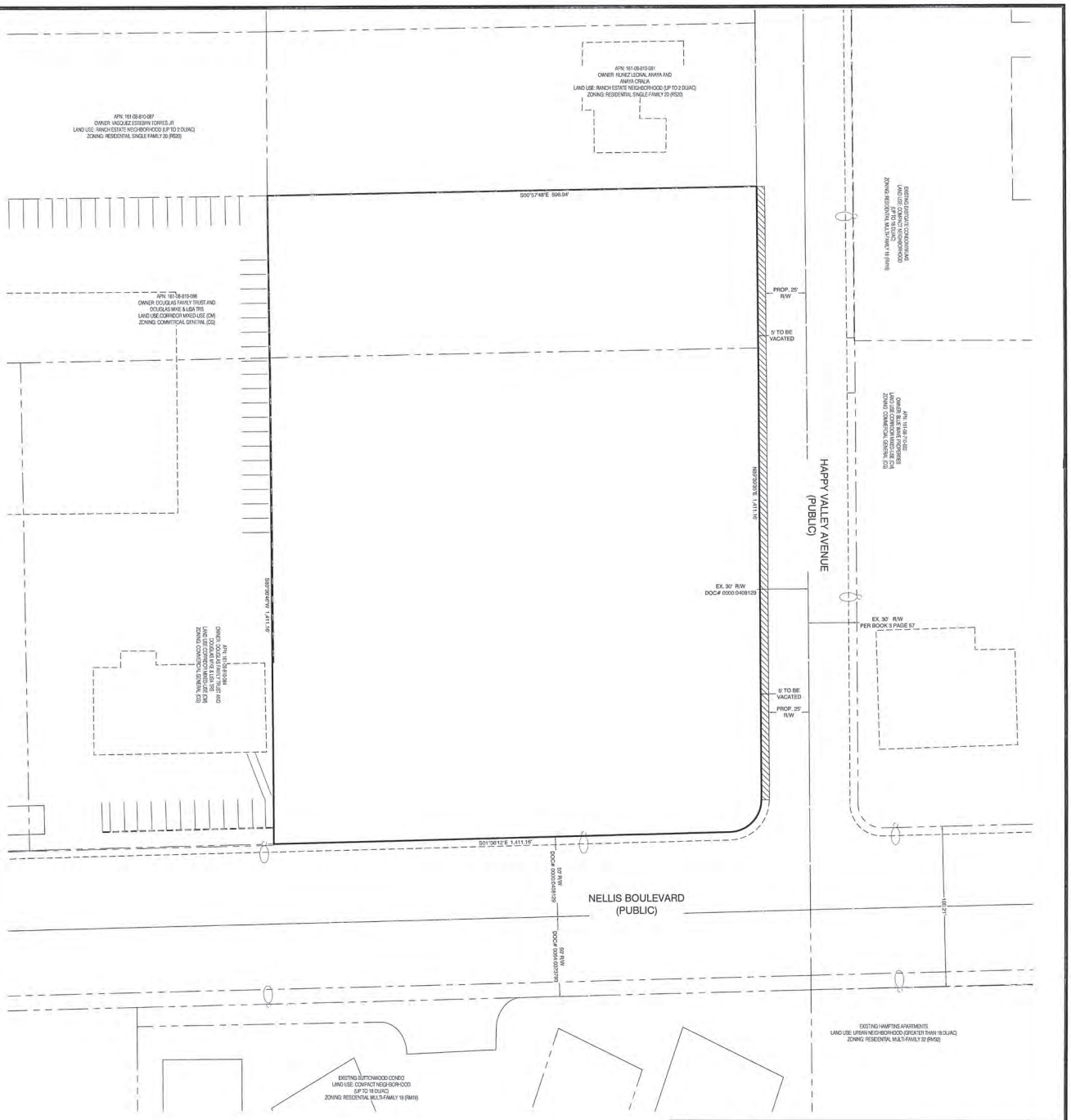
CIVIL ENGINEERING

DRAWN BY: R.M.S.	NOV. '23	VACATION SITE PLAN	CLARK COUNTY, NEVADA	
DESIGNED BY: R.M.S.	NOV. '23			
CHECKED BY:		APN:161-08-810-082, 083 NELLIS AND HAPPY VALLEY	2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148 PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNNV.COM CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS	PPLRL_1804
PROJECT NO:	SCALE: 1"=30' N/A HORIZ. VERT.			

SHEET SP1 1 OF 1 SHEETS DRAWING NO.

REV	DATE	BY	REVISION

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DRAWN BY: R.M.S. NOV. '23	VACATION SITE PLAN	CLARK COUNTY, NEVADA		
DESIGNED BY: R.M.S. NOV. '23				
CHECKED BY:	APN:161-08-810-082, 083 NELLIS AND HAPPY VALLEY	2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148 PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNNV.COM CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS	REV	DATE	BY	REVISION
PROJECT NO: SCALE: 1"=30' N/A HORIZ. VERT.				

SHEET 1 OF 1 SHEETS — DRAWING NO. SP1

ROP-000581

PDR-000581

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DOC TYPE: SC

STAFF COMMENTS

Clark County Comprehensive Planning, Current Planning Division

Application # VS-24-6277

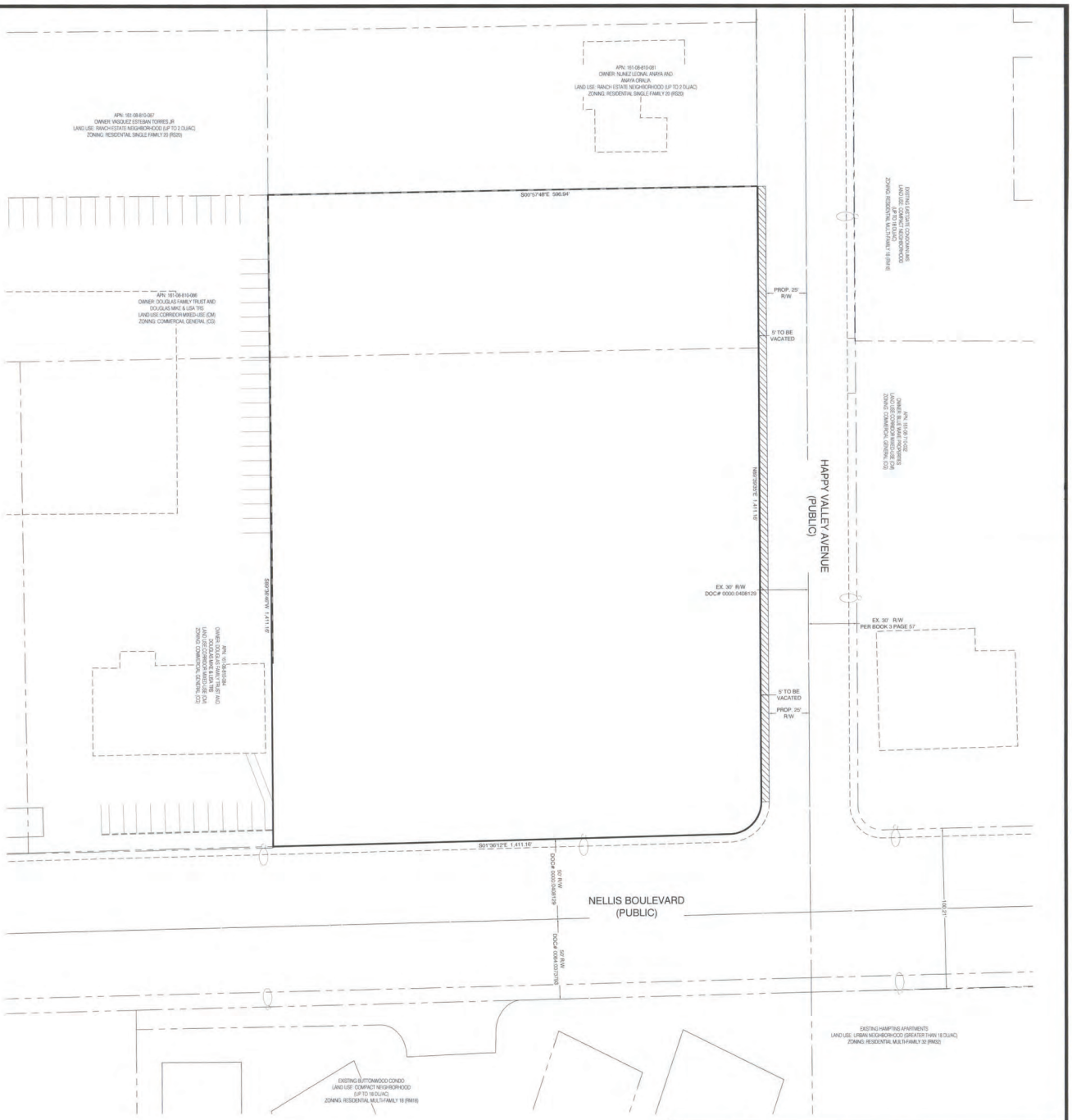
DATE	COMMENT	STAFF INITIALS

THIS PORTION TO BE COMPLETED BY RECORDS STAFF ONLY

☒ Full Size Plans
24"x36" or larger

☐ Plans
Up to 11"x14"

☐ No Plans



VS-24-0277 STP

DRAWN BY: R.M.S. NOV. '23	VACATION SITE PLAN	CLARK COUNTY, NEVADA	
DESIGNED BY: R.M.S. NOV. '23			
CHECKED BY:	APN:161-08-810-082, 083 NELLIS AND HAPPY VALLEY	2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148 PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNNV.COM CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS	
PROJECT NO: SCALE: 1"=30' N/A HORIZ. VERT.			

SHEET SP1 1 OF 1 SHEETS DRAWING NO.

REV.	DATE	BY	REVISION

ROP 0005803

PD23-0583

VS-24-0277

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CLARK COUNTY
TOWN ADVISORY BOARD/CITIZEN ADVISORY COUNCIL
RECOMMENDATION

Application Number: **VS-24-0277** PC/BCC Meeting Date: **09-04-2024**

Commission District: E

TAB/CAC: SUNRISE MANOR TAB/CAC Meeting Date: 08-15-2024

Project Type: Nonresidential Development/Use (with construction or site modifications) Property Owner: PALM PROPERTIES L L C

- ☐ Text Amendment
- ☐ Rezone
- ☐ Planned Unit Development
- ☐ Use Permit
- ☐ Variance
- ☐ Waiver of Development Standards
- ☐ Waiver of Title
- ☐ Design Review
- ☐ Sign Design Review
- ☐ Street Name Change
- ☐ Street Numbering Change
- ☐ Annexation Request
- ☑ Vacation and Abandonment
- ☐ Tentative Map
- ☐ Application Review
- ☐ Clarification of Conditions
- ☐ Extension of Time
- ☐ Revocation
- ☐ Waiver of Conditions
- ☐ Ordinance
- ☐ Agenda Item
- ☐ Other _____

Motion By: Earl Barbeau Vote: 4-0 Approval / (Denial) / No Comment

Hold (including To Date and Reason) _____

# of Neighbors Present 2 # of Neighbors For _____ # of Neighbors Against 2 # of Neighbors Undecided _____

Brief synopsis of COMMENTS, DISCUSSION, REASONING:

don't like idea of truck parking - eye sore
inadequate fencing, safety
chemicals (truck fumes)

Semi trucks should be in an industrial area

Conditions of Approval: _____

Name of Applicant/Representative George Garcia

Applicant agreed to conditions _____ Yes _____ No Neighborhood meeting held? _____ Yes _____ No

Signature

8/15/24
Date

Secretary
Title (Secretary or Chair)

Email to Comprehensive Planning: CPAgendas@ClarkCountyNV.gov & Email to Applicable Commission District: DistrictE@ClarkCountyNV.gov

GCGARCIA

February 19, 2024

VS-24-0277

Nancy Amundsen, Director
Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Request: Partial Vacation of Happy Valley ROW
APN(s): 161-08-810-082 & -083

Dear Nancy:

On behalf of our client, Leading Edge Ventures, LLC, please accept this letter and the attached exhibit as an application to vacate 5FT ROW on Happy Valley.

As directed by Planning and Public Works, we request that portions of the existing unbuilt 60 foot-wide ROW parcel be reduced by 5FT feet as it no longer serves a public need or necessity for the local road. The remaining portion of this parcel combined with the abutting parcel to the east, APN# 161-08-810-082 & -083, will satisfy the necessary required landscaping straddling a sidewalk to accompany the curb, gutter, landscape and sidewalk on the southside of Happy Valley.

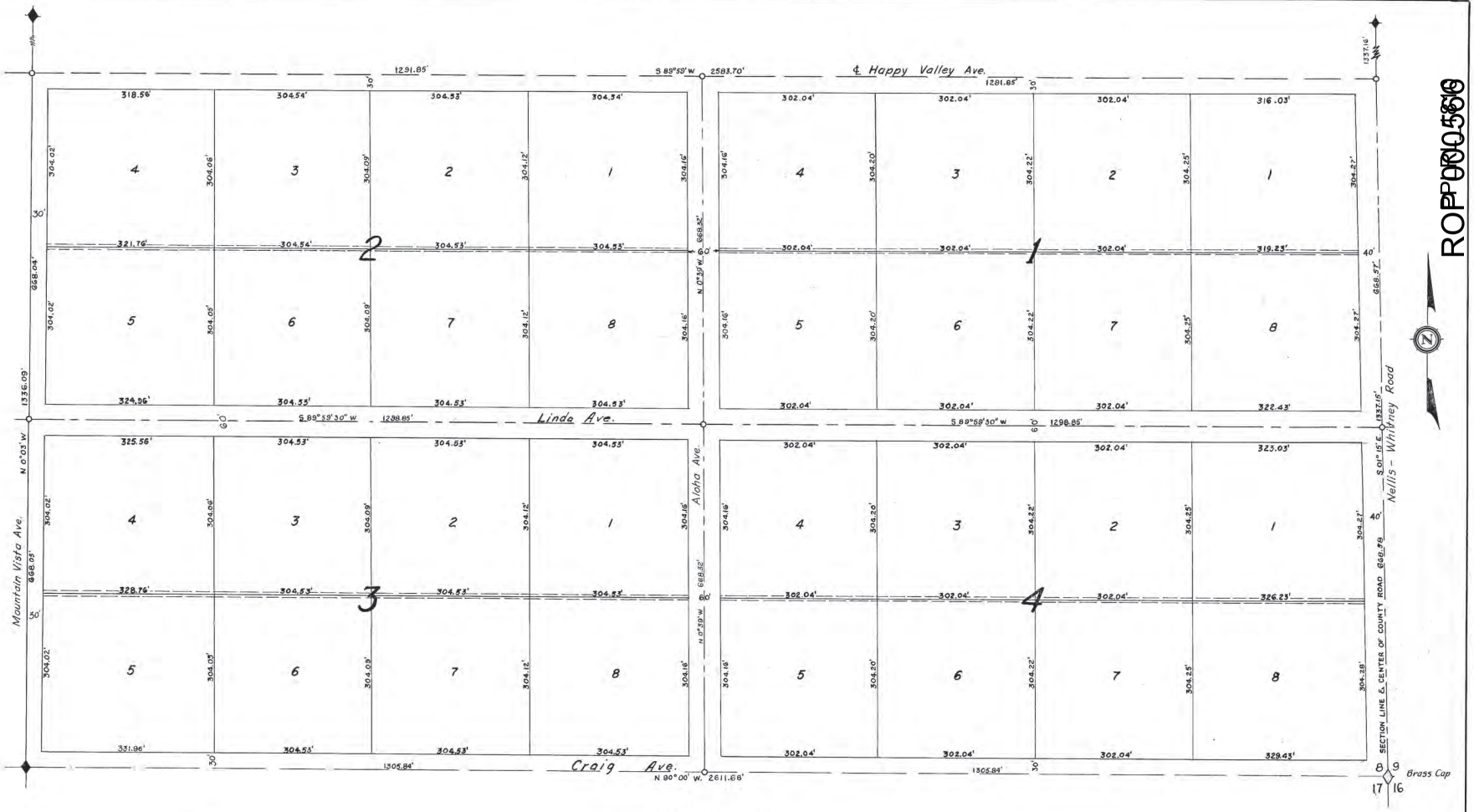
Exhibit "A" attached provides the necessary legal description and Exhibit "B" provides the accompanying depiction for the requested Vacation of ROW.

The Vacation of the ROW will allow for the sidewalk abutting the detached sidewalk as required by the County to bring the property into full compliance with the statutes, codes and regulations.

Based on the provisions stated above, we request the approval of the vacation and abandonment of the ROW. If you have any questions regarding this request, please feel free to reach out to me at (702) 435-9909.

Sincerely,

George Garcia,
Founder



ROPD0010566

SCALE - 1" = 100'

VEGAS VALLEY ESTATES

TRACT NO. 2

LEGEND

- ◇ F.D. G.L.O. Brass Cap Section Corner
- ◆ F.D. G.L.O. Brass Cap 1/4 Section Corner
- O Set Stake
- ═══ Public Utilities Easement. 5' each side of lot line.

408129
No. _____
Filed at Request of
EDWARD C. HOPPE
Date JUL-1-1953 9:30 A.M.
In Book 4 Page 1
of PLATS
Clark County, Nevada, Records
Ernest W. Doughty
County Recorder
Fee $ 8.50 By _____ Deputy

I, Ernest H. Clary, hereby certify that this plat is a true and accurate map of the land surveyed and staked out under my supervision, into lots, blocks, streets and public places at the instance of M.C. MacPeck; that the location of said lots, blocks, and streets, have been definitely established and perpetuated in strict accordance with the law as shown hereon, and are situate in the S½ SE¼ of Section 8, Township 21 South of Range 62 East of Mount Diablo Base and Meridian, County of Clark, State of Nevada, described by notes and bounds as shown on the above plat, that the survey was completed on the 24th day of Jan., 1953.

Ernest H. Clary
Registered Professional Civil Engineer & Land Surveyor - Nevada No. 290.

Approved this 13th day of February, 1953, by the Las Vegas No. 16 School District, Clark County, Nevada.

Chairman

KNOW ALL MEN BY THESE PRESENTS: that Edward C. Hoppe and Claire Hoppe are the owners of the parcel of land shown and particularly described in the engineer's certificate hereon, and have consented to and do hereby consent to the preparation and recording of this map, and do hereby offer for dedication all of the streets as indicated, and outlined hereon for the use of the public forever. Easements as shown are reserved for the construction and maintenance of public utilities only.

In witness whereof we have hereto set our hands this 17th day of JUNE 1953.

Edward C. Hoppe

Claire Hoppe

State of Nevada } ss
County of Clark }

On this 17th day of JUNE, 1953, personally appeared before me, a Notary Public, in and for Clark County, Nevada, Edward C. Hoppe and Claire Hoppe, known to me to be the persons who executed the within and foregoing instrument, and upon oath did depose that they executed the same freely and voluntarily, and for the uses and purposes therein mentioned.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

Merlin Edward Dye
Notary Public in and for Clark County, Nevada

My Commission Expires
May 14, 1957

I, George Monahan, County Engineer, Clark County, Nevada, do hereby certify that on the 24th day of February, 1953, did examine said Final map, that the subdivision shown hereon is substantially the same as it appeared on the tentative map and any approved alteration thereof; that all provisions of the law and of any local ordinances applicable at the time of approval of the tentative map have been complied with and that I am satisfied the map is technically correct.

George Monahan
County Engineer and Surveyor
Registered Engineer No. 631

Approved and accepted this 5th day of Febuary, 1953, by the Regional Planning Commission of Clark County, Nevada.

Chairman

Approved and accepted this 17 day of June, 1953, by the Board of Commissioners of Clark County, Nevada.

Attest: Helen Scott Reed
County Clerk

Harley E. Harmon
Chairman

2727 SOUTH RAINBOW BOULEVARD * LAS VEGAS, NEVADA 89146-5148
PHONE 702-873-7550 * FAX 702-362-2597

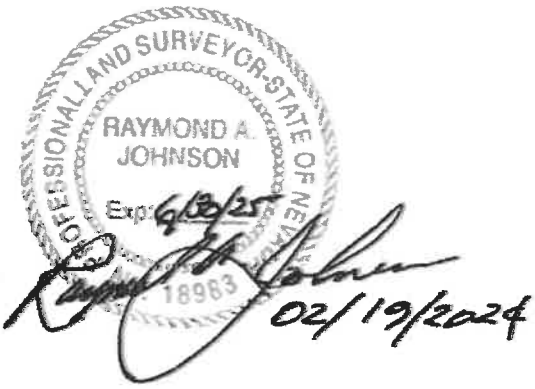
EXHIBIT "A"
VS-

W.O. 8322
February 19, 2024

APN: 161-08-899-001
_X_ Public right-of-way

___ Easements:

___ Other:



Legally described as follows:

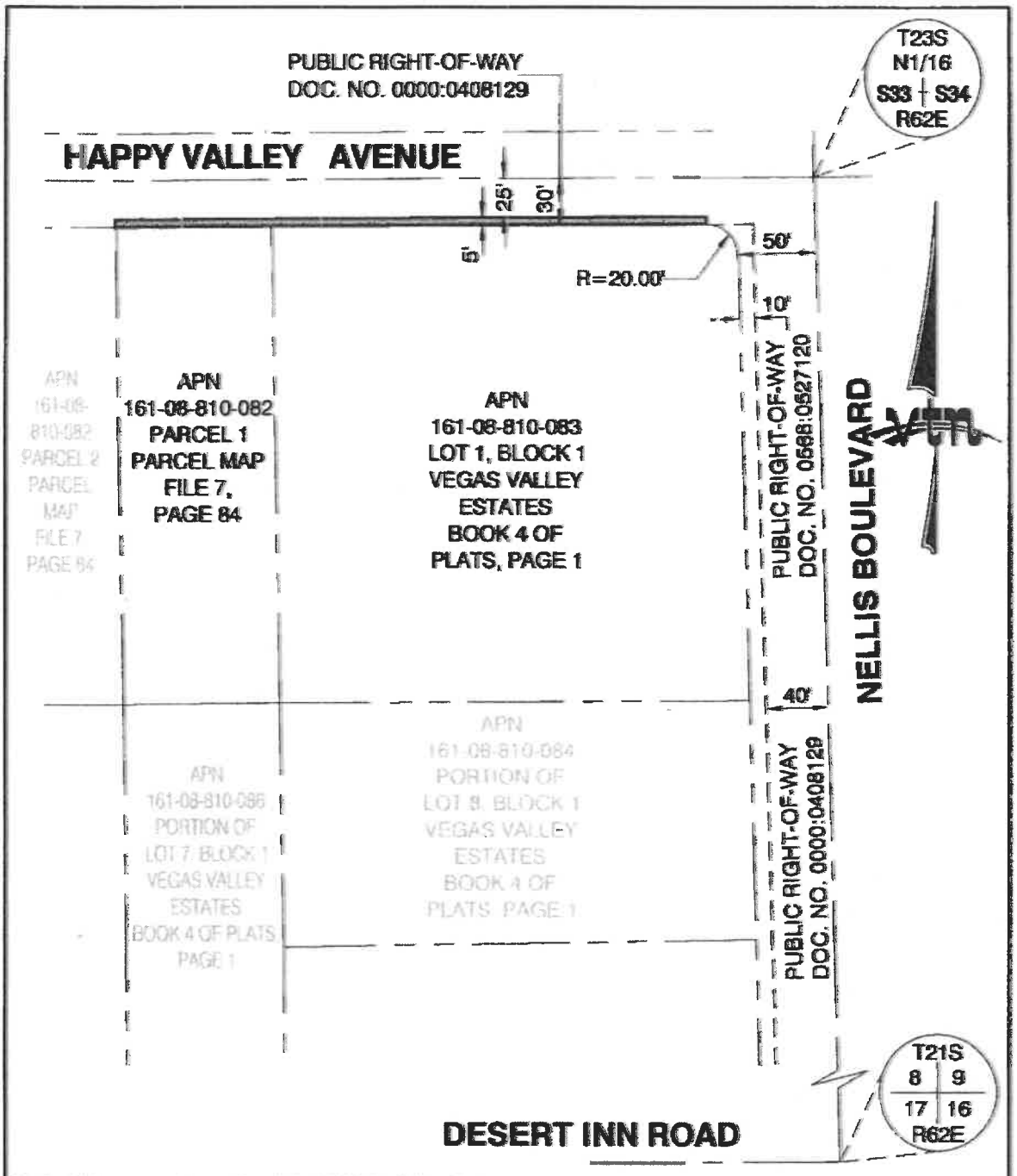
PUBLIC RIGHT-OF-WAY DOCUMENT NUMBER 0000:0408129

BEING THE SOUTHERLY 5.00 FEET OF THAT PUBLIC RIGHT-OF-WAY KNOWN AS HAPPY VALLEY AVENUE DEDICATED BY THAT CERTAIN DOCUMENT ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA IN DOCUMENT NUMBER 0000:0408129 FRONTING LOT 1, BLOCK 1 OF THAT CERTAIN FINAL MAP KNOWN AS "VEGAS VALLEY ESTATES" ON FILE IN THE OFFICE OF SAID COUNTY RECORDER IN BOOK 4 OF PLATS, AT PAGE 1 FROM THE PROLONGATION OF THE WESTERLY BOUNDARY OF SAID LOT 1 TO THE POINT OF CURVATURE OF A 20.00 FOOT SPANDREL AREA CONCAVE SOUTHWESTERLY IN THE NORTHEAST CORNER OF SAID LOT 1 AND FRONTING PARCEL 1 OF THAT CERTAIN PARCEL MAP ON FILE IN THE OFFICE OF SAID COUNTY RECORDER, IN FILE 7, PAGE 84 ALL LOCATED WITHIN THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 08, TOWNSHIP 21 SOUTH, RANGE 62 EAST, CLARK COUNTY, NEVADA.

EXCEPTING ANY PORTION RIGHT-OF-WAY HEREBY BEING VACATED, FRONTING THAT DEDICATED RIGHT-OF-WAY DOCUMENT NUMBER 0568:0527120 THEREOF.

SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

G:\8322\MAPPING\VACATION MAP\8322 VAC RW01.DOC
G:\8322\MAPPING\VACATION MAP\8322 VAC.DWG



G:\8322\Mapping\Vacations\8322 VAC RW01.Dwg
G:\8322\Mapping\Vacations\8322 Vac Rw01.Doc

2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NV 89146-5148

EXHIBIT "B" TO ACCOMPANY LEGAL DESCRIPTION

RIGHT-OF-WAY VACATION

SCALE	HORZ. 1"= 100'
	VERT.
W.O. NO.	8322
DRAWN BY:	TJ
DATE:	02/2024
SHEET	2 OF 2

Electronically Filed
3/24/2025 2:52 PM
Steven D. Grierson
CLERK OF THE COURT

ROP

STEVEN B. WOLFSON
District Attorney
CIVIL DIVISION
State Bar No. 001565
By: ROBERT T. WARHOLA
Chief Deputy District Attorney
State Bar No. 4410
500 South Grand Central Pkwy., Suite 5075
Las Vegas, Nevada 89155-2215
(702) 455-4761
Fax (702) 382-5178
E-Mail: Robert.Warhola@ClarkCountyDANV.gov
Attorneys for Respondent
Clark County

DISTRICT COURT

CLARK COUNTY, NEVADA

PALM PROPERTIES, LLC, a Nevada limited liability company; LEADING EDGE VENTURES, LLC, a Nevada limited liability company; ROBERT LAUER, an individually. Petitioners, vs. COUNTY OF CLARK, a political subdivision of the State of Nevada, et al., Respondent.	Case No: A-24-907944-J Dept No: 18

RECORD OF THE PROCEEDINGS, VOLUME IV

Respondent hereby files with the Court the Record of the Proceedings pursuant to Eighth Judicial District Court Rule 2.15 consisting of documents from the Clark County Clerk, Commission Division, and the Clark County Current Planning Division numbered ROP 000569 through ROP 000711.

DATED this 24th day of March, 2025.

STEVEN B. WOLFSON
DISTRICT ATTORNEY

By: */s/ Robert T. Warhola*
ROBERT T. WARHOLA
Chief Deputy District Attorney
State Bar No. 4410
500 South Grand Central Pkwy., Suite 5075
Las Vegas, Nevada 89155-2215
Attorney for Respondent

Case Number: A-24-907944-J

CERTIFICATE OF ELECTRONIC SERVICE

I hereby certify that I am an employee of the Office of the Clark County District Attorney and that on this this 24th day of March, 2025 I served a true and correct copy of the foregoing **RECORD OF THE PROCEEDINGS, VOLUME IV** (United States District Court Pacer System or the Eighth Judicial District Court Wiznet), by e-mailing the same to the following recipients. Service of the foregoing document by e-mail is in place of service via the United States Postal Service.

Amy L. Sugden, Esq.
SUGDEN LAW
375 E. Warm Springs, Ste. 104
Las Vegas, Nevada 89119
Attorney for Petitioners
amy@sugdenlaw.com

/s/Patricia C. Villa
An Employee of the Clark County District Attorney's Office – Civil Division

COVER SHEET FOR MINUTES

MEETING CODE: Board of County Commissioners Zoning Meeting

MEETING DATE: September 04, 2024

SECRETARY: Susan Wohlbrandt

TYPED/PROOFED/COMPLETED: September 24, 2024

DISTRIBUTED:

SECRETARY: Susan Wohlbrandt

DATE: September 24, 2024

APPROVED BY BOARD:

DATE: October 2, 2024

togetherforbetter

Board of County Commissioners

Clark County, Nevada

Tick Segerblom, Chair
William McCurdy II, Vice Chair
Jim Gibson
Justin Jones
Marilyn K. Kirkpatrick
Ross Miller
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, September 4, 2024:

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 9:03 a.m. by Chair Segerblom with the following members present:

Commissioners Present:
Tick Segerblom, Chair
Jim Gibson
Justin Jones
Marilyn K. Kirkpatrick
Ross Miller
Michael Naft

Absent:
William McCurdy II, Vice Chair

Also Present:
Robert Warhola, Deputy District Attorney
Sami Real, Director, Comprehensive Planning
Antonio Papazian, Manager, Development Review
JaWaan Dodson, Assistant Manager, Development Review
Lynn Marie Goya, County Clerk
Michelle Hinkson, Deputy Clerk
Susan Wohlbrandt, Deputy Clerk
Robin Delaney, Deputy Clerk

SEC. 2. PUBLIC FORUM

1. Public Comment

TICK SEGERBLOM
Good morning. Welcome to the County Commission's Zoning hearing. First item – well, first item Ms. Real.

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

TICK SEGERBLOM
This is the first period for public comment. Anyone wishing to speak about an item on the agenda may come forward. Just so you know, we are going to take a couple items off of the Consent Agenda and so that if you want to speak when that item is heard, you're welcome to. Sami, which item was that?

SAMI REAL
So, there's been a request to pull Items 7 and 11 to be heard separately, and then I also saw that we have a card for somebody who wants to speak on Items 9 and 10 and I'm about to read in a request to hold Items 9 and 10 with the next agenda.

TICK SEGERBLOM
Yeah, so 9 and 10 will be – continue for 30 days. The Sphere item, it will be heard separately, not on the Consent Agenda if anyone want here to speak on that item. And what was the other item?

SAMI REAL
Item 7 will be pulled to be heard separately, as well.

TICK SEGERBLOM
Okay, and which item is that? Is that The Sphere?

SAMI REAL
Item 11 is The Sphere, yes.

TICK SEGERBLOM
Okay, that's Commissioner Naft. Okay. All right. With that said, anyone wishing to speak on public comment on an item on the agenda, please feel free to come forward now. You can speak for three minutes.

BRETT LARSON
My name is Brett Larson, my address is 3505 East Harmon Avenue, Suite B. I'm speaking on Agenda Item 21. I represent the Oasis Apartments that is adjoining this property. We don't oppose this. I just want to make it clear on the record that we've been told that the Airport will not be renewing the existing lease beyond September 30, when it expires, and with the expiration of lease there will be no further application for a use permit. I just wanted to put that on the record.

TICK SEGERBLOM
Thank you. Good morning.

NICK SCHNEIDER
Good morning, Chair Segerblom and Members of the Commission. For the record, my name is Nick Schneider representing the Vegas Chamber located at 575 Symphony Park Ave. Suite 100 89106 here today to speak on Item Number 11.

The Vegas Chamber is one of the largest and broadest business-based organizations in the state and we've long been advocates for economic development. This Strip representing one of the largest economic engines in the state. We believe it's absolutely essential to continue to keep the strip as fresh and current and The Sphere is a great example of how we do that. The Exosphere in particular, has generated millions of social media views, since it's opening, and we're here in support of the waiver for sound and we believe that the agreement that was reached with the 85-decibel sound limit between the local residents is a great example of how The Sphere is mindful of the community around them. Thank you.

TICK SEGERBLOM
Are you speaking for The Grateful Dead too? Anyone else wishing to speak on public comment to begin the items? See no one else will close the first period of public comment.

SEC. 3. AGENDA

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

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

- Hold to the September 18, 2024, Zoning Meeting; Item 33, UC-24-0268.
- Hold to the October 2, 2024, Zoning Meeting; Item 9, VS-24-0277 and Item 10, WS-24-0276.
- Hold to the November 6, 2024, Zoning Meeting; Item 35, WC-24-400060 for (NZC 22-0028),
- and then hold no date Item 46 ZC-24-0357, and Item 47 WS-024-0358.

The above public hearing items are going to be opened as a public hearing and immediately recessed until the dates as previously stated. With these deletions, which are Items 9, 10, 33, 35, 46 and 47, the agenda stands ready for your approval.

MOTION

MICHAEL NAFT
Mr. Chairman, I move for approval of the agenda with the requests to add or hold or delete the items as noted by Ms. Real.

TICK SEGERBLOM
There's a motion, cast your vote. Oh, and Commissioner McCurdy is absent but excused.

VOTE

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

TICK SEGERBLOM
That motion passes.

3. Approval of minutes. (For possible action)

SAMI REAL
The third item on the agenda is the approval of the minutes. The minutes of the August 7, 2024, Zoning Meeting are ready for approval.

MOTION

MICHAEL NAFT
Mr. Chairman, I move the approval of the minutes.

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

VOTE

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

TICK SEGERBLOM
That motion passes.

SEC. 4. ROUTINE ACTION ITEMS 4 THROUGH 31

SAMI REAL
Next are the Routine Action Items which consist of Items 4 through 31 except items previously deleted and Item 7 and 11, which will be heard separately. These items may be considered together in one motion and are subject to the conditions listed with each agenda item. If there are no objections, the public hearing is now open, and the routine action portion of the agenda stands ready for approval.

MOTION

MICHAEL NAFT
Mr. Chairman, I move approval of the Routine Action Items, reflecting Item 7 and 11 will be heard separately.

TICK SEGERBLOM
There's a motion on Routine Action Items, cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes.

4. AR-24-400079 (UC-22-0190)-CIRCUS CIRCUS LV, LLC:

USE PERMITS SECOND APPLICATION FOR REVIEW for the following: 1) recreational facility (concerts/events); 2) live entertainment; 3) fairground; and 4) on-premises consumption of alcohol with accessory uses including food, beverage, and retail sales.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation from live entertainment to a residential use; 2) reduce parking; 3) reduce setback from the future right-of-way (Las Vegas Boulevard South); 4) allow alternative street landscaping and screening; 5) allow landscaping and structures within the future right-of-way (Las Vegas Boulevard South); and 6) allow non-standard improvements (landscaping and fences) within the right-of-way (Las Vegas Boulevard South).

DESIGN REVIEW for a recreational facility (concert/event/fairground/live entertainment) and all accessory buildings and structures on a portion of 77.4 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Sahara Avenue, west side of Las Vegas Boulevard South, north side of Circus Circus Drive, and the east side of Sammy Davis Jr. Drive within Winchester. TS/tpd/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Remove the time limit.

Public Works - Development Review

- Compliance with previous conditions.

5. ET-24-400057 (NZC-21-0747)-RED ROCK RV PARK, LLC:

HOLDOVER ZONE CHANGE FIRST EXTENSION OF TIME to reclassify a 21.4 acre portion of a 23.6 acre site from an R-U (Rural Open Land) Zone and an H-2 (General Highway Frontage) Zone to an R-V-P (Recreational Vehicle Park) Zone.

USE PERMITS for the following: 1) management offices for a recreational vehicle park not within a centrally located service building; 2) convenience store; 3) gasoline station; 4) reduce the setback from a gasoline station to a residential use; 5) restaurant; 6) retail sales and services; 7) alcohol sales, beer and wine – packaged only; and 8) alcohol sales, liquor – packaged only.

WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping.

DESIGN REVIEWS for the following: 1) recreational vehicle park; 2) convenience store; 3) gasoline station; 4) restaurant; and 5) retail sales and service on 23.6 acres in an R-V-P (Recreational Vehicle Park) Zone and an H-2 (General Highway Frontage) Zone in the Red Rock Overlay. Generally located on the north side of SR 160 and the west and south sides of SR 159 within Red Rock (description on file). JJ/jor/ng (For possible action)

ACTION: APPROVED WITH CONDITIONS

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Until March 16, 2027 to complete or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a Master Plan Amendment may be required in the event

the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and that the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions. Southern Nevada Health District (SNHD) - Engineering
- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

6. ET-24-400083 (DR-21-0400)-ALL TRUCK PARTS, LLC:
DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: 1) retail/office and industrial buildings; 2) finished grade; and 3) lighting plan on 0.89 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located on the south side of Holt Avenue, 500 feet west of Nellis Boulevard within Sunrise Manor. TS/nai/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –
Comprehensive Planning

- Until September 21, 2025 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

7. UC-24-0359-DAVENPORT, NATHAN L.:
USE PERMIT for a transitional living facility for released offenders in conjunction with an existing single family residence on 0.5 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Robindale Road, 300 feet east of Ullom Drive within Enterprise. MN/mh/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –
Comprehensive Planning

- 24/7 on-site host manager;
- Full camera coverage of property, meaning front yard, side yards, and rear yard;
- 24/7 point of contact to be provided to the Commissioner's office with a copy to the Comprehensive Planning project file;
- No visitors;

- Maximum 6 residents;
- 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.

Southern Nevada Health District (SNHD) - Engineering

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

SAMI REAL
Next on the agenda is Item 7, UC-24-0359; use permit for a transitional living facility for released offenders in conjunction with an existing single-family residence on 0.5 acres and an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Robindale Road, 300 feet east of Ullom Drive within Enterprise.

FUNG JEFFERSON
First time hearing. This one?

TICK SEGERBLOM
Yes.

FUNG JEFFERSON
Thank you. Good morning, Commissioners. My name is Fung Jefferson. I am here as a representative for the Firebird, LLC, who is submitting this application, and I have a picture.

TICK SEGERBLOM
If you'd like to have something, put it in the middle there.

FUNG JEFFERSON
It's right here? Thank you.

TICK SEGERBLOM
Let's make sure it's –

FUNG JEFFERSON
Okay.

TICK SEGERBLOM
Yeah. Can you flip it around?

FUNG JEFFERSON
This? Like this?

TICK SEGERBLOM
No, keep going.

FUNG JEFFERSON
That better?

TICK SEGERBLOM
Keep going.

FUNG JEFFERSON
Okay. Thank you, Commissioners. So, this petition is requested to allow Firebird, LLC, to utilize this residential property which is right here. This is Robindale Road. This is Decatur Boulevard, and this is Arville. We were asking to allow us to use as a transitional living home. The home under the permit indicates it's for released offenders. I wanted to clarify that the offenders are actually juveniles who are under the juvenile courts. So, they are 18 to 21, but the juvenile courts have jurisdiction over them and so they are placed in transitional living because they have no other option to return home once they have been released from any juvenile facility. We have submitted our applications, and I'll submit for questions.

TICK SEGERBLOM
Okay, this is a public hearing. Anyone here wishing to speak on this item, please come forward.

FUNG JEFFERSON
Do I sit down?

TICK SEGERBLOM
Yeah, just step to the side or sit down.

BRANDY
Do I speaking to here? Can you hear me?

TICK SEGERBLOM
Yes.

BRANDY
Yes. Hello, my name is Brandy. I'm in a residence. My property is right across the street from this house. My questions and my concerns is who is observing these men living in this house? I've heard that they're able to stay in the backyard. The backyard, I can see them from chest up. They can view my property from half of the home, from the windows, from the whole backyard. They can observe my living patterns. They can see that my husband works graveyards and leaves every night at 10:40. They can see that I have a 14-year-old daughter that leaves for the bus at 6:10 in the morning. Sorry, I'm very nervous and this is very important to me. Again, with curious of who's observing the behavior of these young men in this house.

Last Thursday at 8:11 p.m. in my office, I hear noise, I hear music, I come out and from my front door I can see them with lights and music in the backyard. They proceeded to shoot fireworks over a wall of trees into my neighbor's yard. I just want to know, what are these young men convicted of? There's an elementary school less than a mile away. I don't know what my rights are or how to know who's there and who's observing them at what times. I'm just very concerned.

TICK SEGERBLOM
All right, thank you so much. Hopefully we'll be able to answer your questions. Anyone else here wishing to speak on this item? See no one will close the public hearing, then. Ms. Jefferson if you want to come back up, I'll turn over to Commissioner Naft.

MICHAEL NAFT
Thank you, Mr. Chairman. Ms. Jefferson, if you could just directly answer some of the questions that were raised in public comment and then I'll add in myself.

FUNG JEFFERSON
Okay. There is 24/7 staff, so their staff is there. There's three shifts. So, they work eight-hour shifts. So, there's an adult – when I say adult, there's an older adult who's over 30, generally, who's at the house. We can't lock them down. It's not a lock down facility. With regards to the incident, we do have cameras all around the house and inside the house. It is our intent if this is passed, and we have been permissioned to proceed forward to add at least one more camera to assist.

MICHAEL NAFT
Were you aware of that incident?

FUNG JEFFERSON
No. We do look at the cameras and if it was fire – I don't, no, just no –

MICHAEL NAFT
Yeah. Okay. A couple of things that I just want to respond to, and ma'am, thank you very much for being here and for being part of this process. I do want to make clear, you've already said it, but I'll reiterate it. These are juveniles that are in the juvenile system. They've been released from our custody, but they truly have nowhere else to go. The reason this is an option is because there is 24/7 on-site management. So, that would be a condition of your approval. I know you already do that, but that would carry with this application.

FUNG JEFFERSON
Yes.

MICHAEL NAFT
You understand that?

FUNG JEFFERSON
Yes.

MICHAEL NAFT
A couple other things, in response to the question that was raised in public comment, it's the – well, maybe I should let you add this. Who is the oversight? If you want to put that into the record of your operation but also of those in your custody.

FUNG JEFFERSON
Okay. Nevada Youth Parole and the judge. So, any incidents that occur, we have to report to Nevada Youth Parole because they're the law enforcement agency.

MICHAEL NAFT
Okay. These are all nonviolent offenders?

FUNG JEFFERSON
As far as we know, yes. To clarify, if they're in the juvenile system, there is a certain category under Nevada statute that keeps them in the juvenile system for a purpose. So, if they, for any reason, pick up any adult criminal charges, they are removed from our custody, or our placement because they no longer qualify because they're now outside of the juvenile system.

MICHAEL NAFT
Okay. So, in addition to the 24/7 on-site hostmanager, I just want to add a couple additional conditions. A condition of the application would be that there's full camera coverage of the property. So, your property front and back and side. So, you might need to add more than the one camera to the front.

FUNG JEFFERSON
Actually, there's already – yeah, we'll comply, but we do have that the camera's already in place.

MICHAEL NAFT
Okay. But just to make the record clear, I'm asking for full coverage of the property within your property line?

FUNG JEFFERSON
Correct.

MICHAEL NAFT
Okay. Then we're going to need a 24/7 point of contact. So, if anyone in the neighborhood wants to call, if I want to call to report something, I need a 24/7 individual who's going to be responsible. That can be the on-site host manager. It can be you. It can be someone else who has the ability to gain access to the property, but there needs to be a number that's made available, as a condition of the application.

FUNG JEFFERSON
We will have that, yes.

MICHAEL NAFT
Then also just to clarify, from my understanding, there are no visitors permitted?

FUNG JEFFERSON
Correct.

MICHAEL NAFT
There shouldn't be people coming and going other than the individuals who are residing on property and the host manager.

FUNG JEFFERSON
Visitors, correct. We do have people who come pick people up. Sometimes, the authorized people allowed to come pick them up, they're supposed to come to door, or they leave immediately. They do not hang out at the house.

MICHAEL NAFT
Okay, and then the last condition, the application calls for 10 individuals on property?

FUNG JEFFERSON
Yes.

MICHAEL NAFT
I've reviewed the site. I know the Town Board is asked for five, I'm going to allow six. You've got three bedrooms; I would allow two per bedroom. That seems reasonable to me. So, if there is nothing else, Sami, do I need to repeat any of that or is it clear in the record?

SAMI REAL
It's clear in the record. I have;

- 24/7 on-site host manager, full camera coverage and property that includes front back and sides.. I have;
- 24/7 point of contact to be provided to the Commissioner's Office and then I'll add;
- with a copy to Comprehensive Planning, no visitors and then maximum of six residents.

MICHAEL NAFT
Thank you. Then ma'am who spoke, if you just wait, I'd like to come over and make sure you have my phone number as well, so that you can get me and talk to me about any concerns you have on site.

JIM GIBSON
Commissioner, could I just ask one question? So, you've heard those conditions, do you agree with those conditions?

FUNG JEFFERSON
The only condition I have concerns about is the six –

JIM GIBSON
He's not going to agree more. So, do you agree with six then?

FUNG JEFFERSON
No, I agree with it, but you asked me if I had any concerns and so I agree, but –

JIM GIBSON
Okay, I asked the question wrong.

FUNG JEFFERSON
Okay.

JIM GIBSON
Then the federal law is what preempts us so the neighbor can understand, it's a group home, essentially. I'm not sure the effect that this may have on it. So, it may not be one of those that is protected by federal law. Rob, what is the answer to that?

ROBERT WARHOLA
No, this is not a community residence or group home. So, it's not, doesn't fall under the federal law protection.

JIM GIBSON
So, what'll be important is for you and your neighbors to understand that there is – the reason I'm sensitive to this is that when I was Mayor in Henderson, we had a couple of these come up and it had never happened before and we ended up on the wrong side of it, and it was difficult for us, but the home worked just fine. What we learned was that you can actually coexist, and it can work. These are kids that

have paid the price and as the Commissioner says, there's a concern for kids that are either aged out or they're out now, but there is nowhere for them to go.

We appreciate your being here. It really means a lot to hear from neighbors because it's something that'll require, a communication and a real understanding of what's going on in the neighborhood, which is difficult. I appreciate the leadership that Commissioner Naft has shown on this item because I think that it shows that we do understand both needs, neighborhood needs for peace and quiet and the experience they want to have in their home, and neighborhood, and for these kids that don't have any other options. So, thank you and I support that.

MICHAEL NAFT
Thank you, Commissioner and exactly for those reasons are why I was able to place conditions on the application. So –

TICK SEGERBLOM
Can I just add, I assume it's intuitive, but the cameras are both monitored well not monitored, but they're taped so we can go back a week or two and see what happened?

FUNG JEFFERSON
We use a commercial from ADT. Or is it ADT or ADP, whichever one – ADT one.

TICK SEGERBLOM
Okay.

FUNG JEFFERSON
So, yes.

MOTION

MICHAEL NAFT
That's in the form of a motion of approval of Item 7.

TICK SEGERBLOM
All right. So, anything happens, you can call in, we can go back and see what happened and if things are not appropriate then obviously, this is conditional. All right, there's a motion, cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes, thank you so much.

FUNG JEFFERSON
Thank you, Commissioners.

8. UC-24-0378-TROCAM HOLDINGS, LLC:
USE PERMIT for a hotel with a mixture of transient and non-transient uses.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) eliminate loading spaces; and 3) reduce and eliminate parking lot landscaping.
DESIGN REVIEW for a hotel on 3.06 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Cameron Street, 330 feet north of Tropicana Avenue within Paradise. MN/bb/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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.

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.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0346- 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

9. VS-24-0277-PALM PROPERTIES, LLC:
VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). TS/jor/syp (For possible action)

ACTION: HELD TO OCTOBER 2, 2024, PER THE APPLICANT.

10. WS-24-0276-PALM PROPERTIES, LLC:
WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. TS/jor/syp (For possible action)

ACTION: HELD TO OCTOBER 2, 2024, PER THE APPLICANT.

11. WS-24-0366-VENETIAN VENUE PROPCO, LLC:
WAIVER OF DEVELOPMENT STANDARDS to exceed the maximum permissible sound levels in conjunction with an existing recreational facility, fairground, and music venue (Sphere Las Vegas) on 18.51 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Sands Avenue and the east side of Koval Lane within Paradise. TS/jor/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –
Comprehensive Planning

- 1 year to review;
- Allowance for greater noise will be limited to no more than 12 days a year;
- Increase in noise level on those dates will be limited to a frequency no greater than 85 decibels, measured at The Sphere's property line;
- Park Towers and Meridian management will be notified no less than 14 days prior to each waiver event;
- Increase in noise shall be permitted to occur only between 9:00 a.m. and 11:30 p.m. on waiver days, except New Year's Eve which will be 1:00 a.m.
- 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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Remove boulders in right-of-way on Sands Avenue.

SAMI REAL
The next item is Item 11, WS-24-0366, waiver of development standards to exceed the maximum permissible sound levels in conjunction with an existing recreational facility, fairground, and music venue, The Sphere Las Vegas, on 18.51 acres in a CR (Commercial Resort) Zone, generally located on the south side of Sands Avenue and the east side of Koval Lane within Paradise.

Commissioners, I have some conditions to read in at the request of the applicant and then also an added condition from Public Works. So, if you'll just bear with me for a second.

TICK SEGERBLOM
Sami let's go ahead and let Mr. Brown read those conditions in and then we'll just verify that that's what we have.

SAMI REAL
Okay, sounds good.

TICK SEGERBLOM
Thank you.

DAVID BROWN
Good morning. David Brown, 520 South Fourth Street on behalf of the applicant. Also with me today is Rich Constable, Executive Vice President at Sphere, in case you have any questions. We're happy to be in front of you today with both the staff's recommendation for approval and Town Board's recommendation of approval.

We tried to work with all the neighbors before the Town Board to reach a resolution. We were not able to do so. However, I'm happy to say as we sit here today after the Town Board, we met again with Mr. Garcia who represents Park Towers, which were the neighbors that had objections. We were able to get the approval of the HOA. I do think there might be a neighbor or two that wants to speak against it, but we did reach an agreement and with your permission I'll read those conditions in the record now. These are additional compromises that were made. Some of them were made at the Town Board and some of them after, but that we're all in agreement with;

- One, allowance for greater noise will be limited to no more than 12 days a year.
- Two, the increase in noise level on those dates will be limited to a frequency no greater than 85 decibels measured at Spheres property line.
- Three, Park Towers management will be notified no less than 14 days prior to each waiver event.
- Four, the increase in noise shall be permitted to occur only between 9 a.m. and 11:30 p.m. on waiver days except for New Year's, which will be 1 a.m.

In addition to those four requirements, we also know we'll be back here in one year for a review. Happy to hear from the neighbors and answer any questions if you have them.

TICK SEGERBLOM
All right. Mr. Garcia, can you come forward and indicate who you represent and verify that?

ED GARCIA
Yes, Mr. Chair. Ed Garcia 9555 Hillwood, here on behalf of the Park Towers Homeowners Association. Also with me is Larry May with General Manager of the Park Towers Homeowners Associations. We're in agreement with all of those conditions. Thank you. Happy we're able to get to resolution on this.

TICK SEGERBLOM
Thank you so much and thank you Mr. May.

All right, this is a public hearing. Anyone here wishing to speak on this item, please come forward.

SAGAR RAICH
Good morning, Commissioners.

TICK SEGERBLOM
Wait. Speak into the microphone, please.

SAGAR RAICH
Good morning, Commissioners, Sagar Raich, 2280 Poma Lane on behalf of James K., one of the unit owners at Park Towers.

TICK SEGERBLOM
Okay, can you spell your last name for the record?

SAGAR RAICH
Yes, R-A-I-C-H.

TICK SEGERBLOM
Okay.

SAGAR RAICH
I'm an attorney for Mr. K. As was mentioned to the Board here this morning, not all the property owners were in agreement with the conditions that were placed. Mr. K's main issues are Park Tower faces right spaces of Sphere, head-on. One of the issues has been that there should not have been any sound from the beginning and that's Mr. K's position, that the permits that were needed to obtain for any sound weren't obtained. So, all the conditions and everything we're talking about today should really be reviewed in more detail. The sound has violated my client's constitutional rights, as well as his ability to quietly use his property. There are issues of accountability as well. All the conditions that are placed, the number of days, decibel levels, etc., don't really have any measures for accountability. So, what happens if The Sphere violates those? Are there penalties?

Is there some discussion after? What happens if the conditions today, if the vote goes through are violated? Because of that, there are certain issues that we believe should be pushed out to give the homeowners that are not in agreement a more wholesome opportunity to work something out with The Sphere. We understand The Sphere is commercially very important to the area, but we do want to make sure that all the homeowners rights are protected. The other issue, there's some minor issues. For example, The Sphere's speakers are facing outward instead of inward and a few other things. Hopefully, we would like to request that the Board either vote no, or if not no, at least give the homeowners 60 to 90 days to work out these details with The Sphere. We understand that the HOA has reached an agreement or at least agrees to the conditions, but as this Board knows, the HOA doesn't represent each unit owner individually. So, with that, I'd like to see if you have any questions for me.

TICK SEGERBLOM
There doesn't appear to be any questions. Thank you so much.

SAGAR RAICH:
Thank you.

TICK SEGERBLOM
Next speaker.

CRYSTAL JUAREZ
My name is Crystal Juarez, work at Tacos and Beers, near The Sphere on Paradise.

TICK SEGERBLOM
Please speak up. Your voice is very soft.

CRYSTAL JUAREZ
Okay. My name is Crystal Juarez. I work at Tacos and Beers on Paradise, near The Sphere. I just want to say that I think The Sphere is a great addition to the Vegas experience, to tourists, locals, to kids growing up here. As you know, there's a lot of Vegas attractions that we have fond memories of, growing up. So, I think that adding an audio aspect to The Sphere is a great immersive experience. I've been by it recently, actually, and I've heard it, and it doesn't sound too loud. It sounds pretty decent when you're next to it. I even hear customers say all the time that they love The Sphere nearby, they ask questions about it. A lot of people even say that they come to Vegas just for The Sphere. I just want to say that it's a pretty amazing experience.

TICK SEGERBLOM
Great, thank you.

ROBERT COLLAZO
Hi. My name is Robert Collazo. I'm born and raised out here in Las Vegas, Nevada.

TICK SEGERBLOM
Can you spell your last name, please?

ROBERT COLLAZO
C-O-L-L-A-Z-O.

TICK SEGERBLOM
Great. Thank you.

ROBERT COLLAZO
I just want to say that I enjoy The Sphere, as well. My family does. My kids love to ask, "Oh, can we drive down the Strip so we can see The Sphere, hear the music?" It's good experience. So, I just want to put that out there. Thank you.

TICK SEGERBLOM
Thank you.

CHRISTINA FLORES
Hi everyone. My name is Cristina Flores. I'm actually a small-business owner here in Las Vegas. A lot of my exhibitors and attendees love to come to Vegas for The Sphere. They say that it's an incredible experience. They're excited, and being born and raised here in Las Vegas, I love when there's new experiences, especially with the music that I can drive by, I can listen to, and I have my attendees and family super excited for. Thank you.

TICK SEGERBLOM
Thank you.

ANN MCCORY
Hi, my name is Ann McCrory and I'm a resident in The Meridian, which is between Koval and Flamingo. We own a condo; my husband and I purchased three years ago and our balcony to our bedroom and our living room area oversees The Sphere. I open my blackout curtains in the morning to the emoji smiling at me. I love the visual that it's added to the area. We're so excited about The Sphere that we purchased another condo, in The Meridian to rent, but we're concerned about it bringing sound because it is a residential area in The Meridian. Which I didn't hear you include us as another participant in being informed, whether you're going to have outdoor sound.

Twelve sounds like a lot in the year, if they could at least reduce it. I appreciate that they're going to cut it off at 11. I know the lights don't ever end. So, we can handle that, but the sound we can't turn off. So, I appreciate they have a cutoff time, but if they could reduce the number of outdoor events to maybe one a year or two a year, that would be appreciated by the residents of Meridian, as well as if we could also be informed of the dates that are coming. We'd appreciate that, too. I wasn't aware of this through our HOA, we weren't notified. So, just here on my own.

TICK SEGERBLOM
Thank you.

ANN MCCORY
Thank you.

TICK SEGERBLOM
Seeing no one else, we'll close the public hearing and ask Mr. Brown to come back up. So, this is the first I've heard from The Meridian, are you willing to notify The Meridian residents also?

DAVID BROWN
We are. I just told the nice woman that we'd be happy to get her contact information. The condition was to notify any residents within 800 feet of the property line. We'll do that and we'll certainly be happy to notify her. It'll be an email, and we will work it out.

TICK SEGERBLOM
All right, thank you. Anyone else have any questions? This is my item. So, let me just say that we've worked with the Towers, that we worked with the Madison Square Garden. I think we've come up with a reasonable solution, but it also is subject to a one-year review. So, there's going to be 12 events in the year from now. If there's a problem, we can come forward and they won't get another 12 months, but we will also try to work on it. I've been out there; they have a sound machine so they can test it. We're going to be able to monitor this stuff.

It's all recorded. So, if someone complains and says, "Oh, on that Saturday night it was too loud," we can go back and actually look at the recording data to see if that's true. So, we've done a lot of work here, but as a couple of the people testified, The Sphere is fantastic. So, we don't want to unfairly inhibit them as long as it doesn't impact the residents, which I think this agreement doesn't. Make sure that the residents are protected.

MOTION

TICK SEGERBLOM
So, with that, I make a motion to approve, subject to the conditions.

SAMI REAL
Commissioner Segerblom. Sorry. We also got a request from Public Works to add a condition to remove –

TICK SEGERBLOM
Is this the rocks? The rock man wants you to remove the rocks that are on Twain.

SAMI REAL
Correct. So, the added conditional would be remove boulders in the right of way on Sands Avenue. Okay. The boulders, I'm sorry. And I think that's okay too.

DAVID BROWN
We're unaware of it, but of course, if –

TICK SEGERBLOM
Okay. All right. I talked to your boss. All right. All right. With that motion and those conditions, we move for approval.

VOTE

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

TICK SEGERBLOM
That motion passes.

DAVID BROWN
Thank you very much.

TICK SEGERBLOM
And again, for the people that came here, if any of these conditions are violated, come to my office or call my office. And if even with the conditions, in a year from now, you don't like it, we'll try to revisit it. But thank you so much for coming out. Okay.

12. PA-24-700014-SUNRISE 96C, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) and Neighborhood Commercial (NC) to Urban Neighborhood (UN) on 5.21 acres. Generally located on the west side of Eastern Avenue and the south side of Rochelle Avenue within Paradise. TS/rk (For possible action)

ACTION: ADOPTED (RESOLUTION NO. R-9-4-24-1).

13. ZC-24-0304-SUNRISE 96C, LLC:

ZONE CHANGE to reclassify 1.37 acres from a CC (Commercial Core) Zone to an RM32 (Residential Multi Family 32) Zone. Generally located on the west side of Eastern Avenue and the south side of Rochelle Avenue within Paradise (description on file). TS/hw (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Department of Aviation

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0275-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

14. VS-24-0306-SUNRISE 96C, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Channel 10 Drive and Eastern Avenue and between Rochelle Avenue and University Avenue (alignment) within Paradise (description on file). TS/hw/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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

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

15. DR-24-0305-SUNRISE 96C, LLC:

DESIGN REVIEW for modifications to and an expansion of an approved multi-family residential development on 5.21 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Eastern Avenue and the south side of Rochelle Avenue within Paradise. TS/hw/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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 that all applications related to the proposed development, including ZC-22-0060, must remain active or additional land use applications may be required; that 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

- Comply with approved drainage study PW21-19925;
- Traffic study and compliance.

Department of Aviation

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

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

16. ZC-24-0307-MOUNTAIN VIEW DRS, LLC:

HOLDOVER ZONE CHANGE to reclassify 2.06 acres from an RS20 (Residential Single-Family) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the south side of Sunset Road and the west side of Ullom Drive within Enterprise (description on file). MN/bb (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; 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; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be

available in the future should the residents wish to have their buildings purchased or soundproofed.

17. VS-24-0309-MOUNTAIN VIEW DRS, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Ullom Drive, and between Sunset Road and CC 215 within Enterprise (description on file). MN/bb/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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

18. UC-24-0308-MOUNTAIN VIEW DRS, LLC:

HOLDOVER USE PERMITS for the following: 1) hotel; and 2) transient and non-transient hotel with kitchens.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) eliminate loading spaces; 3) modify buffering and screening standards; and 4) modified driveway geometrics.

DESIGN REVIEWS for the following: 1) hotel; and 2) alternative parking lot landscaping on 2.06 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the south side of Sunset Road and the west side of Ullom Drive within Enterprise. MN/bb/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication to include 30 feet for Ullom Drive.
- Applicant is advised that off-site improvement permits may be required.

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

19. ZC-24-0348-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 88.10 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60, AE-65, AE-70, & AE-RPZ) Overlay. Generally located on the south side of Sunset Road and the west side of Gilespie Street within Enterprise (description on file). MN/gc (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –
Clark County Water Reclamation District (CCWRD)

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

20. ZC-24-0349-COUNTY OF CLARK (AVIATION):
ZONE CHANGE to reclassify 3.76 acres from an RS5.2 (Residential Single-Family 5.2) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) and Maryland Parkway Overlays. Generally located on the east side of University Center Drive and the north side of Hacienda Avenue within Paradise (description on file). JG/gc (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –
Clark County Water Reclamation District (CCWRD)

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

21. ZC-24-0350-COUNTY OF CLARK (AVIATION):
ZONE CHANGE to reclassify 7.97 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the northwest corner of Four Seasons Drive and Haven Street within Paradise (description on file). JG/gc (For possible action)

ACTION: APPROVED.

22. ZC-24-0351-COUNTY OF CLARK (AVIATION):
ZONE CHANGE to reclassify 0.67 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Las Vegas Boulevard South, 100 feet south of Four Seasons Drive within Paradise (description on file). JG/gc (For possible action)

ACTION: APPROVED.

23. ZC-24-0352-COUNTY OF CLARK (AVIATION):
ZONE CHANGE to reclassify 1.22 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-70 & AE-75) Overlay. Generally located on the west side of Las Vegas Boulevard South, 850 feet north of Sunset Road within Paradise (description on file). MN/gc For possible action)

ACTION: APPROVED.

24. ZC-24-0363-WYKOFF NEWBERG CORP:

ZONE CHANGE to reclassify 0.50 acres from an H-2 (General Highway) Zone to a CG (Commercial General) Zone. Generally located on the south side of Oso Blanca Road, approximately 160 feet east of Grand Montecito Parkway within Lone Mountain (description on file). RM/lm (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

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

25. WS-24-0364-WYKOFF NEWBERG CORP:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) street landscaping; and 2) reduce gate setback.

DESIGN REVIEW for a communication utility building on 0.50 acres in a CG (Commercial General) Zone. Generally located on the south side of Oso Blanca Road, approximately 160 feet east of Grand Montecito Parkway within Lone Mountain. RM/lm/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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

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

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

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

26. ZC-24-0365-JAMESON K RICHARD FAMILY TRUST & VARGAS KIMBERLEE TRS:
ZONE CHANGE to reclassify a portion of a 3.91 acre site from an H-2 (General Highway Frontage) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-75) Overlay for an existing commercial/industrial development. Generally located on the north side of Las Vegas Boulevard North, 150 feet east of Sandy Lane within Sunrise Manor (description on file). WM/gc (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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

27. ZC-24-0368-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE):
ZONE CHANGE to reclassify 21.38 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southeast corner of Tenaya Way and Badura Avenue within Spring Valley (description on file). MN/sd (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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 #0324-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

28. VS-24-0369-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE):
VACATE AND ABANDON easements of interest to Clark County located between Montessouri Street and Tenaya Way, and between Badura Avenue and Arby Avenue; a portion of right-of-way being Montessouri Street located between Badura Avenue and Arby Avenue; and a portion of right-of-way being Arby Avenue located between Montessouri Street and Tenaya Way within Spring Valley (description on file). MN/sd/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording;
- The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or the execution of a License and Maintenance Agreement for non-standard improvements in the right-of-way.

29. WS-24-0370-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE):
WAIVER OF DEVELOPMENT STANDARDS for modified driveway design standards.
DESIGN REVIEW for a warehouse/distribution center on 21.38 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southeast corner of Tenaya Way and Badura Avenue within Spring Valley. MN/sd/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without 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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or the execution of a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0324-2024

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

30. TM-24-500072-COUNTY OF CLARK(AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE):
TENTATIVE MAP consisting of 1 commercial lot on 21.38 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southeast corner of Tenaya Way and Badura Avenue within Spring Valley. MN/sd/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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 together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or the execution of a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0324-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

31. ORD-24-900325 Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with LJC Properties, LLC for a single-family residential development on 4.90 acres, generally located on the east of Buffalo Drive and north of Torino Avenue within Enterprise. JJ/dw (For possible action)

ACTION: ADOPTED (ORDINANCE 5174).

SEC. 5. NON-ROUTINE ACTION ITEMS 32 THROUGH 52

32. ET-22-400017 (UC-1721-06)-PALAZZO CONDO TOWER, LLC:

HOLDOVER USE PERMITS SIXTH EXTENSION OF TIME to commence the following: 1) resort condominiums in conjunction with an existing resort hotel (The Venetian); 2) increase building height; 3) associated accessory and incidental commercial uses, buildings, and structures; and 4) deviations from development standards.

DEVIATIONS for the following: 1) reduce on-site parking requirements; 2) reduce the height setback ratio from an arterial street; 3) encroachment into airspace; and 4) all other deviations as shown per plans on file.

DESIGN REVIEWS for the following: 1) a 632 foot high, high-rise resort condominium tower including kitchens in rooms; 2) all associated accessory uses, retail areas, and amenity areas (The Venetian/Palazzo); and 3) revisions to an already approved retail component associated with the Venetian/Palazzo (Walgreens) on a portion of 63.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Sands Avenue within paradise. TS/jor/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until September 4, 2026 to commence.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

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;
- Applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 PART B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA and is still valid.
- 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 \\\

SAMI REAL
Motion passed? Okay, so next is Item 32, ET-22-400017 for (UC-1721-06), Holdover use permit, sixth extension of time to commence the following: Resort condominiums in conjunction with an existing resort hotel (The Venetian); increased building height; associated accessory and incidental commercial uses, buildings, and structures; and deviations from development standards deviations for the following: reduce on-site parking requirements, reduce the height setback ratio from an arterial street, encroachment into airspace, and all other deviations as shown per plans on file.

And then, design reviews for the following: a 632-foot-high high-rise resort condominium tower including kitchens in rooms, all accessory uses, retail areas, and amenity areas, (The Venetian/Palazzo), and revisions to an already approved retail component associated with The Venetian/Palazzo (Walgreens) on a portion of 63 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas. Boulevard South in the south side of Sands Avenue within Paradise.

Commissioners, due to the length of time that this application has been in process, we recommend changing the first bullet point under Current Planning Conditions to commence from two years from today's date. So, we would change the commence date to September 4, 2026.

TICK SEGERBLOM
Good morning.

LEBENE OHENE
Good morning, Commissioners. Lebene Ohene, 520 South 4th Street, representing the applicant for the sixth extension of time for the Palazzo Towers, which is located within the Venetian and Palazzo complex. This sixth extension of time, really, it's because our new client just took over, and there were issues over the two years that the application was in process with the FAA determination, which has been finalized. We appreciate staff changing the conditions to allow us two extra years to commence the project. And with that, we appreciate it, and I conclude my presentation.

TICK SEGERBLOM
Okay.

LEBENE OHENE
Thank you.

MOTION

TICK SEGERBLOM
This is a public hearing. Anyone here wishing to speak on this item? Seeing no one, will close the public hearing. And honestly, six years, six conditions is a long time, but the reality is you do have explanation, and we would love to see those things built. So, with that, I'd make a motion to approve.

VOTE

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

LEBENE OHENE
Thank you.

TICK SEGERBLOM
That motion passes.

LEBENE OHENE
Thank you, Commissioners.

33. UC-24-0268-LEXILAND, LLC ET AL & ROOHANI KHUSROW FAMILY TRUST:

USE PERMIT for outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) residential adjacency standards;) street landscaping; 3) buffering and screening; 4) off-site improvements (curb, gutter, sidewalk, streetlights and partial paving); 5) driveway geometrics; and 6) access gate.

DESIGN REVIEW for outdoor storage on a portion of 37.14 acres in a CG (Commercial General) Zone.

Generally located on the west side of Las Vegas Boulevard South and the north side of Pebble Road within Enterprise. MN/lm/syp (For possible action)

ACTION: HELD TO SEPTEMBER 18, 2024, PER THE APPLICANT.

34. UC-24-0367-COUNTY OF CLARK (LV CONV AUTH):

USE PERMITS for the following: 1) multi-family dwelling; 2) allow a mixture of transient and nontransient uses in conjunction with a hotel; and 3) allow outdoor dining, drinking, and cooking not in conjunction with a primary eating and drinking establishment.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduced parking; 3) reduced EV capable and EV installed parking spaces; 4) reduced loading spaces; 5) eliminate open space; 6) street landscaping; 7) buffering and screening; and 8) allow modified driveway design standards.

DESIGN REVIEWS for the following: 1) multi-family dwelling (tower); 2) hotel; 3) shopping center; 4) entertainment or recreational facilities (theater, amusement ride, and outdoor pool area); 5) outdoor dining, drinking, and cooking areas; 6) event plaza; 7) parking garage; and 8) all associated and accessory uses, structures, and incidental buildings and structures on 10.0 acres in a CR (Commercial Resort) Zone.

Generally located on the east side of Las Vegas Boulevard South and the south side of Elvis Presley Boulevard within Winchester. TS/md/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;
- Prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned;

- Bond or other form of financial security, acceptable to Clark County, shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan;
- Administrative design review is required for the remainder of the LVCVA parcel (APN 162-09-703-025);
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised that a tree-fee in lieu shall be paid to the County for each street tree waived; approval of this application does not constitute or imply approval of a liquor license or any other County issued permit, license or approval; 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;
- Coordinate with Public Works for the pedestrian bridge and if required execute an agreement;
- No advertising on pedestrian bridge;
- Allow the following permits prior to approval of off-site permits: all demolition, grading, including underground utilities, dewatering, foundation, and structural first lift with foundation;
- Coordinate with Public Works - Directors Office for any improvements on Las Vegas Boulevard South;
- Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes.
- Applicant is advised that off-site improvement permits may be required.

Department of Aviation

- Applicant may be required to file Federal Aviation Administration (FAA) Form 7480-1, "Notice of Landing Area Proposal" with the FAA, per 14 CFR Part 157;
- Applicant must comply with heliport conditions described in 30.03.06B5. "Heliport" of the Code, and any applicable conditions resulting from FAA approval;
- 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.
- Applicant is advised that all helicopter noise complaints and inquiries regarding operations from this facility will be forwarded to the operator of this heliport; 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

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0109-2024 to obtain your POC exhibit; that flow contributions exceeding CCWRD estimates may require another POC analysis; and that the proposed development is anticipated to generate significant wastewater flows, which would require the following: the Developer is to install a wastewater meter to monitor the flows; the Developer is to ensure that all wastewater flows are routed to one discharge location from the site to flow through the wastewater meter under desirable hydraulic conditions (i.e., minimize bends from the upstream manhole); and wastewater meter monthly fees shall be billed to the facility.

TICK SEGERBLOM
So now, we're ready for the Nancy show.

SAMI REAL
Next is Item 34, UC-24-0367, use permits for the following: Multi-family dwelling; allow a mixture of transient non-transient uses in conjunction with the hotel; and allow outdoor dining, drinking, and cooking not in conjunction with a primary eating and drinking establishment. Waivers of development standards for the following: increased building height, reduce parking, reduce EV capable and EV installed parking spaces, reduced loading spaces, eliminate open space, street landscaping, buffering and screening, and allow modified driveway design standards.

Design reviews for the following: multi-family dwelling; a tower; a hotel; a shopping center; entertainment or recreational facilities consisting of a theater, amusement ride, and outdoor pool area; outdoor dining, drinking, and cooking areas; an event plaza; parking garage; and all associated and accessory uses, structures, and incidental buildings and structures on 10 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas, Boulevard South, and the south side of Elvis Presley Boulevard within Winchester.

TICK SEGERBLOM
Good morning. Welcome back.

NANCY AMUNDSEN
Good morning. My name is Nancy Amundsen. 520 South 4th Street in Las, Vegas. And I wasn't expecting to come back like this. I kind of was going to stay behind the scenes, but I have to say that I think this is an exciting project. Our firm has been working on it since March of this year, and we finally got it before you. The staff has recommended approval, as has the Winchester Town Board. And I want to thank Mark Donahue, who is the planner on it. I want to thank all of Antonio Papazian's, and I'm sorry, Antonio, if I

said that wrong. His staff, Sammy Real's staff. Everyone has worked very hard on this project, and I'm proud to bring it to you. We are thankful for the recommendation of approval. We concur with all of the conditions.

There's a couple of things that I would like to say. The Department of Aviation had mentioned a couple of times in the staff report about heliports. There are no heliports at this time being requested. If they are requested, of course, we do know that we have to come back. But that was a question that had come up. We're not asking for any heliports. This is a mixed-use development. It has FAA's approval for the 600 foot for both the hotel tower and the multi-family tower. The reason we're asking for the waiver for height has to do with the multi-family, which has a limitation of height in the CR district.

We're looking at 425 multi-family units, 750 hotel units. We have 3,310 seat theater in the back. And although all of the renderings that you will see in the file look like it's going to be a sphere, we're not proposing it to be a sphere. We're proposing it to be an entertainment venue. We have – and again, I'm nervous. Isn't it weird? I sat in Sammy's seat for so long. And now, I'm here on the other side and it's a little more nerve wracking I have to say. And I give every everybody credit who has ever been here.

TICK SEGERBLOM
It's weird for us too.

NANCY AMUNDSEN
Well, I guess that's kind of makes me feel better. There are a couple of things that we would like to point out, and I showed you the beautiful rendering. This is looking east from Las Vegas Boulevard. But I wanted to show you the site plan. We are not proposing any modifications to Las Vegas Boulevard. So, the improvements the Public Work has put in, the bollards, the sidewalks, the entrance way on the south side of the project will remain the same.

Our main entrance is going to be off of Elvis Presley. That's where the waiver is for the throat width or the entrance width is, and that's on our main entrance, and Public Works has been nice enough to recommend approval of that. You will see on this plan, and you'll see throughout the files that it shows connections across to Fontainebleau. Again, that would have to come back for approval through the Board for any – we'd have to work with Public Works for any connections, any bridges. They're just showing you possibilities of the future. They're not being requested today. I could go through every floor, but I'd like to open it up to you to ask questions. We have a representative of the owner, and we have the architect here, if you have any technical questions. And with that, I again thank you for recommendation of approval from Winchester and the staff, and we request approval. Thank you.

TICK SEGERBLOM
Thank you. This is a public hearing. Anyone here wishing to speak on this item? Looks like you've done your homework. Seeing no one, will close the public hearing, and turn it over to the Commissioners for comments?

MARILYN K. KIRKPATRICK
Commissioner Segerblom, and I just want to reiterate this. So, I did bring it up during my briefing that there is no evaporated cooling allowed per our Water District Service Rules. And I want to make sure that that's clear that it doesn't matter who you are, the rules are the rules. So, I just wanted to be clear with that.

NANCY AMUNDSEN
And Commissioner, we did speak with the developer, and he knew that all along.

MARILYN K. KIRKPATRICK
I know y'all got to talk to your engineers and architects and those companies.

NANCY AMUNDSEN
I will acknowledge that. But we do know that, and the owner does know that.

MARILYN K. KIRKPATRICK
Okay, thank you.

TICK SEGERBLOM
All right. With that, I would just say this is fantastic news for the north end of this Strip, so, very excited. Look forward to working with you and the architects in the coming years.

MOTION

TICK SEGERBLOM
I make a motion to approve.

VOTE

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

TICK SEGERBLOM
That motion passes. Congratulations, you won your first one, but don't expect to win all of them.

NANCY AMUNDSEN
I don't. And thank you very much. As I said, this was a project that I was excited about, so you got stuck seeing me. Thank you.

35. WC-24-400060 (NZC-22-0028)-AMH NV10 DEVELOPMENT, LLC:
HOLDOVER WAIVER OF CONDITIONS of a nonconforming zone change requiring no certificate of occupancy can be issued for any structure within this project unless and until a certificate of occupancy has been issued for the clubhouse (adjacent project to the north) for a previously approved single family residential development on 4.90 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northwest corner of Oleta Avenue and Conquistador Street within Enterprise. JJ/rg/ng (For possible action)

ACTION: HELD TO NOVEMBER 6, 2024, PER THE APPLICANT.

36. WS-24-0312-STUSSY DIETER REVOCABLE TRUST & STUSSY DIETER TRS:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to eliminate full off-site improvements in conjunction with a minor subdivision map on 4.72 acres in an RS80 (Residential Single-Family 80) Zone. Generally located on the southeast corner of Tami Street and Ron Avenue within Moapa Valley. MK/jud/syp (For possible action)

ACTION: HELD TO SEPTEMBER 18, 2024, PER THE BOARD OF COUNTY COMMISSIONERS.

SAMI REAL
Next is Item 36, WS-24-0312, holdover waiver of development standards to eliminate full off-site improvements in conjunction with a minor subdivision map on 4.72 acres and an RS80 (Residential Single-Family 80) Zone. Generally located on the southeast corner of Tami Street and Ron Avenue within Moapa Valley.

DIETER STUSSY
Good morning, Dieter Stussy, applicant and effective owner. Last name is spelled S-T-U-S-S-Y. Address, 775 Ron Avenue, Logandale. I'm doing an Assessor's recombination. I have a residence lot and an empty lot, which I basically use as an extended backyard. The empty law is not really buildable, and I am objecting to the Public Works requirement and seeking a waiver of the off sites. Public Works, in their staff report, or I should say in the staff report, I noted you've already agreed to or at least have no objection to waiving the sidewalks, street lighting, curbs, but you still want to pave the road.

Their position is based on Ron Avenue being paved east of Yamashita Street. I am west of Yamashita Street and not adjacent to it. And therefore, if I were to be required to pave the area, there would still be a dirt segment between the two paved areas. I'm also required, let me pick up this one. This one, required to pave Tami Street, and my property is the only property that would be served by paving that site of Tami Street. This is the line here that I wish to remove on the Assessor's map, to make the two properties one like they were before 1981.

TICK SEGERBLOM
All right, does that complete your presentation?

DIETER STUSSY
Unless you have further questions for me, yes.

TICK SEGERBLOM
All right. This is a public hearing. Anyone here wishing to speak on this item? Seeing no one, will turn it over to Commissioner Kirkpatrick.

MARILYN K. KIRKPATRICK
Thank you, Mr. Chairman, appreciate that. So, Mr. Stussy, you held it last time, and we were hoping that you would reach out with us, but I want to explain how they paving works out there in that valley.

So, the gas tax is collected, and it is a very small amount, and then Clark County subsidizes the rest of the paving. So, I've been to the Town Board myself in the last year, and asked people to stop waving the paving requirements because at the end of the day, it takes us a long time, and we get tons of complaints on the paving, so we are asking everybody to do their part on the paving. And so, we are more than willing, in our office, to waive the sidewalks, the curbs and gutter. But we do ask that you pave or that you contribute to the cost, which is the same way that it's done in town. But like it or not, at the end of the day, we get so many complaints about the paving that's not done after people move out there, and then the dirt kicks up, or a flood happens, or something. And so, we just are trying to be consistent, and have been consistent for the last few years.

So, what I would tell you, it's more expensive. If the County gives you a cost, it's probably way cheaper for you to do, but we're willing to work with you. But we just have been consistent the last year and a half on the paving out there.

DIETER STUSSY
And I would understand that argument better if I were actually adjacent to the paved area.

MARILYN K. KIRKPATRICK
And I understand that, Mr. Stussy, but I can agree to disagree with you. It's my choice. I can deny the whole project, or we can put something in there that allows you to go forward. I understand that. But at the end of the day, the way that it works out there is – I'll give you an example. Rice Street. Portions of it were paved, portions of it weren't paved, and Clark County was expected to go in and do that. And we were browbeat for years until it got done. At the end of the day, we want connectivity ourselves so if anybody else comes in, they'll be expected to do the same thing. So, Antonio, what did you have?

ANTONIO PAPAZIAN
Thank you, Commissioner. We're okay with not paving Tami, as it doesn't go anywhere to the south. It ends in a drainage facility. Our main concern was Ron Avenue. And just for clarification, he's not in with an assessor's combination. That has not allowed. The Assessor's Office doesn't do an assessor's combination. He's in to do a parcel map to combine the parcels, and that's what triggered the offsite condition.

MARILYN K. KIRKPATRICK
So, Mr. Stussy, which way do you want to go?

DIETER STUSSY
I just want to combine the two properties for property tax purposes.

MARILYN K. KIRKPATRICK
Okay. And in order to combine both of the properties, you'll be responsible, and the condition will read to put some type of paving on Ron Avenue or to put some costs towards that for future.

DIETER STUSSY
Even though it would be isolated, and not –

MARILYN K. KIRKPATRICK
Yep. Even though.

DIETER STUSSY
Okay. So, I would have to pave it eventually, you're saying?

MARILYN K. KIRKPATRICK
Antonio, how do we do that? Is it towards the end of the process?

ANTONIO PAPAZIAN
Actually, before the process or else – that's our hammer. We will not have a hammer if we allow him to move forward without the paving, then the possibility of him never paving is can happen.

MARILYN K. KIRKPATRICK
Okay.

DIETER STUSSY
I really don't like that. Until my neighbor paves, I'm not connecting to other pavement.

MARILYN K. KIRKPATRICK
So, Mr. Stussy, I can deny the whole thing, and we can not do that. But we have to be consistent out there. Until you walk a day in my shoes on roads across the valley, there's only a small amount of money. And I can tell you, the amount of calls that we get every single week about paving, especially out there, whether it be Moapa, whether it be Logandale, Overton. We're being consistent, and I consistently, I went to the town board and asked them to please stop waving the paving because we now have a good map, we now have a good process, to where back in the day, there was 5, 6, 7 different lists. Some roads were not paved at all. And so, we would spend all of our money paving the whole rocky thing. And now, we have a process to where we don't wave the paving, we put roads on there so they're connecting to other roads. We also then, if one road gets paved this time, we were able to pave seven roads because they had all been maintained for some time. So, we just want to be consistent.

DIETER STUSSY
I understand that, but without my neighbors on either sides having their sections paved, I see this as isolated. Plus, the Town Board did waive it.

MARILYN K. KIRKPATRICK
And I'm not – they're advisory to me, and I take the phone calls. So, I'm happy to deny it, or you can hold it, but I'm not going to change my position, because at the end of the day, we have to be consistent out there.

DIETER STUSSY
Well, I do want to combine the properties, so I'm not saying I'm agreeing to it, I'm saying we need to discuss what costs are, because I mean, I'm not doing any improvements to the properties. I'm just erasing a line on a map.

MARILYN K. KIRKPATRICK
Let's try this one more time. So, if I make a motion to say that I approve it, but you either have to give a cost allocation or paving it, you don't agree to that? Because that's what the motion would be.

DIETER STUSSY
I'm saying I haven't explored the cost allocation, so I don't know what I'm agreeing to.

MARILYN K. KIRKPATRICK
Okay, then here's what I'm going to do. Here's what I'm going to do is I'm going to hold it for only two weeks. When in two weeks, it'll be a denial if you don't come to some resolution with paving the road.

DIETER STUSSY
Okay, are you asking me to return on September 18 then, for your next hearing?

MARILYN K. KIRKPATRICK
Sure, but I'm not changing my position. I want you to understand it. And listen, you've lived there a short time but the roads is a big deal out there, and I only have a small amount of money. And honestly, with the fuel tax not being extended, there is no money for the next four to five years on paving any roads. So, we are consistent.

DIETER STUSSY
All right, I'll take this up with my survey company.

MOTION

MARILYN K. KIRKPATRICK
Okay, perfect. Mr. Chairman. I'll make a motion to hold this for two weeks.

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

VOTE

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

TICK SEGERBLOM
That motion passes.

(Companion Items 37 and 38)

37. WS-24-0354-USA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot area; 2) reduce setbacks; 3) increase fill height; 4) reduce number of access drives; 5) increase retaining wall height; and 6) full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

DESIGN REVIEW for a single-family residential subdivision on 5.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Azure Drive, the north side of Bright Angel Way, and the east side of Park Street (alignment) within Lone Mountain. RM/bb/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 38).

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

- Provide a 5 foot wide asphalt path along Bright Angle Way and Park Street;
- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Azure Drive, 30 feet for Bright Angel Way, 30 feet for Park Street, and associated spandrel(s);

- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

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

SAMI REAL
Next are companion Items 37 and 38.

- Item 37, WS-24-0354. Waiver of development standards for the following: reduced lot area, reduced setbacks, increased fill height, reduced number of access drives, increased retaining wall height, and full off-site improvements, curb, gutter, sidewalk, streetlights, and partial paving. Design review for a single-family residential subdivision on 5.02 acres and an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Azure Drive and the north side of Bright Angel Way and the east side of Park Street alignment within Lone Mountain.

- Item 38, TM-24-500069. Tentative map consisting of nine single-family lots on 5.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Azure Drive and the north side of Bright Angel Way and the east side of Park Street alignment within Lone Mountain.

TICK SEGERBLOM
Good morning.

JENNIFER LAZOVICH
Good morning. Jennifer Lazovich, 1980 Festival Plaza Drive here today on behalf of the applicant. The site is this portion of the site. It is not the entire portion that was shown on the screen right before. On our west boundary is Park Street, and on our south boundary is Bright Angel Way. The site plan will look like this, which is nine single-family home lots. There's essentially four lots on the east and west, and then one triangle shape lot at the top. The design of the subdivision matches the design of the two subdivisions that are located to the east of us. The site that we're talking about for this application would be sitting right in this area. And as you can see, the subdivision to the east has nine lots here. And then, if you keep moving east, has an additional subdivision with another nine lots in that location.

The waivers that we're asking for, essentially allow for us to have this subdivision. I can go through it in individual order, but suffice to say, it really describes what the site plan layout is today, which is again, similar to what's built immediately next to us, and in the general area.

We will be putting in our dedication of Park Street and as well our dedication of Bright Angel way on the south. Both this street, Bright Angel Way, separates the site from the school, which is located just to the south. So, while we do have a waiver for off sites as part of our application, if the commission was amenable to it, we could put in an asphalt pathway. Again, we'd still be asking for the waiver of offsites because of the rural area, but because we're so close to a school we could put in an asphalt pathway

along Park Street and our portion of Bright Angel, if that would make kids walking to school have a little bit easier time. And then, in terms of the elevation, this gives you an idea of the elevation for the subdivision. It would not be gated, it would be an open street coming off of Bright Angel. And with that, I'd be happy to answer any questions.

TICK SEGERBLOM
All right, this is a public hearing. Anyone here wishing to speak on this item? Yes, we have a neighbor. Good morning.

JANICE BIRD
Hi, my name is Janice Bird. I live at 6165 North Grand Canyon, a block just up the street. But my question is this, we just built a house three years ago, and we had to be eight feet above the street level because of the flooding. And the flooding, generally, we're on the downhill side of an alluvial fan, so east to west is where the flooding comes from. And so, I just want to make sure, because they show the corner, I just want to make sure that the flooding has a place to go. And I'm not sure why they need to increase the fill height, so that would just make the retaining walls that much higher. So, I'm concerned about the flooding, I want to know if that's addressed, and I want to know if the pavement is going to be such that the water has a place to go. That's all.

TICK SEGERBLOM
Thank you. Anyone else here wishing to speak?

JENNIFER WOOZLEY
My name's Jennifer Woozley. I live at 6160 North Grand Canyon Drive.

TICK SEGERBLOM
I apologize, can you spell your last name, please?

JENNIFER WOOZLEY
Sure. It's W-O-O-Z-L-E-Y.

TICK SEGERBLOM
Great, thank you.

JENNIFER WOOZLEY
And I wanted to speak to a couple specific requests from the waiver regarding only paving half a street, is my understanding, connecting Azure to Bright Angel, extending Park, which is a very busy area at least twice a day, as it backs up to Darnell Elementary School. And the land immediately opposite of their proposed development is currently owned by the Bureau of Land Management still. So, my understanding is if they only pave half the street, that that could be left there indefinitely unpaved. And also, if there's no sidewalk there, there's concerns for children walking to and from school there. The other issue with the waiver is reiterating my neighbor's concerns regarding flooding and increasing the fill height, increasing the retaining wall, which could impact views of homes, neighbors that have lived there 15 to 20 years. Some of those homes have been there for these new homes. And looking at comps in the neighborhood, it doesn't seem to add any value to the homes in the proposed development.

TICK SEGERBLOM
All right, thank you. Anyone else here wishing to speak on this item? Seeing no one, we'll close the public hearing and turn it over Commissioner Miller.

ROSS MILLER
If we could have Ms. Lazovich, please respond to some of the comments regarding flooding, paving, and comps?

JENNIFER LAZOVICH
Sure. So, as it relates to drainage, first of all, which goes hand-in-hand with the drainage study, we are required to do a drainage study as a condition of approval. But preliminarily, our engineers are saying that the flow will come somewhat down Park Street, but also split. So, some of the water will go down Azure, some of it will continue down Park, and then go Bright Angel Way. Again, that's our preliminary analysis, but a condition of approval requires us to do a drainage study, which we'll submit to the County for review and approval to make sure that those preliminary analysis is correct. That drainage issue also drives the need for the retaining walls.

In terms of the pavement of the street, the lady who just spoke is correct, this land right here is still owned by the BLM. We will have to work with them on a little bit of an over-pave situation, so that when we do our half-street improvement for Park Street, which doesn't exist today, so when you come down Park Street here, and I understand the circulation around the school, which is why Public Works was very adamant in their requirement, to have Park Street put in, because of the need for circulation around that school. So, we're required, just like any other development, to do our half-street improvements. If and when the BLM site either sells in some way and it gets developed, then the other half-street improvement for Park Street would come in.

And then, in terms of kids walking to school, we have offered if it's acceptable to put in an asphalt path. We wouldn't do it a sidewalk; that would be unusual out here. But an asphalt path would at least create a pathway that's more defined for anybody who wants to walk out here.

And then, finally, in terms of the value, the developer of these sites is Toll Brothers. I think they do a great job with homes anywhere, but also in the rural areas. And so, I think that their homes will bring value to the overall area.

ROSS MILLER
Great. Could you just please pull up the map with the two adjacent parcels to the East? I think that's illustrative.

JENNIFER LAZOVICH
This is the site, right here.

ROSS MILLER
It's my understanding that there are no offsites on either of these other two developments there essentially identical, what we're trying to do. The dedication of Park Street, when Toll Brothers acquired the land wasn't immediately apparent, at least through the BLM disclosures. It's something Public Works added to put in. And Toll brothers has agreed to put in asphalt walkway in line with some of the concerns so that we've got access, for pedestrians and kids walking the school. Is that all accurate?

JENNIFER LAZOVICH
Yes, it is.

ROSS MILLER
Okay. I don't have anything else. Does Public Works have anything to add?

ANTONIO PAPAZIAN
Thank you. Commissioner. I just want to add there is 18 feet of drop from the west side of this property to the east. So that's what they're going to need some fill and retaining wall. We do have drainage easements. Someone said something about some drainage. We do have drainage easements to the parcel to the west and we have drainage easements to the parcel to the east. So, when this subdivision goes in, there will be somewhere for the water to go, as we already have the easements in place for that water. And if you're so inclined to approve the waiver of offsites, I would like to add a condition that says, "Provide a five-foot-wide asphalt path along Park Street and Bright Angel Way."

ROSS MILLER
Both sides then?

ANTONIO PAPAZIAN
Correct.

ROSS MILLER
Okay.

MOTION

ROSS MILLER
Great. I appreciate the neighbors coming out for this one and being engaged through this process. I think it's a great project. Toll Brothers, obviously a great builder. The drainage is something we always have to work through in this area. And in this instance, they've made additional accommodations beyond which were done in the other two identical developments immediately to the East. So that said, I'd move for approval of the waivers as outlined in the agenda, with the caveat and explanation that Antonio from Public Works provided.

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

VOTE

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

TICK SEGERBLOM
That motion passes.

JENNIFER LAZOVICH
Thank you.

TICK SEGERBLOM
Thank you.

38. TM-24-500069-USA:

TENTATIVE MAP consisting of 9 single-family lots on 5.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Azure Drive, the north side of Bright Angel Way, and the east side of Park Street (alignment) within Lone Mountain. RM/bb/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 37).

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

- Provide a 5 foot wide asphalt path along Bright Angle Way and Park Street;
- Drainage study and compliance;
- Right-of-way dedication to include 30 feet for Azure Drive, 30 feet for Bright Angel Way, 30 feet for Park Street, and associated spandrel(s);
- Execute a Restrictive Covenant Agreement (deed restrictions).

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

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

(Companion Items 39-42)

39. PA-24-700011-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 1.25 acres. Generally located on the northeast corner of Ullom Drive and Silverado Ranch Boulevard within Enterprise. JJ/gc (For possible action)

ACTION: ADOPTED (RESOLUTION NO. 9-4-24-2, COMPANION ITEMS 40, 41 AND 42).

SAMI REAL

Next are companion Items 39 through 42.

- Item 39, PA-24-700011. Plan amendment to redesignate the existing land use category from business employment to corridor mixed-use on 1.25 acres. Generally located on the northeast corner of Ullom Drive and Silverado Ranch Boulevard within Enterprise.
- Item 40, ZC-24-0265. Zone change to reclassify 1.25 acres from an RS-20 (Residential Single-Family 20) Zone to a CG (Commercial General Z). Generally located on the northeast corner of Ullom Drive and Silverado Ranch Boulevard within Enterprise.
- Item 41, VS-24-0267. Vacate and abandon easements of interest to Clark County located between Gary Avenue and Silverado Ranch Boulevard in between Ullom Drive and Arville Street within Enterprise.
- Item 42, WS-24-0266. Waiver of development standards for the following, increased retaining wall height and modified driveway design standards. Design review for a restaurant with drive-thru on 1.25 acres in a CG (Commercial General) Zone, and the Airport Environs AE-60 Overlay. Generally located on the northeast corner of Ilan Drive and Silverado Ranch Boulevard within Enterprise.

TICK SEGERBLOM

Good morning.

SUSAN FLORIAN

Good morning commissioners. My name is Susan Florian from Taney Engineering, 6030 South Jones Boulevard, here on behalf of the applicant. What we have here is a 1.25 gross acres located north of Silverado Ranch Boulevard and east of Ullom Drive. It is a one lot commercial development with a 3,700 square foot building. The proposed tenant improvement will be provided under separate submittal. We are proposing a drive-thru.

The first application is for a plan amendment. We are requesting to change it from a BE, business employment, to CM, corridor mixed use. We're also asking for another application for the zoning to change it from RS 20 to CG, commercial general. The third application is for a vacation along the north and the east for a three-foot path easement and eight foot along the west. And our fourth application is waivers of development standards to increase the retaining wall from three feet to four feet. This is necessary to maintain adequate drainage and matching to the existing grade. We also have a waiver for modified driveway design standards. The departure distance is not where it's supposed to be, but we have pushed the entrance all the way as far as it can possibly go. I also do have some renderings of the landscape and how the building is going to look. With that, I conclude my presentation and I'm here to answer any questions that you may have.

TICK SEGERBLOM

This is a public hearing. Anyone here wishing to speak on this item? Seeing no one, we'll turn over to Commissioner Jones.

MOTION

JUSTIN JONES

Thank you, Mr. Chair, and thank you for presentation. I appreciate this as a tight site, so appreciate that you've done the best you can to adjust to the requirements from Public Works, et cetera. So, with that I'll go ahead and move for approval of agenda items 39, 40 and 41. No, 39 and 40. 41. 39, 40 and 41.

SAMI REAL
And 42

JUSTIN JONES
And 42, sorry.

TICK SEGERBLOM
You got it. All right, there's a motion. Cast your vote.

VOTE

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

TICK SEGERBLOM
Motion passes. Thank you.

SUSAN FLORIAN
Thank you, Commissioners.

40. ZC-24-0265-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:
ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the northeast corner of Ullom Drive and Silverado Ranch Boulevard within Enterprise (description on file). JJ/rr (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 39, 41 AND 42).

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 #0274 2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

41. VS-24-0267-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Gary Avenue and Silverado Ranch Boulevard and between Ullom Drive and Arville Street within Enterprise (description on file). JJ/rr/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 39, 40 AND 42).

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 25 feet to the back of curb for Ullom Drive, 45 feet to the back of curb for Silverado Ranch Boulevard and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

42. WS-24-0266-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) modified driveway design standards.
DESIGN REVIEW for a restaurant with drive-thru on 1.25 acres in a CG (Commercial General) Zone in the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Ullom Drive and Silverado Ranch Boulevard within Enterprise. JJ/rr/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 39, 40 AND 41).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without 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;
- Right-of-way dedication to include 25 feet to the back of curb for Ullom Drive, 45 feet to the back of curb for Silverado Ranch Boulevard and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.

- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0274-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

(Companion Items 43-45)

43. ZC-24-0324-LANDHOLDING SERIES OF SOPHINVEST, LLC:

ZONE CHANGE to reclassify 1.43 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Randall Street and the north side of Tres Lobos Avenue within Moapa Valley (description on file). MK/hw (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 44 AND 45).

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 #0131-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SAMI REAL

Next are companion Items 43 through 45.

- Item 43, ZC-24-0324. Zone change to reclassify 1.43 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential single-family 3.3) Zone. Generally located on the east side of Randall Street and the north side of Tres Lobos Avenue within Moapa Valley.

- Item 44 WS-24-0325. Waivers and development standards for the following: reduced street landscaping, increased driveway width, eliminate streetlights and allow and attached sidewalk. Design review for a single-family attached duplex residential development on 1.43 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Randall Street and the north side of Tres Lobos Avenue within Moapa Valley. And then;

- Item 45, TM-24-500064. Tentative map consisting of five residential lots on 1.43 acres in an RS3.3 (Residential Single-Family) Zone. Generally located on the east side of Randall Street on the north side of Tres Lobos Avenue within Moapa Valley.

GENE GOTTSCHALK

I'm Gene Gottschalk, that's G-O-T-T-S-C-H-A-L-K from Moapa Valley Builders. We are the applicant for this project. So, for those who know Moapa Valley, this project is located immediately north of Lynn's Supermarket and east of the McDonald's. And what we're proposing to do there is to divide the site into five parcels. On these parcels we will build duplexes that look more or less like this. So, there will be five buildings with a total of 10 units, and these will be kept and operated as long-term rentals, which are

much needed in the area. We don't have enough rentals for young people that graduate from school there and want to stay in the area and can't quite afford to buy a house yet. So, should I just go through the different items here?

So, the first item is a zone change request from RS-20 to RS3.3 That's a conforming zone change request, and we need that for being able to build these duplexes because the RS3.3 allows for that. Then we're asking for some waivers. One is to reduce the width of the street landscaping from 10 feet to six feet along the street here on the west. This is so that we can have more backyard space for the resident of this unit here, because on each residence there will be a fence through the middle here that separates two backyards for the people that live there. The next waiver is to increase the driveway width. This is because these duplexes are built in the way that we have, there is a two-car garage for each resident. Those are located in the middle. This helps us mitigate noise from one side to the other from the residents. And because of how this is set up, it makes the driveway wider there in the middle than what is allowed in Title 30.

The next waiver is to eliminate the requirement for streetlights. We are not asking to waive the sidewalks because sidewalks unfortunately in that particular area are common and also, we have sidewalks on the other side of the street. So, we are not asking to waive that. We are asking to waive the streetlights, which I believe public works is recommending approval for that because there is sufficient light on other sides of the street already. And the last item is to ask for being able to build an attached sidewalk though instead of a detached sidewalk. And the attached sidewalk is what's common in this area and also located immediately across the street.

And then the last item is to approve the tentative map here that shows how we are proposing to cut this up into five lots.

TICK SEGERBLOM
Does that complete your presentation?

GENE GOTTSCHALK
Yes, I believe so.

TICK SEGERBLOM
All right, this is a public hearing. Anyone here wishing to speak? See no one here from Moapa Valley, we'll go ahead and close the hearing and turn it over to Commissioner Kirkpatrick.

MARILYN K. KIRKPATRICK
Thank you, Mr. Chairman. Antonio, you want to clarify. You said some contradicting information, so we just want to clarify what you're trying to do.

ANTONIO PAPZIAN
Thank you, Commissioner. We have contradicting conditions. So, if I can clarify, if you're so inclined to approve waiver standard number three, which is eliminate off-site streetlights. I have a condition for them to install all the off-sites so it's a little bit contradicting. So, if you are so inclined to approve that, I would like to clarify ours to say full off-site except for streetlights and install the conduit and pull boxes. So, if at a future date that we decide we need those streetlights, it would be nice that the conduit and the pull boxes are installed under the sidewalk.

MARILYN K. KIRKPATRICK
Okay, thank you. Mr. Gottschalk, do you understand that? We just want the infrastructure.

GENE GOTTSCHALK
Yes, and we'll have it all dug up so that should not be a huge problem to do. We will just need to know how far spaced these slides should-

MARILYN K. KIRKPATRICK
They're happy to share that information with you because it helps for the long run, so we appreciate that.

So, I am not opposed to this project. Thank you for doing some infill project. As you know we've just spent a lot of dollars out there trying to really modernize it.

GENE GOTTSCHALK
Thank you for that. It looks very nice. I drive personally down it every day.

MARILYN K. KIRKPATRICK
Well, I appreciate that. But I would ask that what I'd like you to do, and your word is good as far as the things that you've been part of out there. So, I don't mind eliminating the four feet of landscaping, but I still want it nice plush landscaping so that, you know that's a heat island out there, so we like to make sure that it stays cool.

GENE GOTTSCHALK
Yes. So, we are not planning on doing any grass for example because that requires more-

MARILYN K. KIRKPATRICK
I'm not asking for grass.

GENE GOTTSCHALK
So, do you want trees?

MARILYN K. KIRKPATRICK
I want to do what you do best. Make it nice and modern and plush because at the end of the day the more greenery that we have, the better it is for that entire area out there. And I'll take you on your word, so I don't have to put a condition, but I know how to get a hold of you, okay?

GENE GOTTSCHALK
Plush. Okay.

MOTION

MARILYN K. KIRKPATRICK
All right, so with that I'd make a motion to approve Items 42, 43, 44 and 45 (43, 44 and 45) and to amend to allow for the waiver development standards.

And do you want me, Antonio, so if I waive the development standards of reduced street landscaping, increased driveway, eliminate streetlights, and you also want me to clarify that on item mumber three as well? Okay, is that clear for the record? Right, that would be my motion, Mr. Chair.

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

VOTE

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

TICK SEGERBLOM
That motion passes. Thank you.

GENE GOTTSCHALK
Thank you.

44. WS-24-0325-LANDHOLDING SERIES OF SOPHINVEST, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) increase driveway width; 3) eliminate streetlights; and 4) allow an attached sidewalk.

DESIGN REVIEW for a single-family attached (duplex) residential development on 1.43 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Randall Street and the north side of Tres Lobos Avenue within Moapa Valley. MK/hw/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 43 AND 45).

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 that the California Pepper Tree is not permitted per the SNRPC Regional Plant and that a large tree, as defined by Title 30, permitted by the SNRPC Regional Plant List will need to be provided in its place; that 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

- Install conduit and pull boxes;
- Comply with approved drainage study PW24-11701;
- Full off-site improvements except streetlights.

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 #0131-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

45. TM-24-500064-LANDHOLDING SERIES OF SOPHINVEST, LLC:

TENTATIVE MAP consisting of 5 residential lots on 1.43 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Randall Street and the north side of Tres Lobos Avenue within Moapa Valley. MK/hw/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 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

- Install conduit and pull boxes;
- Comply with approved drainage study PW24-11701;
- Full off-site improvements except streetlights.

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 #0131-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

46. ZC-24-0357-MILES AHEAD TRUCKING, LLC:

ZONE CHANGE to reclassify 0.25 acres from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-75) Overlay. Generally located on the west side of Searchlight Street, 320 feet south of Washburn Road within Sunrise Manor (description on file). MK/rr (For possible action)

ACTION: HELD NO DATE, PER COMMISSIONER KIRKPATRICK.

47. WS-24-0358-MILES AHEAD TRUCKING, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) street landscaping; 2) fence; 3) off-site improvements (curb/gutter, sidewalks, streetlights and partial paving); and 4) detached sidewalks.

DESIGN REVIEW for a parking lot for commercial vehicles (trucks) on 0.25 acres in an IL (IndustrialLight) Zone within the Airport Environs (AE-75) Overlay. Generally located on the west side ofSearchlight Street, 320 feet south of Washburn Road within Sunrise Manor. MK/rr/syp (For possibleaction)

ACTION: HELD NO DATE, PER COMMISSIONER KIRKPATRICK.

(Companion Items 48 and 49)

48. AG-24-900562: Approve the Settlement Agreement in the case LV Judson LP v. Clark County, District Court Case No. A-23-869800-J and Supreme Court Case No. 88450, authorize the Chair to sign the Agreement; and consider other matters properly related thereto. TS/sr (For possible action) APPROVED.

ACTION: APPROVED (COMPANION ITEM 49).

SAMI REAL
Commissioners. Next are Items 48 and 49, which are companion and will be heard together.

- Item 48, AG-24-900562. Approve the settlement agreement in the case of L.B Hudson L.P versus Clark County District Court Case Number A-23-869800J and Supreme Court Case Number 88450. Authorize the Chair to sign the agreement and consider other matters properly related thereto.

- Item 49, WS-22-0147. Waivers of development standards for the following, reduced throat depth, reduced departure distance and off-site improvements, curb gutter, sidewalk streetlights and partial paving. Design reviews for the following office, warehouse facility and finished grade on a 6.2-acre portion of a 9.3-acre site and an MD (Design Manufacturing AE-65 and APZ-2) Zone. Generally located on the northwest corner of Lamb Boulevard in Judson Avenue within Sunrise Manor.

TICK SEGERBLOM
Good morning.

STEPHANIE ALLEN
Good morning, Mr. Chairman, Commissioners. Stephanie Allen, 1980 Festival Plaza Drive here on behalf of the applicant. We very much appreciate your staff working with us on this. I know my team as well as Rob and Lisa worked hard on this settlement agreement. We very much appreciate their efforts and would ask for your approval today.

TICK SEGERBLOM
All right, this is a public hearing. Anyone wishing to speak on this item, please come forward. And just line up and come on up and let us have it.

NORMA REICHENBACH
Norma Reichenbach, 2245 Moonlight Drive. I live on the west hand side of this property. Thank you for the opportunity to speak but beware this is not going to be a nice and politically correct speech so I'm going to apologize in advance, but this is honest and from me. The right to build on this land has never been in question. What is in question is the style and use of this colossal building. It is astonishing how someone who not only doesn't live in the city for the state or even a country from what I hear, with the financial means to override our existing elected officials, whose objective is to protect our local way of life, can be given the right to build a massive albatross in the middle of our rural preservation neighborhood with a complete lack of integrity, morals, scruples, and just plain blatant disregard for the surrounding lifelong hardworking blue collar property owners as proven by the history of the number of opposing signatures on file.

An elementary school and small business owners surrounding this land, the property sits in the middle, not on any outskirts, but in the middle of a vast majority of single story custom homes which homeowners built, and businesses which have been invested in and constructed by working class owners and their families over the last 30 to 60 years so that they could create a lifestyle and legacy not surrounded by environmental blocking and concrete buildings.

This particular style of building would bring down our property values and increase our interior street traffic by both individuals and major diesels emanating delivery vehicles in order to stay off the block long backed up traffic from the area of Lake Mead and Lamb. This is already happening now and will only increase by the building of this type of facility. Putting up a sign that says no big trucks allowed is only as good as the police officer sitting underneath that. The neighborhood has been in these chambers numerous times. This property was originally owned by the Catholic Church, then it was sold to an individual, then it was up for sale to be subdivided, rezoned and redesigned for a mini storage. Needless to say, it never got built on or ground broke. And we, the neighborhood, who don't have degrees in law or enough money to hire people to follow up on it daily, find out over seven years later it did not revert back to its original zoning as it should have.

It was underhandedly hard zoned with subdivided property lines not even close to what was promised. This was done corruptly and under the table by an unmentionable someone who thought he could run for governor, that stood in our homes and unashamedly lied to us, but who abused the power to do so based on deep pockets. One of the next potential buyers of this property held a neighborhood meeting with a local representative and turned down purchasing of this property due to the issues he would run into with blending into the neighborhood.

TICK SEGERBLOM
How much more time?

NORMA REICHENBACH
I'm almost done.

TICK SEGERBLOM
Okay, please.

NORMA REICHENBACH
It is believed that because the same local representative is involved in this issue that this present owner knew of the overwhelming amount and neighborhood involvement, he faced in protecting their way of life, and he felt he had enough money and time and didn't care about the neighborhood and he would not have to be concerned about it. This is not his neighborhood, his city, his state, or even the country he lives in. He would never allow this to be built in front of his house. Why do we have to allow it to be built in front of ours? These standards should not have been and should never have been overridden by the depth of a pocketbook. If this comes to fruition, it will only prove that the want of the one with money can far outweigh the hard work and wants of the many without.

TICK SEGERBLOM
Thank you.

NORMA REICHENBACH
And I have a (inaudible) report if I did it, in case anybody needs to fill it out and send it into their (inaudible)

TICK SEGERBLOM
Okay, thank you. Anyone here wishing to speak, please come forward.

JANIE WILDER
So, I apologize, I'm shaking because I'm freezing, but my name is Janie Wilder.

TICK SEGERBLOM
I need you to turn your map a little bit.

JANIE WILDER
I'm sorry?

TICK SEGERBLOM
Turn the map. I'm not sure which direction you're going to turn. There you go. Perfect.

JANIE WILDER
My name is Janie Wilder W-I-L-D-E-R. I live at 4165 Judson Avenue, three houses down from this place. First of all, I'd like to thank you. I know you're Democrats, Republicans sitting up there, but you all came together and not only did you listen to the lawyer, which when I was sitting there, I would've totally agreed to put one too, but you listened to the people out there and you made a wise choice. But then we get a card a week ago stating that they went to court and sued and won. We were never notified, and I guess as you can see, we're not rich. So, they probably figured it wasn't worthy to even let us know that this was happening. And it's been okay'd. I realize the City of Las Vegas here really doesn't care about us little people out here when it comes to big money. We showed you how this is all places for them and the streets are wide for the semi-trucks and they stay over there.

But when you get into our neighborhood, the streets are smaller, houses lined. A lot of people in their areas, they have to go out on Lamb. We have an elementary school which they've already built. You approved and they built a warehouse a block behind them in the middle of that neighborhood. Now it's going to be a block in front of this school, the elementary school. We explained to you that we have horses out there with all ages riding, we have all ages.

Our houses, the value will go down because this warehouse is going to be coming with semis, with the noise that they bring, the commotion that they bring. And like she pointed out; we don't care there's a sign. They will not abide by it because one of the ways, if they want to go one way, they're going to have to go through our neighborhood to get to a light, to get to that direction. Our Democrat City of Las Vegas let their people down when they decided to take money over the people that live here. But I do appreciate you guys because you are willing to hear it from both sides, which I guess our city isn't. Thank you very much. You all have a good day.

TICK SEGERBLOM
Thank you.

TOM ANDERSON
Good morning. My name is Tom Anderson. I live at 2265 Moonlight, which is right across the street from where this is being built. My card has the square shows, the whole property. Is this whole thing being developed commercial, because it's to have half acre lots on the backside on Moonlight. Is that still correct? Because it doesn't really specify.

TICK SEGERBLOM
Mister, this settlement allows them or requires them to have half acre lots on the other side, right?

ROBERT WARHOLA
Yes, it does.

TICK SEGERBLOM
Yeah. So, there will be a buffer on Moonlight.

TOM ANDERSON
Okay. Just like my neighbor, I didn't get a card, or I didn't know anything until four days ago. So, is this true, the owner took the county to court and beat them and that's why we're here? Because I'm just kind of curious. We didn't get any pre-meetings, nothing with Sunrise Manor, anything. And with me being here, does it even matter that I complain if this is a lost cause? I mean is there anything that can be done or can I be more informed with what exactly that they're planning on doing?

TICK SEGERBLOM
After you're done speaking, we'll address all those issues.

TOM ANDERSON
Okay, thank you. And then I pretty much believe that's about it. As far as, the building's supposed to be like 35 feet tall, but there's not going to be pumping stations for these trucks. So the foundation has to be elevated like 11 more feet, making the building probably 46 feet tall. And is the water going to be designed to run off toward Lamb? I'm sure you guys may know that or not because with us having rural properties, we don't have sidewalks and curbs to keep the water from coming in on our property. So this is just concerns of being a homeowner. And I don't know if you guys have answers to that at all. And that's it. I'll listen to what you guys have to say. And is there going to be any more meetings about this or this is just us complaining that we lost? Because last time I was in here we won.

TICK SEGERBLOM
Anyway, I apologize. Once you sit down, we'll go through, explain it all, what's happening.
Thank you.

TOM ANDERSON
Thank you.

VAL HARDY
Hi, my name is Val Hardy. I live at 2334 Moonlight Drive where this developments may be made. I guess what I'm concerned with, I've never been against this development. Well, the only thing I'm against is the way that they position their property and what they're doing is yes, they give us four housing lots where if you look at the property lines, the rest of us exist back almost 150 feet back and they're encroaching in our neighborhood. And that's where I have my issues, is if they would put their development back to the east 150 feet, match it up with our property lines, then to me that's commercial. But when they encroach in our neighborhoods, that's when I have my issues because that's what they're doing.

These little dinky lots that they're doing aren't even comparable with what we're dealing with. And me as a homeowner, what you're doing is you're decreasing my value because you're going down sizing my lots. Because I have a 0.77 acres, and when you're going down to less than a quarter to a half, then guess what? That's have my issues. Because like I said, if they're taking, let me put it this way, we won the issue last time, they took it to court, we lost. Now we have to lick our wounds and say, "Okay, you guys get

whatever you want." Well, I don't like that approach. I'm a homeowner. Respect me as a homeowner, and at the same time respect me as a resident of that area because I raised my family there. I have my grandchildren come down and it doesn't seem like they're respecting any of us. They don't respect you and they don't respect us as homeowners. And that's all I have to say. Thank you.

MOTION

TICK SEGERBLOM
Thank you. Anyone else here wishing to speak? Seeing no one, will close to the public hearing and have the applicant come forward. So let me just go ahead and vent for a second. So just so you understand, you're right. When you were here last time we won, we defeated this project. It was totally inappropriate for that neighborhood and for that piece of property. Unfortunately, the developer went to court, we fought. I was sitting in the court when the judge ruled against us, but the judge ruled against us. And, as a lawyer, I'm ashamed to say that that's the way the legal process works, but that's what the judge says this is how it is, then you have to follow the law. Having said that, what's happened now is they've gone back because the judge ruled against us and said, here's our plan. We submitted it before and before us. We have really no choice because we're just voting to approve what the judge said.

But just know that going forward they still have to build this thing. And so, there's lots of hurdles that will come up and we're going to hold their feet to the fire and make sure that they do everything they've asked. There was a question about where the water's going to go. A drainage study has to be done appropriately, so we'll make sure that doesn't impact the neighborhood. They're not going to be allowed to, the trucks at least would come out on Judson. That doesn't mean they won't go down to Judson and come back through. So, we're going to have to really monitor that and make sure that trucks do not drive on Moonlight or Judson, that is not appropriate for that neighborhood. That neighborhood deserves to be protected and I will fight forever to protect it. But I apologize. I did the best I could do, but the truth is we're kind of between a rock and a hard place and so, today we're just affirming what the judge said we had to do. So having said that, I would make a motion to approve even though it kills me.

VOTE

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

TICK SEGERBLOM
All right, thank you. That motion passes. But again, neighbors, I will work with you forever. So, let's stay in touch. And thank you for coming down and expressing your opinions and concerns.

STEPHANIE ALLEN
Thank you very much. Appreciate it.

49. WS-22-0147-LV JUDSON, LP:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce throat depth; 2) reduce departure distance; and 3) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

DESIGN REVIEWS for the following: 1) office/warehouse facility; and 2) finished grade on a 6.2 acre portion of a 9.3 acre site in an M-D (Design Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the northwest corner of Lamb Boulevard and Judson Avenue within Sunrise Manor. TS/sr/jo (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 48).

CONDITIONS OF APPROVAL –

Current Planning

- The buildings shall be one story only with a maximum height of 35 feet;
- The building faces shall be constructed with enhanced articulation;
- The top of any windows facing west on the buildings shall not be placed above 12 feet in height;
- Lighting on the buildings shall not be placed more than 10 feet in height;
- Wall signs on the buildings shall not be illuminated;
- Monument signage only on N. Lamb Boulevard and Judson Avenue with a maximum height of 8 feet;
- No large truck access onto Judson Avenue whereas a large truck is defined as a truck having a gross vehicle weight rating (GVWR) of over 10,000 pounds - customer and employee vehicle access only;
- Add signage to prohibit large truck access onto Judson Avenue;
- No large truck access onto Moonlite Drive;
- A 10 foot high wall shall be constructed on the north and west sides of the property where it is zoned Industrial Park (IP);
- Intense landscaping shall be installed along the west property line inside the 10 foot high wall of the development where it is zoned IP with 24 inch box trees spaced 30 feet apart;
- Enhance the landscaping along N. Lamb Boulevard by adding 24 inch box trees spaced 30 feet apart;
- A double row of evergreen trees 24 inch box staggered/offset from one another planted 20 feet apart on center (per Clark County Code §30.04.02C2) shall be installed on the northwest corner of the property where it is zoned IP adjacent to APN 140-19-504-009;
- The residential lots shown on Exhibit Plan 1, included within the Settlement Agreement as Exhibit A, located on the west side of the property adjacent to Moonlite Drive shall be deed restricted as, and maintained as, Residential Single-Family 20 (RS20) lots and single-story homes to serve as a buffer to the RNP homes to the west;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;

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

SEC. 6. APPEALS

50. WS-24-0290-COSMIC DEVELOPMENT, LLC:

APPEAL WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a gated community; 2) increase wall height; and 3) eliminate street landscaping in conjunction with a proposed single-family residential subdivision on 2.11 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Ann Road, 585 feet west of Grand Canyon Drive within Lone Mountain. RM/rp/syp (For possible action)

ACTION: APPROVED. APPEAL – DENIED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised a tree-fee in lieu shall be paid to the County for each street tree waived; 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

- Comply with approved drainage study PW23-17751;
- Traffic study and compliance.
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated County; and to inquire with 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 on the agenda is Item 50, WS-24-0290. Appeal Waivers of development standards for the following: allow a gated community, increase wall height and eliminate street landscaping in conjunction with a proposed single-family residential subdivision on 2.11 acres and an RS-20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Ann Road, 585 feet West Grand Canyon Drive within Lone Mountain.

Commissioners, this is an appeal. The Planning Commission had approved the application, and it was appealed by an interested party who does not agree with the Planning Commission's decision to waive landscaping along and road and allow an eight-foot-tall perimeter wall.

TICK SEGERBLOM
Good morning.

PATRICIA LEE
Good morning.

TICK SEGERBLOM
Good morning.

PATRICIA LEE
My name is Patricia Lee, last name L-E-E.

TICK SEGERBLOM
Welcome to the other side of the bench.

PATRICIA LEE
I know. It's awkward.

DR. JOE JESSE OWENS III
All right, good morning. My name is Dr. Joe Jesse Owens III, last name O-W-E-N-S.

DR. JONATHAN LAMAR SNEAD
My name is Dr. Jonathan Lamar Snead. Last name S-N-E-A-D.

RONNIE LEE
My name is Ronnie Lee, last name L-E-E. I am the manager of the LLC Cosmic Development. We are working on Snowley Court, which is at 9748 West End Road. Parcel number 125-30-402-020. As a preliminary matter, I would like to make a record with respect to the issue of the appellants outstanding or rather the lack thereof. NRS 278.3195 only allows parties who have been aggrieved the right to initiate an appeal. To be aggrieved, the would-be appellant needs to have appeared either in person or in writing at the planning commission meeting. Here, the appellant neither appeared in person, nor did she submit anything in writing with respect to our request for a waiver.

The appellant who triggered this appeal hearing is therefore statutorily prohibited from bringing this appeal now. The legislature's logic in implementing this statute makes sense because it allows petitioners a pathway to finality. And if we had any notice of this appellant's grievances, we could have presented counterarguments and evidence to persuade the planning commission to grant the waiver notwithstanding the opposition. To allow this appeal to essentially interject, excuse me, to allow this appellant to essentially interject belated objections at the appellate stage is tantamount to sandbagging

the procedure in a post-hoc fashion, clearly frustrating the purpose of the statute. Having made my record of the procedural deficiencies of the appellant's claim, I will nonetheless move forward on the substance of addressing our initial waiver request, which was unanimously approved by the commission if the Commissioners so desire.

TICK SEGERBLOM
Commissioner Miller.

ROSS MILLER
Go ahead. If you could just, I think, briefly go through your presentation, which I've watched at the Planning Commission. You're correct. I didn't have the benefit of watching any objections, though I do understand that there were representatives at the town board. I understand that a particular concern is just the waiver of landscaping. I believe your presentation does have some slideshowing that landscaping throughout that area has been waived and is more imposing landscaping is more the exception than the rule and also the adjusted wall of length. I don't think we need a lengthy presentation, however.

RONNIE LEE
Yes, sir. I'll try to go through quickly. The three waivers that we were looking for was an entrance gate, waiving the landscaping requirement, and the height of the wall. I understand that the opposition is based on trying to keep this area rural and we understand what that looks like, but there's already language that indicates that there's an understanding that when you're on a major arterial that things are going to be slightly different.

We are on Ann Road. The property is located on Ann Road and Major four-lane arterial connected to the 215. The County has already completed urban improvements including six-foot sidewalks, streetlights, and curbs. Typically, not associated with the rural areas. Sewer, water, gas, and power utilities are all available directly in front of the property.

Currently, there are numerous developments in the area featuring high walls, no landscaping and gated entrances. Given the significant traffic, this area is no longer ideal for standard rural use. The installation of walls and gates would be necessary due to the traffic volume and there's no notable equestrian or horse activity along the portion of Ann Road.

Coming soon, there's a new development consisting of five communities built as estates that are under construction just east of our location. There's no agriculture here and there's no livestock. Directly across the street from us, there's a residence with over 150 half-acre estate homes. It's a gated community. Once again, there's no agriculture and there's no livestock.

Currently, this is what the parcel looks like. It's kind of an eyesore when you see the dilapidated wooden, probably non-permitted fence and the vehicles just sitting in the backyard. This is what we're trying to do, and I understand we're not Toll Brothers, it's just us trying to make our forever homes. We're just constituents in the community, citizens that are trying to do this. To be clear, there's two veterinarian doctors, a first responder, a real estate agent that's also a military veteran, a group of kids ranging from the ages of two to 16, including a child with special needs, a Nevada Supreme Court justice, and myself, who's also a military veteran.

Sorry about that. Jumped one. The homes will be two-story custom homes, and our plan is to have them fully move and ready with complete landscaping. I point out the landscaping because we're also doing the backyard landscaping, so they're going to be turnkey and the trees that are on the back wall of those yards will grow and also be visible from the street side and create shade, and we're planning on putting

40 trees instead of the nine that were requested. The estimated value of each property will be approximately $4 million. I point this out because we're going to be increasing the overall value of our community right around us.

Again, this is the gate in question that's across the street from us. We didn't think this would be an issue. It was actually approved by all parties. We were going to put the gate, our own gate, across the street. Some of the reasons for the gate: the granted waiver would allow us to safeguard our families, increase privacy, and provide additional security. Located on a major four-lane roadway and road, we want to prevent people from mistakenly entering the cul-de-sac for safety reasons and ensure that our children, some of whom are younger, do not venture into the main street.

One of the residents is a special needs child making safety even more critical. Additionally, in Nevada Supreme Court justice resides in the cul-de-sac making the added sense of security paramount. Again, we're meeting all the specifications that are required for the building of the gate. We've also had approval from the fire department, the community board, which most of them are here, had also approved the gate portion of this and the Planning Commission approved it.

In regards to the landscaping, the granted waiver allows us to retain the use of 2,700 square feet that would have otherwise been lost to street-side landscaping. It also enables us to conserve water and maintain neighborhood continuity without diminishing the characteristics of the area in any way. According to the code, a detached sidewalk requires only a five-foot landscape strip, a five-foot sidewalk and five feet between the sidewalk and the property wall totaling 15 feet. For an attached sidewalk, the requirement is 10 feet from the back of sidewalk to the property line plus five feet sidewalk also totaling 15 feet. Therefore, it is unreasonable to require a ten-foot landscaping strip from the property line, as this would create a twenty-two-foot space from the street to our wall, the requirement would significantly increase project cost, reduce the size of two of the yards by approximately 2,700 square feet and cause unnecessary water waste without providing any real benefit to the community.

The wall height, the subdivision is adjacent to a major roadway. The configuration of the homes in approximately 14 feet grade from one side of the parcel to the other lends itself to higher perimeter walls on the southeast and north side. The higher walls will also reduce traffic noise reaching the homes and allow for greater privacy for the residents. This kind of shows you how the parcel will be divided.

Precedent. These parcels are all within walking distance of our future home. The properties have elevated walls along the property line without any landscaping, and this is up and down Ann Road. If I go off of Ann Road, I can find more. This was directly in walking distance. In summary, we hope you will agree with the Planning Commission's unanimous decision to approve our waivers and reject this appeal. It's important to note that our project will not harm the neighborhood area in any way and will benefit the community. The waivers allow us to avoid increased development costs, reduce water waste, and retain 2,700 square feet of usable space within our subdivision. Our project is located on a major four lane thoroughfare, and we are focused on addressing safety concerns, increasing security, reducing traffic noise, and enhancing privacy while still adding value and improving the community's appearance. Thank you for your time. Sorry if that was long.

TICK SEGERBLOM
Thank you. Is the appellant, the individual who appealed, here? Yes. Please come forward.

BRIGITTE SOLVIE
I think it's still morning. Good morning, commissioners. Yeah, I'm the appellant, Brigitte Solvie. 7030 North Conquistador Street. This parcel came to my attention. Yes, during both the Lone Mountain CAC

and I was unable to attend the Planning Commission because of family issues. However, I did file the appeal. I am not unopposed to the gate. I understand the gate on a main road, but what I am opposed to is the fact that we are still in a rural neighborhood preservation. It's an overlay and as long as we keep giving away our landscape strips, when we know that Las Vegas Valley Water District, Southern Nevada or SNWA have given us a plethora of trees that are both evergreen or deciduous that are water acceptable in their usage, that to deny just even nine trees on the outside of this property, if indeed it's going to be a white wall that's going to be very noticeable and stark.

Not to say that somewhere down the line it might get painted in another color, but that's still just, we're only talking nine trees. They have this property has unique benefit of having vacated a portion of road on the east perimeter, so they gained 30 feet back along that whole east line and have incorporated it into their lot design. We're only asking that they give back on Ann Road for the appropriate landscaping that should keep this area. Directly across the street is lush and beautiful. Yes, some of the homes up and down are without landscaping. They're much older. Long before complete streets came in and put in all the improvements on Ann Road--street lights, curb, gutter--which many meetings were held, and we had hoped that there would be some provisions for horse equestrian even if it was on the interior streets and those have been bypassed.

My appeal is asking for the RNP and the NPO, the low overlay, give back the landscaping along Ann Road because this is not a hard encumbrance for a very wealthy planned project, to just plant nine trees and give a little, the amount of water will be nominal to install some watering devices and water clocks and valves is nominal for this scale of a project. As to the height of the walls, we have coyotes. Coyotes will jump an eight-foot wall just as easily as they will six. I would personally suggest go back to a six-foot wall or maybe six and a half and top the perimeter outsides with some wrought iron, something that truly deters coyote activity, still gives plenty of potential for privacy.

They're going to have immense landscaping on the interior. Fine. That'll also deter a coyote jump, but an eight-foot around the whole perimeter is unacceptable for this neighborhood and if they're looking at security, each home will have its own security cameras, its own visuals, its own alarms. I'm just asking, let's try to keep this back in what the NPO, what the RNP area looks like. Let's dial it back a little bit. Stay within the ordinances and not give away and keep giving away and keep giving away. That's my appeal. Thank you for listening.

TICK SEGERBLOM
Thank you.

ROBERT WARHOLA
Commissioner Segerblom, can you open up the public hearing?

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

DON CAPE
Good morning, Commissioners. Don Cape, 4965 North Raleigh Street, also Chairman of the Lone Mountain CAC. It's unfortunate that the applicant has had to endure this additional step in their process. Know the CAC takes pride in working with the neighborhood to keep consistent with the rules and regulations that staff has put in place and it's been adopted. We actually worked with the applicant. We thought we had a resolution for their path forward to stay within parameters that are set forth within the Title 30 and the solution we came up with was instead of 10 foot landscape strip, we suggested a six-foot landscape strip and to avoid setting a precedent for an eight-foot screen wall, which is highly opposed in

the RMP, suggested if they did a two-foot retaining wall on the landscape side with a six-foot screen wall above that and burned the landscape on the street side that they would still appear to be an eight-foot wall on their property side. That was the compromise that we suggested to the applicant.

The upsetting part for me personally is that Planning Commission disregarded the notes that the CAC put forward for the applicant, which burdened them to have to come back here. That's our perspective as the CAC is not trying to set a precedent for an eight-foot screen wall and a compromise, which is a little bit of a trick to get the eight-foot wall for the applicant would be a two-foot retaining wall on the street side, burning the landscape up behind it, and a six-foot landscape because it is consistent with Ann Road with the additional landscaping that's been put on Ann Road. It's unfortunate they bought this property and didn't do it 10 years ago before Ann Road just put in, it wouldn't have mattered, but now we live in that current space, so we didn't feel it was too big of a hardship for the applicant based on what they're trying to accomplish here. Thank you.

TICK SEGERBLOM
Thank you.

CHRIS DARLING
Good morning, Commissioners. Chris Darling. 4785 Grand Canyon, Las Vegas, Nevada 89129. I'm part of the Low Mountain Community Advisory board as well. We thought we had a good meeting. We gave a couple of good suggestions and unfortunately, we're in the situation where we're at today. We're hoping that when it went to the Planning Commission, they would've helped enforce it, but I wanted to go over a couple details. They talked about high walls in the area. Yes, there's high walls in the area, but those high walls have a retaining wall in front of it, a small one and then a screen wall behind it with landscaping in front of them. That's one of the things we suggested. I personally own land on Ann Road. It's about, I don't know, 700 feet from this property and I have a small two-foot retaining wall. I stepped it back; I have landscaping there and then I went up with a six-foot wall.

It's not obnoxious. It's not eight foot tall, it's not bright and I try to keep in what the community has with the landscaping. Yes, there's some areas that are not going to go into it, but that don't happen because they're older. We're all neighbors in the area. We try to sit on the board. We want everything to look copacetic in the area and we live next to them. Some of us are doctors, some of us are lawyers, some of us are blue collar workers and we all want to try to live together in an area that is not full of walls where everybody just drives by a barren block wall. Thank you very much.

TICK SEGERBLOM
Thank you.

ALLISON BONANNO
Good morning Allison Bonanno 6950 Rome Boulevard. Bonanno, B-O-N-A-N-N-O. Ms. Kirkpatrick just spoke about earlier regarding paved road, about having consistency, and how important it is to be consistent and having standards. Also talking about reducing the heat islands. Landscaping is very important, and the standards were put in place to provide the uniformity. You guys worked tirelessly on Title 30 and everybody in the county had the opportunity to speak up and put their 2 cents in if they had a problem with it. And it's hard to make everybody agree on it and hard to make everyone happy, but the standards are put in place for that specific reason, and we should be abiding by that unless there are extenuating circumstances that are beyond normal. Everybody wants safety, everybody wants security. They want noise reduction. That is not something that is unique to this particular item. Ann road is an arterial and especially with an arterial, it is to keep it consistent.

When people are driving down Ann Road that they see that it's not one thing here, one thing there. A lot of money was put into this to make the aesthetics look good. Let's not go backwards. And when we allow those deviations, especially in those highly visible areas, we erode all of those efforts that we put forth into that area and we kind of thumb our nose at the Title 30 that we all worked so hard on. Another issue, and of course your phone went on lock mode, but I believe that these parcels are currently up for sale on Zillow and if that is the case, I don't know how we can already determine that the folks that are going to be living there need to have an extra level of security because of their profession or any children that have special needs. I could be wrong.

Just one property. Okay. One is at least one. Right? That's my plea to you and I'm also on the Lone Mountain Citizens Council. We deal with the folks there not just every two weeks, but we are in touch with them through social media. These are good people and we wouldn't be here if the folks in the Lone Mountain and the rural preservation areas didn't feel this way. We took time out of our day to come here to say that we speak with the people and for the people and they appreciate your leadership. Thank you very much.

TICK SEGERBLOM
Thank you. Anyone else here wishing to speak? Seeing no one. We'll close the public hearing. It's a public hearing, right? And turn it over to Commissioner Miller.

ROSS MILLER
Thank you. I think Mrs. Sully acknowledged that she was not present at the Planning Commission. Do we have any record of any written objections being filed at the Planning Commission?

SAMI REAL
We received some cards in protest, but none from the appellant.

ROSS MILLER
Okay. What's the legal implication of not having the appellant fail to appear at the Planning Commission and not submit written objections?

ROBERT WARHOLA
Right. In order to be agreed, the applicant's correct. In order to be agreed, the appellant has to appear in person or in writing at the Planning Commission meeting and since the appellant did not appear in person or in writing, then the appeal is not properly before you.

ROSS MILLER
So, I could make a motion then just on the basis of those procedural grounds to have it deny the appeal because it wasn't properly filed. Is that correct?

ROBERT WARHOLA
That's correct. Yes.

MOTION

ROSS MILLER
Great. Well, turning to the merits, I first had this item pulled when it came before the Planning Commission for a street name change. I have not seen the project, both myself and my Planning Commissioner, Tim Costello, who I had appointed, reviewed the project. I think it's a beautiful project. Obviously $4 million homes along Ann Road are going to be an incredible addition. I appreciate the

concerns of the CAC, along with the Rural Preservation Association, that would like to see landscaping here. The reality is, if you look up and down Ann Road, there is no landscaping that has been mandated. This doesn't deviate any way. It's not going to impose any kind of eyesore. There's legitimate reasons for a gated community with the two-foot wall here. Frankly, I can't believe that the objections have gone this far. I just don't see any basis for it. This Commission routinely approves waivers of this type on all kinds of projects through the valley. These waivers are appropriate. I think it should have been appropriately left at the Planning Commission, who voted unanimously in favor of this. I think that also should be given some weight. The Planning Commission, of late, has not been voting unanimously. But then I think they saw the project for what it was. It was a lengthier presentation of the Planning Commission as to the detail about what is planned here.

Again, I think it's an incredible project, happy to see it go forward. They're putting 50 trees in, correct me if I don't have that number right, but in lieu of the nine trees that's mandated that will just be behind their walls, that wouldn't compromise their property line.

On that basis, I would make a motion to deny the appeal based upon the fact that it was not properly filed by virtue of the fact the appellant did not appear in person or object in writing of the Planning Commission and also on the basis of an independent review and finding the waivers to the appropriate.

TICK SEGERBLOM
Just make it clear, voting yes means we deny the appeal.

ROBERT WARHOLA
Yes, that's correct.

MARILYN K. KIRKPATRICK
May I ask a question? And I appreciate your comments Commissioner Miller, but I just want to... I've been here a while and I never seen this invoked on us because she used to appeal everything before the Planning Commission, and we never heard this before. I've appealed things, so I just want to understand, and maybe I need an offline briefing on it because I want to understand, because I also was here when we did the Complete Streets on Ann Road and look, those neighbors out there didn't want complete streets to begin with and they're shoved down their throat.

And so, there was the medians. We had to accommodate a lot of things. There's a lot of history on that road. I understand today that I'm somewhat forced to vote for it, but I want to understand going forward because, as a Commissioner, then I need to do something different in my District because I just have never heard this done so –

Offline, I suppose. I understand today I have to vote for it, at your recommendation, but I've been here a long time, never heard this invoked ever. I'll be supporting it. But I just want to understand because I just never heard this before.

TICK SEGERBLOM
And I think the motion was alternatively, so denied based on lack of jurisdiction but also based on the merits.

ROBERT WARHOLA
Correct.

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

VOTE

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

TICK SEGERBLOM
That motion passes. Thank you so much.

ROSS MILLER
Thank you.

SEC. 7. ORDINANCES

51. ORD-24-900429: Conduct a public hearing on an ordinance to amend Title 30 to update various land use requirements and procedures and make corrections and clarifications as appropriate, and direct staff accordingly. (For possible action)

ACTION: ADOPTED AS AMENDED (ORDINANCE 5175).

SAMI REAL
Next is Item 51, ORD-24-900429. Conduct a public hearing on an ordinance to amend Title 30 to update various land use requirements and procedures and make corrections and clarifications as appropriate and direct staff accordingly. Commissioners this ordinance reflects changes as previously directed by the Board and those clarifications and corrections that we've been tracking since the effective date of the Title 30 rewrite.

Additionally, I have a clarification to read into the record related to a new exemption added under landscape standards Section 30.04.01D75. Staff requests a revision to the new exemption C to read as follows: street landscaping shall not apply to the front yards adjacent to a residential local street of a single-family residential development. This revision is intended to clarify that not all street landscaping in front yards is exempt from the standards and will align with Title 30, prior to the rewrite where landscaping was not required alongside walks of residential local streets, which are defined in part as public streets internal to residential subdivisions.

Moving forward, we would also like support from the Board to conduct a more focused analysis of the current landscaping standards to ensure that we're appropriately siting trees along streets within parking lots and in buffer areas. The goal here would be to improve upon current standards to create thriving landscape areas while balancing the ongoing efforts for water conservation and combating the effects of heat islands. So, with that staff requests that you conduct a public hearing.

TICK SEGERBLOM
This is the public hearing?

SAMI REAL
That is correct, yes.

TICK SEGERBLOM
Okay. It's a public hearing. Anyone wishing to speak? Don't shoot us. That was a joke. I guess they weren't here to testify. All right, seeing no one. We'll close the public hearing and vote.

SAMI REAL
We need a vote. Yes, vote please.

MARILYN K. KIRKPATRICK
May I ask a question? On this Title 30 updates, we are going to come back and address landscaping in the future and address some other things. This is just so we keep doing a little bit at a time?

SAMI REAL
Yes. Right now, it's mostly all the clarifications and corrections that we've been tracking since we've since the effective date. And then what we would like to do is a more focused effort on landscaping to make sure that we're appropriately citing street trees where they need to be, parking lot trees that we're appropriately designing these buffer areas, and work with the landscape architect to make sure that we're creating landscaped areas that will ensure the survival of trees. And also, that we will continue going with our efforts for water conservation and then reducing the heat island impact.

MARILYN K. KIRKPATRICK
Okay, thank you.

MOTION

MICHAEL NAFT
(inaudible)

TICK SEGERBLOM
All right, there's the motion. Cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passed.

52. ORD-24-900490: Introduce an ordinance to consider adoption of a Development Agreement with SYA Group, LLC for a daycare facility on 1.30 acres, generally located north of Le Baron Avenue and east of Decatur Boulevard within Enterprise. JJ/lg (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON SEPTEMBER 18, 2024, AT 9 A.M. (BILL 9-4-24-1)

SAMI REAL
Next is Item 52, ORD-24-900490. Introduce an ordinance to consider adoption of a development agreement with SYA Group LLC for a daycare facility on 1.3 acres. Generally located north of LeBaron Avenue in east of Decatur Boulevard with an enterprise. Commissioner staff request the Board set a public hearing for September 18, 2024.

TICK SEGERBLOM
All right, I'll introduce the ordinance and set the public hearing for September –

SAMI REAL
September 18, 2024.

TICK SEGERBLOM
Thank you so much.

PUBLIC COMMENTS

SAMI REAL
And then with that, this is the last time for public comments.

TICK SEGERBLOM
All right. This is the last period for public comment. Anyone wishing to speak? Speak now or forever hold your peace. All right. There's no one here. Meeting is adjourned or not adjourned. It's over. Thank you.

END PUBLIC COMMENTS

There being no further business to come before the Board at this time, at the hour of 11:01 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: Tick Segerblom (Oct 3, 2024 16:18 PDT)

TICK SEGERBLOM, CHAIR

ATTEST: Lynn Marie Goya

LYNN MARIE GOYA, CLARK COUNTY CLERK

Zoning Minutes for 9/04/2024 was Approved on 10/02/2024

Final Audit Report 2024-10-04

Created:	2024-10-02 (Pacific Daylight Time)
By:	Ricky McColl (FYM@ClarkCountyNV.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAw8FpQtPhkRePpydaeS3WfB3athiimajR

"Zoning Minutes for 9/04/2024 was Approved on 10/02/2024" History

Document created by Ricky McColl (FYM@ClarkCountyNV.gov)
2024-10-02 - 11:07:23 AM PDT- IP address: 198.200.132.41

Document emailed to tsegerblom@clarkcountynv.gov for signature
2024-10-02 - 11:54:16 AM PDT

Email viewed by tsegerblom@clarkcountynv.gov
2024-10-03 - 4:17:41 PM PDT- IP address: 213.188.94.172

Agreement viewed by tsegerblom@clarkcountynv.gov
2024-10-03 - 4:17:42 PM PDT- IP address: 213.188.94.172

Signer tsegerblom@clarkcountynv.gov entered name at signing as Tick Segerblom
2024-10-03 - 4:18:07 PM PDT- IP address: 198.200.132.41

Document e-signed by Tick Segerblom (tsegerblom@clarkcountynv.gov)
Signature Date: 2024-10-03 - 4:18:09 PM PDT - Time Source: server- IP address: 198.200.132.41

Document emailed to Lynn Goya (Lynn.Goya@ClarkCountyNV.gov) for signature
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Agreement viewed by Lynn Goya (Lynn.Goya@ClarkCountyNV.gov)
2024-10-04 - 2:23:32 PM PDT- IP address: 198.200.132.69

Document e-signed by Lynn Goya (Lynn.Goya@ClarkCountyNV.gov)
Signature Date: 2024-10-04 - 2:23:41 PM PDT - Time Source: server- IP address: 198.200.132.69

Agreement completed.
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FILED
SEP 16 2024
CLERK

NOTICE OF FINAL ACTION
CLARK COUNTY ZONING COMMISSION
9:00 A.M., WEDNESDAY, SEPTEMBER 4, 2024

LEGAL NOTICE: Following the final approval or denial of every action before the Planning Commission and/or the Board of County Commissioners, a letter indicating the action taken and the conditions under which any approval is granted will be sent to the correspondent address on the application submitted. The information herein will be filed with the Clark County Clerk, Commission Division, and serve as notice of final action for the purposes of NRS 278.0235 which marks the commencement of the twenty-five (25) day limitation period specified.

1. Public Comments.

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

3. Approval of minutes. (For possible action)

   Board of County Commissioners' Zoning Meeting minutes for 08/07/24.

ROUTINE ACTION ITEMS (4 – 31): These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda and be heard separately when directed by the Board of County Commissioners.

4. AR-24-400079 (UC-22-0190)-CIRCUS CIRCUS LV, LLC:
   USE PERMITS SECOND APPLICATION FOR REVIEW for the following: 1) recreational facility (concerts/events); 2) live entertainment; 3) fairground; and 4) on-premises consumption of alcohol with accessory uses including food, beverage, and retail sales.
   WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation from live entertainment to a residential use; 2) reduce parking; 3) reduce setback from the future right-of-way (Las Vegas Boulevard South); 4) allow alternative street landscaping and screening; 5) allow landscaping and structures within the future right-of-way (Las Vegas Boulevard South); and 6) allow non-standard improvements (landscaping and fences) within the right-of-way (Las Vegas Boulevard South).
   DESIGN REVIEW for a recreational facility (concert/event/fairground/live entertainment) and all accessory buildings and structures on a portion of 77.4 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Sahara Avenue, west side of Las Vegas Boulevard South, north side of Circus Circus Drive, and the east side of Sammy Davis Jr. Drive within Winchester. TS/tpd/syp (For possible action)

   APPROVED.
   CONDITIONS OF APPROVAL -
   Comprehensive Planning
   - **Remove the time limit.**

   Public Works - Development Review
   - **Compliance with previous conditions.**

5. ET-24-400057 (NZC-21-0747)-RED ROCK RV PARK, LLC:
HOLDOVER ZONE CHANGE FIRST EXTENSION OF TIME to reclassify a 21.4 acre portion of a 23.6 acre site from an R-U (Rural Open Land) Zone and an H-2 (General Highway Frontage) Zone to an R-V-P (Recreational Vehicle Park) Zone.
USE PERMITS for the following: 1) management offices for a recreational vehicle park not within a centrally located service building; 2) convenience store; 3) gasoline station; 4) reduce the setback from a gasoline station to a residential use; 5) restaurant; 6) retail sales and services; 7) alcohol sales, beer and wine - packaged only; and 8) alcohol sales, liquor - packaged only.
WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping.
DESIGN REVIEWS for the following: 1) recreational vehicle park; 2) convenience store; 3) gasoline station; 4) restaurant; and 5) retail sales and service on 23.6 acres in an R-V-P (Recreational Vehicle Park) Zone and an H-2 (General Highway Frontage) Zone in the Red Rock Overlay. Generally located on the north side of SR 160 and the west and south sides of SR 159 within Red Rock (description on file). JJ/jor/ng (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Until March 16, 2027 to complete or the application will expire unless extended with approval of an extension of time.**
- **Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a Master Plan Amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and that the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Compliance with previous conditions.**

Southern Nevada Health District (SNHD) - Engineering

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

6. ET-24-400083 (DR-21-0400)-ALL TRUCK PARTS, LLC:
DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: 1) retail/office and industrial buildings; 2) finished grade; and 3) lighting plan on 0.89 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located on the south side of Holt Avenue, 500 feet west of Nellis Boulevard within Sunrise Manor. TS/nai/syp (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Until September 21, 2025 to commence or the application will expire unless extended with approval of an extension of time.**

- **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Compliance with previous conditions.**

7. UC-24-0359-DAVENPORT, NATHAN L.:
USE PERMIT for a transitional living facility for released offenders in conjunction with an existing single-family residence on 0.5 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Robindale Road, 300 feet east of Ullom Drive within Enterprise. MN/mh/syp (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **24/7 on-site host manager;**
- **Full camera coverage of property, meaning front yard, side yards, and rear yard;**
- **24/7 point of contact to be provided to the Commissioner's office with a copy to the Comprehensive Planning project file;**
- **No visitors;**
- **Maximum 6 residents;**
- **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.**

Southern Nevada Health District (SNHD) - Engineering

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

8. UC-24-0378-TROCAM HOLDINGS, LLC:
USE PERMIT for a hotel with a mixture of transient and non-transient uses.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) eliminate loading spaces; and 3) reduce and eliminate parking lot landscaping.
DESIGN REVIEW for a hotel on 3.06 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Cameron Street, 330 feet north of Tropicana Avenue within Paradise. MN/bb/syp (For possible 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.**

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.**
- **Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0346-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

9. VS-24-0277-PALM PROPERTIES, LLC:
VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). TS/jor/syp (For possible action)

HELD - 10/02/24 - per the applicant.

10. WS-24-0276-PALM PROPERTIES, LLC:
WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards. DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. TS/jor/syp (For possible action)

HELD - 10/02/24 - per the applicant.

11. WS-24-0366-VENETIAN VENUE PROPCO, LLC:
WAIVER OF DEVELOPMENT STANDARDS to exceed the maximum permissible sound levels in conjunction with an existing recreational facility, fairground, and music venue (Sphere Las Vegas) on 18.51 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Sands Avenue and the east side of Koval Lane within Paradise. TS/jor/syp (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **1 year to review;**
- **Allowance for greater noise will be limited to no more than 12 days a year;**
- **Increase in noise level on those dates will be limited to a frequency no greater than 85 decibels, measured at the Sphere's property line;**
- **Park Towers and Meridian management will be notified no less than 14 days prior to each waiver event;**
- **Increase in noise shall be permitted to occur only between 9:00 a.m. and 11:30 p.m. on waiver days, except New Year's Eve which will be 1:00 a.m.**
- **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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Remove boulders in right-of-way on Sands Avenue.**

12. PA-24-700014-SUNRISE 96C, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) and Neighborhood Commercial (NC) to Urban Neighborhood (UN) on 5.21 acres. Generally located on the west side of Eastern Avenue and the south side of Rochelle Avenue within Paradise. TS/rk (For possible action)

ADOPTED.

13. ZC-24-0304-SUNRISE 96C, LLC:
ZONE CHANGE to reclassify 1.37 acres from a CC (Commercial Core) Zone to an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Eastern Avenue and the south side of Rochelle Avenue within Paradise (description on file). TS/hw (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Department of Aviation

- **Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the**

completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0275-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

14. VS-24-0306-SUNRISE 96C, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Channel 10 Drive and Eastern Avenue and between Rochelle Avenue and University Avenue (alignment) within Paradise (description on file). TS/hw/syp (For possible 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

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

15. DR-24-0305-SUNRISE 96C, LLC:
DESIGN REVIEW for modifications to and an expansion of an approved multi-family residential development on 5.21 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located on the west side of Eastern Avenue and the south side of Rochelle Avenue within Paradise. TS/hw/syp (For possible 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 that all applications related to the proposed development, including ZC-22-0060, must remain active or additional land use applications maybe required; that 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

- **Comply with approved drainage study PW21-19925;**
- **Traffic study and compliance.**

Department of Aviation

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

Fire Prevention Bureau

- **Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.**

16. ZC-24-0307-MOUNTAIN VIEW DRS, LLC:
HOLDOVER ZONE CHANGE to reclassify 2.06 acres from an RS20 (Residential Single-Family) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the south side of Sunset Road and the west side of Ullom Drive within Enterprise (description on file). MN/bb (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Department of Aviation

- **Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;**
- **If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;**
- **No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;**

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

17. VS-24-0309-MOUNTAIN VIEW DRS, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Ullom Drive, and between Sunset Road and CC 215 within Enterprise (description on file). MN/bb/syp (For possible 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 30 feet for Ullom Drive;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**

18. UC-24-0308-MOUNTAIN VIEW DRS, LLC:
HOLDOVER USE PERMITS for the following: 1) hotel; and 2) transient and non-transient hotel with kitchens.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) eliminate loading spaces; 3) modify buffering and screening standards; and 4) modified driveway geometrics.
DESIGN REVIEWS for the following: 1) hotel; and 2) alternative parking lot landscaping on 2.06 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the south side of Sunset Road and the west side of Ullom Drive within Enterprise. MN/bb/syp (For possible 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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Right-of-way dedication to include 30 feet for Ullom Drive.**
- **Applicant is advised that off-site improvement permits may be required.**

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;**
- **Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;**
- **Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;**

- **Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;**
- **Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.**
- **Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; 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; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.**

19. ZC-24-0348-COUNTY OF CLARK (AVIATION):
ZONE CHANGE to reclassify 88.10 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60, AE-65, AE-70, & AE-RPZ) Overlay. Generally located on the south side of Sunset Road and the west side of Gilespie Street within Enterprise (description on file). MN/gc (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Clark County Water Reclamation District (CCWRD)

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

20. ZC-24-0349-COUNTY OF CLARK (AVIATION):
ZONE CHANGE to reclassify 3.76 acres from an RS5.2 (Residential Single-Family 5.2) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) and Maryland Parkway Overlays. Generally located on the east side of University Center Drive and the north side of Hacienda Avenue within Paradise (description on file). JG/gc (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Clark County Water Reclamation District (CCWRD)

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

21. ZC-24-0350-COUNTY OF CLARK (AVIATION):
ZONE CHANGE to reclassify 7.97 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the northwest corner of Four Seasons Drive and Haven Street within Paradise (description on file). JG/gc (For possible action)

APPROVED.

22. ZC-24-0351-COUNTY OF CLARK (AVIATION):
ZONE CHANGE to reclassify 0.67 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Las Vegas Boulevard South, 100 feet south of Four Seasons Drive within Paradise (description on file). JG/gc (For possible action)

APPROVED.

23. ZC-24-0352-COUNTY OF CLARK (AVIATION):
ZONE CHANGE to reclassify 1.22 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-70 & AE-75) Overlay. Generally located on the west side of Las Vegas Boulevard South, 850 feet north of Sunset Road within Paradise (description on file). MN/gc (For possible action)

APPROVED.

24. ZC-24-0363-WYKOFF NEWBERG CORP:
ZONE CHANGE to reclassify 0.50 acres from an H-2 (General Highway) Zone to a CG (Commercial General) Zone. Generally located on the south side of Oso Blanca Road, approximately 160 feet east of Grand Montecito Parkway within Lone Mountain (description on file). RM/lm (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Fire Prevention Bureau

- **Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.**

Clark County Water Reclamation District (CCWRD)

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

25. WS-24-0364-WYKOFF NEWBERG CORP:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) street landscaping; and 2) reduce gate setback.
DESIGN REVIEW for a communication utility building on 0.50 acres in a CG (Commercial General) Zone. Generally located on the south side of Oso Blanca Road, approximately 160 feet east of Grand Montecito Parkway within Lone Mountain. RM/lm/syp (For possible 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

- **Drainage study and compliance.**

- **Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.**

Fire Prevention Bureau

- **Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.**

Clark County Water Reclamation District (CCWRD)

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

26. ZC-24-0365-JAMESON K RICHARD FAMILY TRUST & VARGAS KIMBERLEE TRS:
ZONE CHANGE to reclassify a portion of a 3.91 acre site from an H-2 (General Highway Frontage) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-75) Overlay for an existing commercial/industrial development. Generally located on the north side of Las Vegas Boulevard North, 150 feet east of Sandy Lane within Sunrise Manor (description on file). WM/gc (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Clark County Water Reclamation District (CCWRD)

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

27. ZC-24-0368-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE):
ZONE CHANGE to reclassify 21.38 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southeast corner of Tenaya Way and Badura Avenue within Spring Valley (description on file). MN/sd (For possible 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 #0324-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

28. VS-24-0369-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE):
VACATE AND ABANDON easements of interest to Clark County located between Montessouri Street and Tenaya Way, and between Badura Avenue and Arby Avenue; a portion of right-of-way being Montessouri Street located between Badura Avenue and Arby Avenue; and a portion of right-of-way being Arby Avenue located between Montessouri Street and Tenaya Way within Spring Valley (description on file). MN/sd/syp (For possible action)

APPROVED.
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

- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording;**
- **The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or the execution of a License and Maintenance Agreement for non-standard improvements in the right-of-way.**

29. WS-24-0370-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE): WAIVER OF DEVELOPMENT STANDARDS for modified driveway design standards.
DESIGN REVIEW for a warehouse/distribution center on 21.38 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southeast corner of Tenaya Way and Badura Avenue within Spring Valley. MN/sd/syp (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;**
- **Certificate of Occupancy and/or business license shall not be issued without 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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or the execution of a License and Maintenance Agreement for non-standard improvements in the right-of-way.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0324-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

30. TM-24-500072-COUNTY OF CLARK(AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE): TENTATIVE MAP consisting of 1 commercial lot on 21.38 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southeast corner of Tenaya Way and Badura Avenue within Spring Valley. MN/sd/syp (For possible action)

APPROVED.
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 together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or the execution of a License and Maintenance Agreement for non-standard improvements in the right-of-way.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0324-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

31. ORD-24-900325 Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with LJC Properties, LLC for a single-family residential development on 4.90 acres, generally located on the east of Buffalo Drive and north of Torino Avenue within Enterprise. JJ/dw (For possible action)

ADOPTED.

NON-ROUTINE ACTION ITEMS (32 – 52): These items will be considered separately.

32. ET-22-400017 (UC-1721-06)-PALAZZO CONDO TOWER, LLC:
HOLDOVER USE PERMITS SIXTH EXTENSION OF TIME to commence the following: 1) resort condominiums in conjunction with an existing resort hotel (The Venetian); 2) increase building height; 3) associated accessory and incidental commercial uses, buildings, and structures; and 4) deviations from development standards.
DEVIATIONS for the following: 1) reduce on-site parking requirements; 2) reduce the height setback ratio from an arterial street; 3) encroachment into airspace; and 4) all other deviations as shown per plans on file.
DESIGN REVIEWS for the following: 1) a 632 foot high, high-rise resort condominium tower including kitchens in rooms; 2) all associated accessory uses, retail areas, and amenity areas (The Venetian/Palazzo); and 3) revisions to an already approved retail component associated with the Venetian/Palazzo (Walgreens) on a portion of 63.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Sands Avenue within paradise. TS/jor/syp (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Until September 4, 2026 to commence.**
- **Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.**

Public Works - Development Review

- **Compliance with previous conditions.**

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;**
- **Applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 PART B of the Clark County Unified Development Code;**
- **No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA and is still valid.**
- **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.**

33. UC-24-0268-LEXILAND, LLC ET AL & ROOHANI KHUSROW FAMILY TRUST:
USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) residential adjacency standards; 2) street landscaping; 3) buffering and screening; 4) off-site improvements (curb, gutter, sidewalk, streetlights and partial paving); 5) driveway geometrics; and 6) access gate.
DESIGN REVIEW for outdoor storage on a portion of 37.14 acres in a CG (Commercial General) Zone.
Generally located on the west side of Las Vegas Boulevard South and the north side of Pebble Road within Enterprise. MN/lm/syp (For possible action)

HELD - 09/18/24 - per the applicant.

34. UC-24-0367-COUNTY OF CLARK (LV CONV AUTH):
USE PERMITS for the following: 1) multi-family dwelling; 2) allow a mixture of transient and non-transient uses in conjunction with a hotel; and 3) allow outdoor dining, drinking, and cooking not in conjunction with a primary eating and drinking establishment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduced parking; 3) reduced EV capable and EV installed parking spaces; 4) reduced loading spaces; 5) eliminate open space; 6) street landscaping; 7) buffering and screening; and 8) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) multi-family dwelling (tower); 2) hotel; 3) shopping center; 4) entertainment or recreational facilities (theater, amusement ride, and outdoor pool area); 5) outdoor dining, drinking, and cooking areas; 6) event plaza; 7) parking garage; and 8) all associated and accessory uses, structures, and incidental buildings and structures on 10.0 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Elvis Presley Boulevard within Winchester. TS/md/syp (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;**
- **Prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned;**
- **Bond or other form of financial security, acceptable to Clark County, shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan;**
- **Administrative design review is required for the remainder of the LVCVA parcel (APN 162-09-703-025);**
- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.**
- **Applicant is advised that a tree-fee in lieu shall be paid to the County for each street tree waived; approval of this application does not constitute or imply approval of a liquor license or any other County issued permit, license or approval; 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;**
- **Coordinate with Public Works for the pedestrian bridge and if required execute an agreement;**
- **No advertising on pedestrian bridge;**

- **Allow the following permits prior to approval of off-site permits: all demolition, grading, including underground utilities, dewatering, foundation, and structural first lift with foundation;**
- **Coordinate with Public Works - Directors Office for any improvements on Las Vegas Boulevard South;**
- **Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes.**
- **Applicant is advised that off-site improvement permits may be required.**

Department of Aviation

- **Applicant may be required to file Federal Aviation Administration (FAA) Form 7480-1, "Notice of Landing Area Proposal" with the FAA, per 14 CFR Part 157;**
- **Applicant must comply with heliport conditions described in 30.03.06B5. "Heliport" of the Code, and any applicable conditions resulting from FAA approval;**
- **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.**
- **Applicant is advised that all helicopter noise complaints and inquiries regarding operations from this facility will be forwarded to the operator of this heliport; 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

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0109-2024 to obtain your POC exhibit; that flow contributions exceeding CCWRD estimates may require another POC analysis; and that the proposed development is anticipated to generate significant wastewater flows, which would require the following: the Developer is to install a wastewater meter to monitor the flows; the Developer is to ensure that all wastewater flows are routed to one discharge location from the site to flow through the**

wastewater meter under desirable hydraulic conditions (i.e., minimize bends from the upstream manhole); and wastewater meter monthly fees shall be billed to the facility.

35. WC-24-400060 (NZC-22-0028)-AMH NV10 DEVELOPMENT, LLC:
HOLDOVER WAIVER OF CONDITIONS of a nonconforming zone change requiring no certificate of occupancy can be issued for any structure within this project unless and until a certificate of occupancy has been issued for the clubhouse (adjacent project to the north) for a previously approved single family residential development on 4.90 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northwest corner of Oleta Avenue and Conquistador Street within Enterprise. JJ/rg/ng (For possible action)

HELD - 11/06/24 - per the applicant.

36. WS-24-0312-STUSSY DIETER REVOCABLE TRUST & STUSSY DIETER TRS:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to eliminate full off-site improvements in conjunction with a minor subdivision map on 4.72 acres in an RS80 (Residential Single-Family 80) Zone. Generally located on the southeast corner of Tami Street and Ron Avenue within Moapa Valley. MK/jud/syp (For possible action)

HELD - 09/18/24 - per the Board of County Commissioners.

37. WS-24-0354-USA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce lot area; 2) reduce setbacks; 3) increase fill height; 4) reduce number of access drives; 5) increase retaining wall height; and 6) full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEW for a single-family residential subdivision on 5.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Azure Drive, the north side of Bright Angel Way, and the east side of Park Street (alignment) within Lone Mountain. RM/bb/syp (For possible 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 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

- **Provide a 5 foot wide asphalt path along Bright Angle Way and Park Street;**
- **Drainage study and compliance;**
- **Right-of-way dedication to include 30 feet for Azure Drive, 30 feet for Bright Angel Way, 30 feet for Park Street, and associated spandrel(s);**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

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

38. TM-24-500069-USA:
TENTATIVE MAP consisting of 9 single-family lots on 5.02 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Azure Drive, the north side of Bright Angel Way, and the east side of Park Street (alignment) within Lone Mountain. RM/bb/syp (For possible action)

APPROVED.
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

- **Provide a 5 foot wide asphalt path along Bright Angle Way and Park Street;**
- **Drainage study and compliance;**
- **Right-of-way dedication to include 30 feet for Azure Drive, 30 feet for Bright Angel Way, 30 feet for Park Street, and associated spandrel(s);**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**

Building Department - Addressing

- **Approved street name list from the Combined Fire Communications Center shall be provided.**

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

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

39. PA-24-700011-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 1.25 acres. Generally located on the northeast corner of Ullom Drive and Silverado Ranch Boulevard within Enterprise. JJ/gc (For possible action)

ADOPTED.

40. ZC-24-0265-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:
ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the northeast corner of Ullom Drive and Silverado Ranch Boulevard within Enterprise (description on file). JJ/rr (For possible 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 #0274-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

41. VS-24-0267-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Gary Avenue and Silverado Ranch Boulevard and between Ullom Drive and Arville Street within Enterprise (description on file). JJ/rr/syp (For possible 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 25 feet to the back of curb for Ullom Drive, 45 feet to the back of curb for Silverado Ranch Boulevard and associated spandrel;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**
- **Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

42. WS-24-0266-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) modified driveway design standards.
DESIGN REVIEW for a restaurant with drive-thru on 1.25 acres in a CG (Commercial General) Zone in the Airport Environs (AE-60) Overlay. Generally located on the northeast corner of Ullom Drive and Silverado Ranch Boulevard within Enterprise. JJ/rr/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;**
- **Certificate of Occupancy and/or business license shall not be issued without 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;**
- **Right-of-way dedication to include 25 feet to the back of curb for Ullom Drive, 45 feet to the back of curb for Silverado Ranch Boulevard and associated spandrel;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.**
- **Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0274-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

43. ZC-24-0324-LANDHOLDING SERIES OF SOPHINVEST, LLC:
ZONE CHANGE to reclassify 1.43 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Randall Street and the north side of Tres Lobos Avenue within Moapa Valley (description on file). MK/hw (For possible 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 #0131-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

44. WS-24-0325-LANDHOLDING SERIES OF SOPHINVEST, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) increase driveway width; 3) eliminate streetlights; and 4) allow an attached sidewalk.
DESIGN REVIEW for a single-family attached (duplex) residential development on 1.43 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Randall Street and the north side of Tres Lobos Avenue within Moapa Valley. MK/hw/syp (For possible 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 that the California Pepper Tree is not permitted per the SNRPC Regional Plant and that a large tree, as defined by Title 30, permitted by the SNRPC Regional Plant List will need to be provided in its place; that 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

- **Install conduit and pull boxes;**
- **Comply with approved drainage study PW24-11701;**
- **Full off-site improvements except streetlights.**

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 #0131-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

45. TM-24-500064-LANDHOLDING SERIES OF SOPHINVEST, LLC:
TENTATIVE MAP consisting of 5 residential lots on 1.43 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Randall Street and the north side of Tres Lobos Avenue within Moapa Valley. MK/hw/syp (For possible action)

APPROVED.
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

- **Install conduit and pull boxes;**
- **Comply with approved drainage study PW24-11701;**
- **Full off-site improvements except streetlights.**

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 #0131-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

46. ZC-24-0357-MILES AHEAD TRUCKING, LLC:
ZONE CHANGE to reclassify 0.25 acres from an RS80 (Residential Single-Family 80) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-75) Overlay. Generally located on the west side of Searchlight Street, 320 feet south of Washburn Road within Sunrise Manor (description on file). MK/rr (For possible action)

HELD - No Date - per Commissioner Kirkpatrick.

47. WS-24-0358-MILES AHEAD TRUCKING, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) street landscaping; 2) fence; 3) off-site improvements (curb/gutter, sidewalks, streetlights and partial paving); and 4) detached sidewalks.
DESIGN REVIEW for a parking lot for commercial vehicles (trucks) on 0.25 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-75) Overlay. Generally located on the west side of Searchlight Street, 320 feet south of Washburn Road within Sunrise Manor. MK/rr/syp (For possible action)

HELD - No Date - per Commissioner Kirkpatrick.

48. AG-24-900562: Approve the Settlement Agreement in the case LV Judson LP v. Clark County, District Court Case No. A-23-869800-J and Supreme Court Case No. 88450, authorize the Chair to sign the Agreement; and consider other matters properly related thereto. TS/sr (For possible action)

APPROVED.

49. WS-22-0147-LV JUDSON, LP:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce throat depth; 2) reduce departure distance; and 3) off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: 1) office/warehouse facility; and 2) finished grade on a 6.2 acre portion of a 9.3 acre site in an M-D (Design Manufacturing) (AE-65 & APZ-2) Zone. Generally located on the northwest corner of Lamb Boulevard and Judson Avenue within Sunrise Manor. TS/sr/jo (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Current Planning

- **The buildings shall be one story only with a maximum height of 35 feet;**
- **The building faces shall be constructed with enhanced articulation;**
- **The top of any windows facing west on the buildings shall not be placed above 12 feet in height;**
- **Lighting on the buildings shall not be placed more than 10 feet in height;**
- **Wall signs on the buildings shall not be illuminated;**

- **Monument signage only on N. Lamb Boulevard and Judson Avenue with a maximum height of 8 feet;**
- **No large truck access onto Judson Avenue whereas a large truck is defined as a truck having a gross vehicle weight rating (GVWR) of over 10,000 pounds - customer and employee vehicle access only;**
- **Add signage to prohibit large truck access onto Judson Avenue;**
- **No large truck access onto Moonlite Drive;**
- **A 10 foot high wall shall be constructed on the north and west sides of the property where it is zoned Industrial Park (IP);**
- **Intense landscaping shall be installed along the west property line inside the 10 foot high wall of the development where it is zoned IP with 24 inch box trees spaced 30 feet apart;**
- **Enhance the landscaping along N. Lamb Boulevard by adding 24 inch box trees spaced 30 feet apart;**
- **A double row of evergreen trees 24 inch box staggered/offset from one another planted 20 feet apart on center (per Clark County Code §30.04.02C2) shall be installed on the northwest corner of the property where it is zoned IP adjacent to APN 140-19-504-009;**
- **The residential lots shown on Exhibit Plan 1, included within the Settlement Agreement as Exhibit A, located on the west side of the property adjacent to Moonlite Drive shall be deed restricted as, and maintained as, Residential Single-Family 20 (RS20) lots and single-story homes to serve as a buffer to the RNP homes to the west;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.**

Public Works - Development Review

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

APPEAL

50. WS-24-0290-COSMIC DEVELOPMENT, LLC:
APPEAL WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow a gated community; 2) increase wall height; and 3) eliminate street landscaping in conjunction with a proposed single-family residential subdivision on 2.11 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Ann Road, 585 feet west of Grand Canyon Drive within Lone Mountain. RM/rp/syp (For possible action)

APPROVED. APPEAL - DENIED
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Applicant is advised a tree-fee in lieu shall be paid to the County for each street tree waived; 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

- **Comply with approved drainage study PW23-17751;**
- **Traffic study and compliance.**
- **Applicant is advised that off-site improvement permits may be required.**

Fire Prevention Bureau

- **Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated County; and to inquire with 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.**

ORDINANCES

51. ORD-24-900429: Conduct a public hearing on an ordinance to amend Title 30 to update various land use requirements and procedures and make corrections and clarifications as appropriate, and direct staff accordingly. (For possible action)

ADOPTED - as amended.

52. ORD-24-900490: Introduce an ordinance to consider adoption of a Development Agreement with SYA Group, LLC for a daycare facility on 1.30 acres, generally located north of Le Baron Avenue and east of Decatur Boulevard within Enterprise. JJ/lg (For possible action)

INTRODUCED - public hearing 09/18/24.

PUBLIC COMMENTS

Comments by the General Public regarding any items not listed on the agenda as posted. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda.

COVER SHEET FOR MINUTES

MEETING CODE:	Board of County Commissioners Zoning
MEETING DATE:	October 2, 2024
SECRETARY:	Susan Wohlbrandt
TYPED/PROOFED/COMPLETED:	November 19, 2024

DISTRIBUTED:

SECRETARY:	Susan Wohlbrandt
DATE:	November 19, 2024

APPROVED BY BOARD:

DATE: November 6, 2024

togetherforbetter

Board of County Commissioners

Clark County, Nevada

Tick Segerblom, Chair
William McCurdy II, Vice Chair
Jim Gibson
Justin Jones
Marilyn K. Kirkpatrick
Ross Miller
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 Boards, at the regular place of meeting in Clark County, Nevada, on Wednesday, October 2, 2024:

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 9:01 a.m. by Chair Segerblom with the following members present:

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

Absent:
None

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

SEC. 2. PUBLIC FORUM

1. Public Comments.

TICK SEGERBLOM
Good morning. This is the continuation of the Clark County Commission. Today we're dealing with Zoning issues. Well –

SAMI REAL
Commissioners –

TICK SEGERBLOM
Ms. Real, I'll turn it over to you now.

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

TICK SEGERBLOM
This is the first period of public comment. Anyone wishing to speak about an item on the agenda, you can come forward now and speak for three minutes. If you speak now, you can't speak when that item comes up. If it's on the consent agenda, there won't be a chance to speak, so that would be the time. But seeing no one wants to speak at this point, we'll close the public comment period, and turn it over to Ms. Real.

SEC. 3. AGENDA

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

SAMI REAL
The second item is the approval of the agenda. After considering any additions or deletions of items, staff has the following requests, which may require renotification fees in accordance with Title 30, hold to the November 6, 2024, Zoning Meeting:

- Item 4, AR-24-400-090 for WC-0174-16 and UC-0849-14,
- Item 8, BS-24-277,
- Item 9, WS-24-276,
- Item 16, SC-24-0261 and
- Item 20, WS-240-419.

The above public hearing items are going to be opened as a public hearing and immediately recessed until the dates as previously stated. With these deletions, which are Items 4, 8, 9, 16 and 20, the agenda stands ready for your approval.

MOTION

WILLIAM MCCURDY II
Mr. Chair, I move for approval with the recommended deletions read into the record by Ms. Real.

TICK SEGERBLOM
There is a motion, cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes.

3. Approval of minutes.

SAMI REAL
The third item on the agenda is the approval of the minutes. The minutes of the September 4, 2024, Zoning Meeting are ready for your approval.

MOTION

WILLIAM MCCURDY II
Mr. Chair, I move approval of the minutes.

TICK SEGERBLOM
There's a motion to approve the minutes, cast your vote.

VOTE

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

TICK SEGERBLOM
He made the motion, but he forgot to vote. It's okay. Motion passes.

SEC. 4. ROUTINE ACTION ITEMS 4 THROUGH 15

SAMI REAL
Next, are the Routine Action Items, which consist of Items 4 through 15 except items previously deleted. These items may be considered together in one motion and are subject to the conditions listed with each agenda item. In addition, staff has the following requests:

- Item 5, UC-24-0387, the applicant requests to withdraw without prejudice the motel portion of the application being used, permit number three, in design review number two.

- Item 7, UC-24-0399, staff requests to add current planning conditions from the applicant to read, "Developer agrees to plant ivy on the northern elevation of buildings. F-1 and D-1 which face the residential development to the north. Developer will ascertain whether the six-foot block wall, the existing six-foot block wall to the north of the site is engineered as to allow an additional two courses to be added to the overall height of the wall. If engineering allows, developer agrees to provide and install the two additional courses for residents who request an increase in height. Developer agrees to limit construction to Monday through Friday within normal daytime hours as defined by Title 30. And then lastly, developer agrees to secure the 10-foot-wide landscape area between buildings F-1 and D-1 by a locked gate."

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

WILLIAM MCCURDY II
Mr. Chairman, approval of the routine action items.

VOTE

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

TICK SEGERBLOM
There's a motion to approve the routine action. That motion passes.

4. AR-24-400090 (WC-0174-16 (UC-0849-14))-MGM GRAND PROPCO, LLC:

   WAIVER OF CONDITIONS SIXTH APPLICATION FOR REVIEW of a use permit for live entertainment limited to daytime hours (6:00 a.m. to 10:00 p.m.) for a recreational facility (golf driving range) with accessory retail, eating and drinking facilities, live entertainment, and other accessory uses, and structures in conjunction with a resort hotel (MGM Grand) on a portion of 102.7 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the southwest corner of Harmon Avenue and Koval Lane within Paradise. JG/bb/syp (For possible action)

   ACTION: HELD TO NOVEMBER 6, 2024, PER THE APPLICANT.

5. UC-24-0387-SIENA 52 HOLDING LIMITED PARTNERSHIP & SIENA 53 HOLDING LIMITED PARTNERSHIP:

   HOLDOVER USE PERMITS for the following: 1) emergency/urgent care facility; 2) gas station; and 3) motel with transient and non-transient stays.

   WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative parking lot landscaping; 2) eliminate and reduce buffering and screening; 3) modify residential adjacency standards; and 4) reduce driveway departure distance.

   DESIGN REVIEWS for the following: 1) shopping center; and 2) motel on 14.12 acres in a CG (Commercial General) Zone. Generally located on the south side of Charleston Boulevard and the west side of Broadalbin Drive within Sunrise Manor. TS/hw/syp (For possible action)

   ACTION: APPROVED WITH CONDITIONS.

   CONDITIONS OF APPROVAL --

   Comprehensive Planning

   - Provide screening on the egress gate along the western property line;
   - Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
   - Applicant is advised that 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; a fee-in-lieu for reduced landscaping per Section 30.04.01E may apply; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

   Public Works - Development Review

   - Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
   - Drainage study and compliance;
   - Traffic study and compliance.
   - Applicant is advised that off-site improvement permits may be required; and that Nevada Department of Transportation (NDOT) permits may be required.

   Fire Prevention Bureau

   - Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
   - Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0174-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

USE PERMIT #3 AND DESIGN REVIEW #2 WERE WITHDRAWN WITHOUT PREJUDICE.

6. TM-24-500076-SIENA 52 HOLDING LIMITED PARTNERSHIP & SIENA 53 HOLDING LIMITED PARTNERSHIP:
HOLDOVER TENTATIVE MAP consisting of 1 commercial lot on 14.12 acres in a CG (General Commercial) Zone. Generally located on the south side of Charleston Boulevard and the west side of Broadalbin Drive within Sunrise Manor. TS/hw/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised that off-site improvement permits may be required; and that Nevada Department of Transportation (NDOT) permits may be required.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0174-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

7. UC-24-0399-TENAYA LOFTS, LLC:
HOLDOVER USE PERMIT for live-work dwellings.
WAIVER OF DEVELOPMENT STANDARDS to reduce buffering and screening.
DESIGN REVIEW for an office/warehouse complex with live-work dwelling units on 5.60 acres in an IP (Industrial Park) Zone in the Airport Environs (AE-60) Overlay. Generally located on the west side of Tenaya Way, 660 feet north of Sunset Road within Spring Valley. MN/rg/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Developer agrees to plant ivy on the northern elevation of Buildings F1 and D1, which face the residential development to the north;
- Developer will ascertain whether the existing 6 foot block wall to the north of the site is engineered as such to allow an additional 2 courses to be added to the overall height of the wall and if the engineering allows, developer agrees to provide and install the additional 2 courses for residents who request an increase in height;
- Developer agrees to limit construction to Monday through Friday within normal "Daytime Hours" as defined by Title 30;
- Developer agrees to secure the 10 foot wide landscaped area between Buildings F1 and D1 by a locked gate;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without 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.

Department of Aviation

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height;
- Compliance with most recent recorded airport-related deed restrictions for APN's 163-34-411-011, 163-34-411-012.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0219-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

8. VS-24-0277-PALM PROPERTIES, LLC:
HOLDOVER VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file).
TS/jor/syp (For possible action)

ACTION: HELD TO NOVEMBER 6, 2024, PER THE APPLICANT.

9. WS-24-0276-PALM PROPERTIES, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. TS/jor/syp (For possible action)

ACTION: HELD TO NOVEMBER 6, 2024, PER THE APPLICANT.

10. WS-24-0362-WIGWAM-PARVIN LIMITED PARTNERSHIP:
AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce street landscaping (no longer needed); and 3) reduce parking lot landscaping (no longer needed).
DESIGN REVIEW for modifications to a previously approved senior housing project on 5.0 acres in an RM32 (Residential Multi-family 32) Zone. Generally located on the north side of Arby Avenue and the west side of Torrey Pines Drive within Enterprise. MN/bb/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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.

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.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

11. ZC-24-0394-O'BRIEN, PATRICK T. TRUST & O'BRIEN, PATRICK T. TRS:
ZONE CHANGE to reclassify 11.73 acres from an RS80 (Residential Single-Family 80) Zone to a CG (Commercial General) Zone for a future commercial development. Generally located on the north side of Cottonwood Cove Road and the east side of Gasline Road within Searchlight (description on file). MN/rk/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –
Public Works - Development Review
- 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; and 90 days to record said separate document for the Cottonwood Cove improvement project.

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

12. ORD-24-900412: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with MTL Trust for an industrial development on 4.3 acres, generally located west of Mann Street and north of Oleta Avenue within Enterprise. JJ/dw (For possible action)

ACTION: ADOPTED (ORDINANCE 5180).

13. ORD-24-900463: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Diamond Cactus LLC for an industrial development on 3.8 acres, generally located west of Redwood Street and north of Cactus Avenue within Enterprise. JJ/dw (For possible action)

ACTION: ADOPTED (ORDINANCE 5181).

14. ORD-24-900551: 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 17, 2024. (For possible action)

    ACTION: ADOPTED (ORDINANCE 5182).

15. ORD-24-900578: Conduct a public hearing on an ordinance to amend the official zoning map reclassify certain properties as approved by the Board of County Commissioners on June 5, 2024, June 18, 2024, July 3, 2024, and Assessor's Books 125, 163, 176 and 177. (For possible action)

    ACTION: ADOPTED (ORDINANCE 5183).

SEC. 5. NON-ROUTINE ACTION ITEMS 16 THROUGH 24

16. SC-24-0261-WESTERN IRA FUNDING LTD RTMT PL:
    HOLDOVER STREET NAME CHANGE to change the name of Gagnier Boulevard to Dynamite Drive. Generally located on the south side of Roy Horn Way and the west side of Gagnier Boulevard within Spring Valley. MN/sd/syp (For possible action)

    ACTION: HELD TO NOVEMBER 6, 2024 - PER THE APPLICANT. APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA.
    (COMPANION ITEMS 17-19)

17. VS-24-0390-DBAC, LLC:
    VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Maulding Avenue and between Valley View Boulevard and Procyon Street within Enterprise (description on file). MN/jor/syp (For possible action)

    ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 18 AND 19).

    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
    - Right-of-way dedication to include 45 feet to the back-of-curb for Valley View Boulevard, 25 feet to the back-of-curb for Maulding Avenue, 25 feet to the back-of-curb for Procyon Street, 25 feet to the back-of-curb for Eldorado Lane and associated spandrels;
    - 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;

- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to back-of-curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

SAMI REAL
Next are companion Items 17 through 19.

- Item 17, VS-24-0390, vacate and abandon easements of interest to Clark County located between El Dorado Lane and Maulding Avenue between Valley View Boulevard and Procyon Street within Enterprise.

- Item 18, WS-24-0391, waivers of development standards for the following: increased retaining wall height, reduced front setback, reduced net lot size, and eliminate off-site improvement streetlights. Design review for a proposed single-family residential subdivision on 10.06 acres in an RS-20 (Residential Single-Family 20) Zone located within the Airport Environs (AE-60) and the Neighborhood Protection (RNP) Overlays. Generally located on the east side of Valley View Boulevard and the south side of El Dorado Lane within Enterprise.

- Item 19, TM-24-500-078, tentative map consisting of 18 single-family lots on 10.06 acres in an RS-20 (Residential Single-Family) 20 Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) overlays generally located on the east side of Valley View Boulevard and the south side of El Dorado Lane within Enterprise.

TICK SEGERBLOM
Good morning.

STEPHANIE ALLEN
Good morning, Mr. Chairman, Commissioners. Stephanie Allen, 1980 Festival Plaza Drive. Here on behalf of the applicant, Richmond American Homes. We're here for a site located at El Dorado and Valley View located down here on the bottom of the map. I want to show this larger map, just because there are three projects in this general area where Richmond is picking up the property and planning to do half-acre lots to conform with the current zoning on all three of these developments. We had a neighborhood meeting for all three developments, since they're all in the general area so I just wanted to orient you, mostly in case there's neighbors. We had a large meeting, there were about 50 - 40 to 50 people all on these three projects and all with one-story, half-acre lot developments. The one that's before you today is this El Dorado Valley View property, and here's a zoomed in aerial.

You can see it's about 10 acres on the southeast side of El Dorado and Valley View. And you can see there's half-acre homes on all three sides of the property. There's a significant history with the parcel to the north, and so the neighbors at the neighborhood meeting were ecstatic to hear that we're conforming with the RE zoning and doing half-acre lots. In addition, one-story homes as well.

We have an 18-lot development. This is the layout, with homes that will front on to Maulding to the south as well as on Procyon to the east. And then we have an 8-lot cul-de-sac that'll access off of El Dorado. At the meeting, the neighbors did ask if we would do a waiver for streetlights because we are proposing full

off sites right now on the plan. So, we did add a waiver for streetlights on Maulding and on Procyon they'd like to keep it dark, and so we added that as a request and would very much appreciate the commission's approval on that.

The other waivers were withdrawing waiver number one, which is the wall height waiver without prejudice. Waiver number two was with respect to just these internal eight lots for the front yard setback. You used to be able to measure your setback to the center line of the street, and so we'll have 20-foot setbacks on these eight homes. If you were able to measure to the center line of the street, we'd meet that 40 feet. All of the out exterior lots have the 40-foot front yard setbacks, so it's just on the eight internal lots and the Town Board recommended approval of that waiver, because it is internal to the project.

The last waiver is a couple of lot sizes. They all meet the gross size so they're all half-acre lots from a gross standpoint. However, there are a few corner lots that fall below the net lot size that's allowed, and we would very much appreciate this Commission's approval on those lots.

We do have detached sidewalk on the project which encroaches a little bit into that setback, and we think it's important to have those detached sidewalks for the safety of the kids in the area, but we would like a little flexibility on those lot sizes. I did bring an exhibit, just again, of the larger area, showing there are a number of communities here that have net lot sizes that are well below half acre lots. There's some pockets here. You can see several homes in the area that fall below that net lot size requirement that have previously been approved. So, it fits in with the area. It won't impact anyone adversely, and again, from the big picture perspective, the neighborhood is ecstatic that these are half-acre homes, all one stories. Richmond does a great job with their big one-story homes, expensive homes, and will be a nice addition to the area.

So, with that said, I'm happy to answer any questions and we'd very much appreciate your approval.

TICK SEGERBLOM
This is a public hearing. Anyone here wishing to speak on this item? I see no one. I will close the public hearing and turn it over to Commissioner Naft.

MICHAEL NAFT
Thank you, Mr. Chairman. Thanks, Ms. Allen for the presentation. I agree coming from the neighborhood meeting of 50-plus people to where we're at now demonstrates that people are pretty excited that this is going residential. I do just want to ask Mr. Papazian to clarify a condition related to Maulding and Procyon improvements.

ANTONIO PAPAZIAN
Thank you, Commissioner. We do have a contradicting condition to what they're asking for and if I could clarify, I would like to delete the full offsite improvements because they are asking for a waiver to not include streetlights on two of the streets. My condition is for them to construct all of the improvements that would include the streetlights. So, if I could add three conditions, the first one would be full offsite improvements on Valley View Boulevard and El Dorado Lane, which is where they're proposing to do the full improvements. And the second condition, full offsite improvements except for streetlights on Procyon Street and Maulding Avenue and install conduit and pull boxes for streetlights for Procyon Street and Maulding Avenue. And that's just in case in the future if we decide to put up those streetlights, that the conduits are in the ground, and we don't have to rip up anything to install those.

MICHAEL NAFT

Great. Thank you. Ms. Allen, the client understands that?

STEPHANIE ALLEN
Yes, we're fine with that.

MOTION

MICHAEL NAFT
Wonderful. And I move for the approval of Item 17, 18 and 19 reflecting the amended condition by Mr. Papazian.

TICK SEGERBLOM
There's a motion cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes. Thank you.

STEPHANIE ALLEN
Thank you very much.

18. WS-24-0391-DBAC, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) reduce front setback; 3) reduce net lot size; and 4) eliminate off-site improvements (streetlights).

DESIGN REVIEW for a proposed single-family residential subdivision on 10.06 acres in an RS20 (Residential Single-Family) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the east side of Valley View Boulevard and the south side of Eldorado Lane within Enterprise. MN/jor/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 17 AND 19).

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

- Full off-site improvements along Valley View Boulevard and Eldorado Lane;
- Full off-site improvements, except streetlights, on Maulding Avenue and Procyon Street;
- Install conduit and pull boxes for streetlights on Maulding Avenue and Procyon Street;
- Drainage study and compliance;
- Right-of-way dedication to include 45 feet to the back-of-curb for Valley View Boulevard, 25 feet to the back-of-curb for Maulding Avenue, 25 feet to the back-of-curb for Procyon Street, 25 feet to the back-of-curb for Eldorado Lane and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that the installation of detached sidewalks will require dedication to back-of-curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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;
- For that portion that lies within the AE-60, the applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- For that portion that lies within the AE-60, the applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- For that portion that lies within the AE-60, the applicant must provide a map to futurebuyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- For that portion that lies within the AE-60 incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any

interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0134-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #1 WAS WITHDRAWN WITHOUT PREJUDICE.

19. TM-24-500078-DBAC, LLC:

TENTATIVE MAP consisting of 18 single-family residential lots on 10.06 acres in an RS20 (Residential Single-Family) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the east side of Valley View Boulevard and the south side of Eldorado Lane within Enterprise. MN/jor/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 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 ncluded 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

- Full off-site improvements along Valley View Boulevard and Eldorado Lane;
- Full off-site improvements, except streetlights, on Maulding Avenue and Procyon Street;
- Install conduit and pull boxes for streetlights on Maulding Avenue and Procyon Street;
- Drainage study and compliance;
- Right-of-way dedication to include 45 feet to the back-of-curb for Valley View Boulevard, 25 feet to the back-of-curb for Maulding Avenue, 25 feet to the back-of-curb for Procyon Street, 25 feet to the back-of-curb for Eldorado Lane and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that the installation of detached sidewalks will require dedication to back-of-curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Department of Aviation

- For that portion that lies within the AE-60 the applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- For that portion that lies within the AE-60 the applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- For that portion that lies within the AE-60 the applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- For that portion that lies within the AE-60, incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0134-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

20. WS-24-0419-MEEKRAT HOLDINGS, LLC:

    WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) reduce throat depth.

    DESIGN REVIEW for restaurant buildings on 2.12 acres in a CG (General Commercial) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Quail Avenue and the east side of Jones Boulevard within Spring Valley. MN/sd/syp (For possible action)

    ACTION: HELD TO NOVEMBER 6, 2024, PER THE APPLICANT.

21. WS-24-0437-MFE, INC.:

    WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) alternative parking lot landscaping; 3) reduce buffer landscaping; 4) modify residential adjacency standards; and 5) alternative driveway geometrics.

    DESIGN REVIEWS for the following: 1) lighting; and 2) modifications and additions to a previously approved shopping center on a 2.75-acre portion of 3.79 acres in a CG (Commercial General) Zone. Generally located on the west side of Jones Boulevard and the south side of Cactus Avenue within Enterprise. JJ/hw/syp (For possible action)

    ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL --

Comprehensive Planning

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

Public Works - Development Review

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

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that operational permits 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 #0373-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #4C WAS WITHDRAWN.

SAMI REAL

Next on the agenda is Item 21, WS-24-0437, waivers of development standards for the following: reduced street landscaping, alternative parking lot landscaping, reduced buffer landscaping, modified residential adjacency standards and alternative driveway geometrics. Design reviews for the following: lighting and modifications and additions to a previously approved shopping center on a 2.75 acre portion of 3.79 acres in a CG (Commercial General) Zone. Generally located on the west side of Jones Boulevard in the south side of Cactus Avenue within Enterprise.

TICK SEGERBLOM

Good morning.

ROBERTO PIEDRA

Good morning. My name is Roberto Piedra with SCA Design, 2525 West Horizon Ridge.

TICK SEGERBLOM
Can you spell your last name, please?

ROBERTO PIEDRA
P-I-E-D-R-A.

TICK SEGERBLOM
Thank you.

ROBERTO PIEDRA
2525 West Horizon Ridge Parkway, Henderson, Nevada 89052. We're proposing to build two retail buildings and then two QSR buildings on the southwest corner of Jones and Cactus. During our town board meeting, one of the waivers that we were requesting was to have a trash enclosure within 10 feet of the residential. We have revised the trash enclosure to be well out of the 50-feet setback requirement, and we also added an additional landscape finger to remove the other waiver for reduced landscape fingers.

TICK SEGERBLOM
Did you complete your presentation?

ROBERTO PIEDRA
Yes.

TICK SEGERBLOM
All right, this is a public hearing. I have a card here. So, Mr. Allen, if you want to come forward, and anyone else.

MARK ALLEN
Good morning, Commissioners. My name is Mark Allen, last name A-L-L-E-N, 10544 Narssa Ridge Street, Las Vegas 89141.

I want to emphasize that I'm not against this development as a whole, however I must voice my concerns regarding the proposed placement of vacuum stalls directly behind my home. The proposed vacuum stalls on the south end of the car wash are another major concern. The noise generated by these machines running at all hours is too much for anyone living in the neighborhood. There needs to be some space between the residential neighborhood and the businesses. Please do not override these guidelines. I propose a condition be added to this plan so that they only have vacuum stalls on the north end of the car wash along West Cactus. Typically, a car wash this size has only three or four stalls and this area could accommodate those stalls. It's my understanding that they're requesting like 13, which would be like for a truck stop or something like that. I request that a condition be added to eliminate any vacuum stalls on the south end of the car wash.

Secondly, I propose that the trash dumpster be moved, which they've already recognized. By compromising in a small way. In making these changes, we can have a positive impact for the neighborhood while also maintaining development objectives. This condition of the vacuum stalls would foster a more harmonious relationship between corporate development and the residential environment.

By addressing these concerns proactively, we can ensure that our neighborhood remains peaceful and still create a positive outcome for the businesses, rather than only considering the corporation at the

expense of the neighborhood. I encourage you to consider a win-win for both the businesses in the neighborhood. Thank you for your consideration in this matter.

TICK SEGERBLOM
Thank you. Anyone here? Anyone else here?

YESENIA ALLEN
Yesenia Allen, 10544 Narssa Ridge Street.

TICK SEGERBLOM
Can you pull the microphone a little closer to your face, please?

YESENIA ALLEN
Oh, sorry. Yesenia Allen, 10544 Narssa Ridge Street. I just want to enter this into the record. The signatures we have from our neighbors are with us and recognize the issue that we're dealing with right now. Thank you.

TICK SEGERBLOM
Anyone else here wishing to speak? Seeing no one, I will close the public hearing and turn it over to Mr. Jones.

JUSTIN JONES
Thank you, Mr. Chair. Just to clarify, it's not my understanding that the car wash is part of this application; that was part of a prior application. Is that accurate?

ROBERTO PIEDRA
Correct.

JUSTIN JONES
Okay. So, I appreciate your concern. That is not part of this application. This is essentially a Phase II of this development, and the car wash part of it was approved quite some time ago, several years ago. So unfortunately, I can't really help you on that one here today, because it's not before us.

MARK ALLEN
It does state in the proposal that we read that the vacuum stalls are included in this, and it's stated 13 vacuum stalls, which I can't imagine in any development within five miles of our home there's 20 car washes and none of them have 13 car vacuum stalls. It would be very simple to be cooperative with the citizens in our community-

TICK SEGERBLOM
I apologize.

MARK ALLEN
-and just allow four stalls along the Cactus Street and not additional ones. Thank you.

JUSTIN JONES
Thank you. The time for public comment - if you can state your name though, we have to have record for it.

MARK ALLEN
Yes, sir. My name is Mark Allen, A-L-L-E-N.

MICHAEL NAFT
Thank you very much. Sami, can you clarify?

SAMI REAL
There are vacuum stalls shown on the plans, however the plans don't indicate whether or not they're existing or proposed vacuum stalls. So, maybe the applicant can clarify whether or not they're existing or proposed?

ROBERTO PIEDRA
The vacuum stalls are being proposed.

JUSTIN JONES
Okay, well then, I'm going to have to hold this. That was not part of my understanding of what was before us today, because the car wash was part of a prior application. Gurdev, if you want to clarify, that's fine, but that wasn't what we talked about.

GURDEV KULAR
Yeah, we're okay with doing the vacuums just along Cactus to appease their concerns, if that's okay to move forward with the rest of the application, then.

TICK SEGERBLOM
I apologize, you need to state your name for the record.

GURDEV KULAR
Sorry. Gurdev Kular, K-U-L-A-R.

JUSTIN JONES
Okay. Sami, does he need to submit new plans? Because that's different than what we have.

SAMI REAL
We can accept a condition to say that the vacuum stalls - because they are located along the residential, they're perpendicular to the residential on the south. So, we can add a condition saying that the vacuum stalls shall be placed along Cactus, and then they can accommodate that through subsequent plan revisions.

JUSTIN JONES
All right. And then to clarify with regards to waiver of development standard number two, I know that there was, in response to the Town Board, an effort to add additional landscape fingers. Is it correct to say that that does not result in the making waiver condition number two unnecessary? It's still necessary, although it addresses it in part.

SAMI REAL
Correct. So, the addition of the two landscape fingers is a positive attribute to the changes. However, it still requires the waiver of development standards. But the applicant was correct that the trash enclosure waiver, so that would be waiver 4-C, is no longer needed as a result of those revised plans.

MOTION

JUSTIN JONES
Okay. All right, well, then, with that clarification I will go ahead and move for approval of Agenda Item Number 21 with the withdrawal of waiver 4-C, and the additional condition that all vacuums be placed along Cactus Avenue.

TICK SEGERBLOM
All right, there's a motion. Cast your vote.

VOTE

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

TICK SEGERNLOM
That motion passes. Thank you, Mr. Allen, for coming and clarifying that.

SEC. 6. AGENDA ITEM

22. AG-24-900634: Discuss potential amendments to Title 30, and direct staff accordingly. (For possible action)

ACTION: STAFF DIRECTED.

SAMI REAL
Next is Item 22, AG-24-900-634, discuss potential amendments to Title 30 and direct staff accordingly. Commissioners, we have received two requests for discussion by the County Commissioners. The first request is to discuss possibly, in the non-urban areas, not requiring either street trees or having some additional flexibility, given that in the non-urban areas of the County there are large lots that may not be either appropriate or necessary to plant street trees.

And then the second request is related to our provision in Title 30 that allows for manufactured housing to be located on residential parcels if it's older than six years old when located in the RS-80 and RS-40 in the non-urban area. This exception is different than what NRS requires. NRS requires that the age of manufactured housing and on residential lots be no less than six years of age when it's being placed on a lot. So, those are the two items for discussion. And then I also welcome any other suggestions from the commissioners on other potential amendments that you would like us to look into.

MARILYN K. KIRKPATRICK
Thank you, Mr. Chairman. And so, I'm willing to - here's the issue that we have. So, in Logandale, Moapa and Overton they have existing one-acre farmland, and everybody is trying to combine their lots. It's like a $7 savings, but the subdivision then requires them to put trees along the streets, and it doesn't allow for us - or the understanding was that they couldn't waive the fee. If it's already farmland, I'm willing to make it as narrow as possible, but it would be the same for Sandy Valley, Searchlight, but if it's already

farmland, those trees aren't going to really make a difference. But I do want to say if they're creating a subdivision map, they got to have trees. I don't want to waive that.

MICHAEL NAFT
Sure. I'll go next. That seems very reasonable to me. My item came to me from Searchlight, speaking of, which has just become basically a dumping ground for old manufacture homes. And so, we're trying to clean up the area and do better there. Discovered that in 2013 the Board at that time adopted a provision to navigate NRS. So, all I'm asking is that we close that up.

MARILYN K. KIRKPATRICK
I agree. I probably had the second most amount of manufactured homes. If they're there today, they're probably not licensed, and probably not permitted by the State.

SAMI REAL
So, can I ask a clarifying question? So then would the proposal for the manufactured homes then be to mirror what NRS states, and to no longer allow any manufactured homes regardless of what zoning district or where in the County so that they are all within six years of age when they're placed on the lot?

MICHAEL NAFT
Yeah, I'll let others speak to their district. I think it probably has to be Countywide, or else it gets more complicated. Really, I guess, for the Board's consideration would be whether or not there's a waiver process. My concern if we do that is that everyone's going to get a waiver and we're in the same position we are in now. So yes, my objective would be to mirror NRS.

SAMI REAL
I did research the other jurisdictions in Northern Nevada, and I know that Washoe County and also Reno, they require the age of manufactured homes to be no less than six years when they're placed. So, making these modifications would bring us in line with other jurisdictions in Nevada.

TICK SEGERBLOM
I'm not sure what my position would be, but I have some really old mobile homes and people come in and buy them and then they have to - the people that own the homes have to move them somewhere. But it sounds like they won't be able to move them anywhere.

MARILYN K. KIRKPATRICK
Well, you're not allowed by State today, anyways. That's why I was kind of shocked. So, State law - and this goes back to - Mr. Carpenter changed it, and Mark Menendo. So, the law - because at the time we were seeing a lot of sixties and seventies manufactured homes and they were filled with asbestos, so they were trying to take them down and they were not energy efficient and so many other things. So, today what I was saying to Commissioner Naft is if they're moving them today, they're probably not licensed by the State. The State requires a State manufacturer licensed person to come work on them. So, at least what I'm seeing in my district is, in many cases people are just stuccoing them, and people are - you can't even get a loan for them, an FHA loan. So, I don't know where they would move them to that they would actually be licensed by the State like they're supposed to. And I have tons of - some from the 50s, over by Nellis.

SAMI REAL
And I do want to clarify, this provision in NRS that's reflected in our Title 30, is it just applies to single-family residential lots. It doesn't apply to manufactured homes within manufactured home parks.

TICK SEGERBLOM
Oh.

SAMI REAL
So, I wanted to make that was clear.

TICK SEGERBLOM
They could move to another mobile home park.

SAMI REAL
Excuse me? I'm sorry.

TICK SEGERBLOM
They could move to another mobile home park.

SAMI REAL
Again, there's rules and requirements on moving manufactured homes, so they would still need to comply with that. But this age requirement in NRS only applies when the manufactured home is on a single-family residential lot, not within a manufactured home park.

MARILYN K. KIRKPATRICK
Well, yeah, listen, I'd go one step further and make them convert to real property, because they don't even pay real property tax. But I'll take this as a start.

TICK SEGERBLOM
All right, I was just worried because developers come in and buy these lots. These people have lived there for quite a while, but they own the house, but they can be evicted because they don't own the land. So, it sounds like they can find another place to go, which has been the issue, then they can still do that. All right, so anyway –

JUSTIN JONES
Sorry, sorry. Yes, I just had a clarifying question. So, I just want to - with regards to the residential lots, so for example, someone has a manufactured home in a place like Sandy Valley on a rural lot, and their manufactured home is six years and six months old. They can't physically move that to another lot in Sandy Valley?

SAMI REAL
That would be correct.

MICHAEL NAFT
Under current State law.

JUSTIN JONES
Okay. Well, I would say I'm fine with converting it to what State law is. Obviously, we should always be doing that. I would say from a policy perspective, there's probably a discussion to be had when it comes to housing affordability at the Legislature for whether that's really where we should be.

MICHAEL NAFT
And I think our action today will probably trigger that follow-up conversation.

TICK SEGERBLOM
And going back to the tree issue, so how will we decide whether it's land – it's waivable not for Moapa Valley, areas like that that we designate, or anybody can come in and say they're a farm and they don't have to do the trees?

SAMI REAL
The thought would be in the non-urban area, we have large lot zoning districts, we have RS-80, RS-40, so those are two-acre, one-acre lots. We also have an agricultural and open space zoning district that we would say in those zoning districts, street trees wouldn't apply unless it's a subdivision. We want subdivided lots or newly subdivided lots to comply. But if it's a major subdivision. Maybe we should clarify that versus a parcel map, because some of your parcel mergers are coming in as subdivisions.

MARILYN K. KIRKPATRICK
Right? Because that's the system that we have, right?

SAMI REAL
Correct.

MARILYN K. KIRKPATRICK
So, I mean my whole point is to put a waiver in so that we could look at them case by case or something, but it just seems silly to allow someone that has a two-acre parcel to become lined to trees because they're combining a couple lots.

SAMI REAL
Then no street trees. And then if there's anything else that the Board would like to direct us to look at coming up?

MICHAEL NAFT
Yes, actually, thanks for asking. We adopted a few years ago now the Stadium District Overlay Plan. We never moved forward with any tangible action on it. I'd like the Planning staff to move forward with developing concrete standards for the area if there's no objections.

JUSTIN JONES
Mr. Chair, also, I would say, sort of in line with the tree fee and lieu fee, I think when it comes to out of the urban area, industrial-type areas, we should probably take a look at what that means. Particularly in South I-15 corridor, which is going to be the subject to a lot of development in the future. Whether we have a different requirement for those industrial type areas, they're going to be part of new development that came up in Sloan recently and trying to find the right balance there. So, I don't know what the answer is, but maybe take a look at what's possible.

TICK SEGERBLOM
All right, I think that's just direction.

SAMI REAL
Yeah.

TICK SEGERBLOM
Okay.

SAMI REAL
Thank you very much.

SEC. 7. INTRODUCTION OF ORDINANCES

23. ORD-24-900471: Introduce an ordinance to consider adoption of a Development Agreement with ME 52 PARTNERS, LLC for a residential subdivision on 8.6 acres, generally located west of Rainbow Boulevard and north of Erie Avenue within Enterprise. JJ/dw (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY OCTOBER 16, 2024, AT 10 A.M. (BILL 10-2-24-1)

SAMI REAL
And then the next item on the agenda, we have two ordinances for introduction. Item 23 is ORD-24-900-471. Introduce an ordinance to consider adoption of a Development Agreement with ME 52 PARTNERS, LLC for a residential subdivision on 8.6 acres. Generally located west of Rainbow Boulevard and north of Erie Avenue within Enterprise.

24. ORD-24-900591: Introduce an ordinance to amend Title 30 to clarify the process for appeals and providing for other matters properly related thereto; and set a public hearing. (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY OCTOBER 16, 2024, AT 10 A.M. (BILL 10-2-24-2)

SAMI REAL
And then Item 24, ORD-24-900-591. Introduce an ordinance to amend Title 30 to clarify the process for appeals and providing for other matters properly related that to set a public hearing. Commissioners, we ask that you set a public hearing for October 16th, 2024. Item 24, I just want to clarify that we are now mirroring the language in NRS for who can file an appeal. So, we have carried forward the language that says that a grieved person can file an appeal and then again mirror the language in NRS. So, a grieved person is somebody who either shows up in person or through writing or through some other representation, and then we are clarifying that the applicant can file an appeal and that also a County Commissioner, County Manager, department head or their designee can also file an appeal.

TICK SEGERBLOM
You agree with that?

ROSS MILLER
Thank you. This one's moving a little quickly, and since I've been on the Board I think we've only had a handful of appeals, so I want to make sure we get the language right. I appreciate the mirroring of the definition of a grieved party. That certainly makes sense. Somebody that shows up and objects either in person or writing would be able to appeal an applicant, and then a County Commissioner, which I believe to have always been the case. But if that's not the case then we could correct that. But what instance would we need the County Manager or the director of the County department or their designee to be able to file an appeal? If either the applicant doesn't want to file the appeal, no aggrieved party wants to file the appeal. In what instance would you in the staff couldn't find a single Commissioner who was willing to support the appeal putting on the agenda? What's the rationale for including those other individuals? In my view, it should just be the applicant, somebody aggrieved by the appeal, or if staff can find even one Commissioner who would support an appeal, because it's not without hardship to the

applicant. In instances - the one that we just saw was 7-0 in front of the Planning Commission. They certainly didn't have my support because I had toured the project, seen it, my Planning Commissioner had weighed in, it was placed on the agenda, and it was 6-0 in front of - to deny the appeal. In the meantime, the applicant had to hire an attorney, they had to delay their plans, et cetera. There's additional hardship. There was not one single County Commissioner who supported that appeal being placed on the agenda.

MARILYN K. KIRKPATRICK
Well, I will just - and I don't care either way. Just as a County Commissioner, I want to be able to appeal things. But I can give you a couple of examples, and Antonio maybe has one where a road got vacated because the Planning Commission had changed something, and Airport has appealed on a couple since I've been here. And it may be a timing issue whether or not they can put it in at the same time. But those are the two that I know off the top of my head that I've seen since I've been here. But I'm not - I don't care either way. Just as a County Commissioner, if I want to appeal something then I want the ability to do that.

ROBERT WARHOLA
No, we can modify the language. But yes, Public Works has appealed on occasion, and the Airport has, and those are the two. I agree.

TICK SEGERBLOM
But arguably, they could reach out to one of us and ask us to appeal it.

ROBERT WARHOLA
Yes, they could. So, we can either modify the language now or we can modify it at the public hearing, and we can do that by eliminating, because the language at the public hearing, if you want to think about it for two weeks and then we could do that if you want or leave it the way it is. Or we can modify it now and delete County Manager and departments. So however, you want to handle it.

JUSTIN JONES
I would just say, just sort of devil's advocate here, I get that a department could go to a particular Commissioner, but the appeal time is very short, and so that might be a limiting factor in terms of if it comes to Airport's attention or somebody else's attention, they got to then go find a Commissioner to support it, as opposed to you only got five days in order to file an appeal. So, it might be an issue to –

MARILYN K. KIRKPATRICK
Maybe a compromise is just having the County Manager or his designee, because department heads meet with the County Manager often. I don't foresee us, I see Commissioners wanting to appeal more than our departments, but I don't –

ROBERT WARHOLA
Well, if we change it now, we probably can't go back in two weeks, but in two weeks we can do it at a public hearing. So, it gives you two weeks to think about it or to discuss it with staff or however you want to. Or we can make the change now.

TICK SEGERBLOM
That's okay. Let's just wait, keep it the way it is and raise the issue in two weeks. We can talk - not among ourselves, but we can talk to G-d if we want.

SAMI REAL

And then with that, we would ask you to set the public hearing for October 16, 2024, for Items 23 and 24.

TICK SEGERBLOM
Okay, I'll introduce the items and set the public hearing for October 16.

PUBLIC COMMENTS

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

TICK SEGERBLOM
This is the last time for public comment. Looks like somebody wants to complain about something.

LISA MAYO-DERISO
Good morning, Chairman, Commissioners. I want to put a couple of (inaudible). Good afternoon, I'm Lisa Mayo-DeRiso. I'm here today to update the public and you on 2024 F-1 from the perspective of small businesses and those trying to navigate the Las Vegas Strip. As everyone can see, construction and disruption has begun yet there has not been a public hearing on the traffic study that apparently was issued in April. We were able to find it online, but there was really no public comment given into that traffic study. And on or about August 26, F-1 applied for their special event permit. My efforts to get a copy were denied via FOIA request that I applied for. So, on September 4 I went down to Public Works, and I met with Scott, and he told me that it was a work in process and could not be shared.

I would argue that the second a document hits the desk of a public entity and has public entity letterhead on it, is a document the public has a right to see, but this is not the case associated with almost every F-1 document study. We can never get a copy of it. You are allowing the bridge bankruptcy to be constructed again. You're allowing trees to be removed and the Strip to be closed, and small businesses are already feeling the effect of this. Some restaurants and businesses are saying, "We're just going to close for two or three weeks because we can't observe the losses."

I want to put also into the public record today, the RTC survey I have here for public record. This survey was conducted with the culinary workers. It's very telling. This is probably why the public hasn't seen it. We're not a world-class destination without the culinary workers. They are usually the first and last person our tourists interact with while we're in our City. They're our brand. However, this study shows that 66% of them spent extra time getting to work. 31 minutes to 90 minutes more time during F-1 2023. 64. 22% of them were late to work. 35% of them at least once a week late to work. They were not compensated by F-1 for this extra time, anxiety, and stress it puts on the workers.

Last, we're 52 days from the F-1 race, and my clients are already experiencing canceled reservations due to transportation. Here's a picture of Gino Ferraro 20 seat reservation canceled. We are also having blocked driveways into the 24-hour casino. At Stage Door. It's blocked for 12 hours. Their driveway is blocked from traffic. Make no mistake, there'll be losses in 2024.

All I want to say to you is, what is the definition of insanity? This is happening again, and we still haven't known if a special event permit has been approved by you, you have the ability to deny the special event permit. Thank you very much.

TICK SEGERBLOM
Thank you. If you want to enter that the record, somebody will take that.

SAMI REAL
Thank you very much.

TICK SEGERBLOM
All right, anyone else here wishing to speak?

JIM GIBSON
If I might just make a public comment, clarifying comment. I don't know if they're reference to 12 hours of closure at Stage Door as the pictures that Ms. Mayo circulated yesterday, but that was about an hour. There was a collar, there had been paving done, and when the lids to things that are in the street, the utilities, are finished off with the surface, once it's established, a concrete collar has to be poured. What I was informed of is that the collar had to be poured yesterday at 7:30. The cones were there in that intersection at 8:30. An hour later, the paving contractor and the inspector from the Water District confirmed that they'd been removed. So, I don't know about the rest of it. If it's not that, then that's all I would say. I just want to make clear that yesterday was a Water District issue. There are no closures on Flamingo that were in effect yesterday for Formula 1.

TICK SEGERBLOM
And was that dealing with the water line they had to replace?

JIM GIBSON
Well, the paving ended up being occasioned, because there was a lot of work including what had been done to replace the broken water line.

TICK SEGERBLOM
All right, thank you. Anyone else wishing to make public comment? Seeing no one, we'll close the public hearing and close the meeting. See you in two weeks.

END PUBLIC COMMENTS

There being no further business to come before the Board at this time, at the hour of 9:40 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: Tick Segerblom (Nov 12, 2024 11:59 PST)

TICK SEGERBLOM, CHAIR

ATTEST: Lynn Marie Goya

LYNN MARIE GOYA, CLARK COUNTY CLERK

Zoning 10/02/2024 Minutes was Approved on 11/06/2024

Final Audit Report 2024-11-18

Created:	2024-11-06 (Pacific Standard Time)
By:	Ricky McColl (FYM@ClarkCountyNV.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAL69uwASS7oz4oen2inUwi1To5GkWZ0JU

"Zoning 10/02/2024 Minutes was Approved on 11/06/2024" History

Document created by Ricky McColl (FYM@ClarkCountyNV.gov)
2024-11-06 - 1:11:40 PM PST- IP address: 198.200.132.41

Document emailed to tsegerblom@clarkcountynv.gov for signature
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Email viewed by tsegerblom@clarkcountynv.gov
2024-11-12 - 11:58:51 AM PST- IP address: 198.200.132.41

Agreement viewed by tsegerblom@clarkcountynv.gov
2024-11-12 - 11:58:52 AM PST- IP address: 198.200.132.41

Signer tsegerblom@clarkcountynv.gov entered name at signing as Tick Segerblom
2024-11-12 - 11:59:08 AM PST- IP address: 198.200.132.41

Document e-signed by Tick Segerblom (tsegerblom@clarkcountynv.gov)
Signature Date: 2024-11-12 - 11:59:10 AM PST - Time Source: server- IP address: 198.200.132.41

Document emailed to Lynn Goya (Lynn.Goya@ClarkCountyNV.gov) for signature
2024-11-12 - 11:59:11 AM PST

Agreement viewed by Lynn Goya (Lynn.Goya@ClarkCountyNV.gov)
2024-11-18 - 12:40:27 PM PST- IP address: 198.200.132.69

Document e-signed by Lynn Goya (Lynn.Goya@ClarkCountyNV.gov)
Signature Date: 2024-11-18 - 12:40:33 PM PST - Time Source: server- IP address: 198.200.132.69

Agreement completed.
2024-11-18 - 12:40:33 PM PST

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FILED
OCT 14 2024
Lynn Marie Goya
CLERK

NOTICE OF FINAL ACTION
CLARK COUNTY ZONING COMMISSION
9:00 A.M., WEDNESDAY, OCTOBER 2, 2024

LEGAL NOTICE: Following the final approval or denial of every action before the Planning Commission and/or the Board of County Commissioners, a letter indicating the action taken and the conditions under which any approval is granted will be sent to the correspondent address on the application submitted. The information herein will be filed with the Clark County Clerk, Commission Division, and serve as notice of final action for the purposes of NRS 278.0235 which marks the commencement of the twenty-five (25) day limitation period specified.

1. Public Comments.

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

3. Approval of minutes. (For possible action)

   Board of County Commissioners' Zoning Meeting minutes for 09/04/24.

ROUTINE ACTION ITEMS (4 – 15): These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda and be heard separately when directed by the Board of County Commissioners.

4. AR-24-400090 (WC-0174-16 (UC-0849-14))-MGM GRAND PROPCO, LLC:
   WAIVER OF CONDITIONS SIXTH APPLICATION FOR REVIEW of a use permit for live entertainment limited to daytime hours (6:00 a.m. to 10:00 p.m.) for a recreational facility (golf driving range) with accessory retail, eating and drinking facilities, live entertainment, and other accessory uses, and structures in conjunction with a resort hotel (MGM Grand) on a portion of 102.7 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the southwest corner of Harmon Avenue and Koval Lane within Paradise. JG/bb/syp (For possible action)

   HELD - 11/06/24 - per the applicant.

5. UC-24-0387-SIENA 52 HOLDING LIMITED PARTNERSHIP & SIENA 53 HOLDING LIMITED PARTNERSHIP:
   HOLDOVER USE PERMITS for the following: 1) emergency/urgent care facility; 2) gas station; and 3) motel with transient and non-transient stays.
   WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) alternative parking lot landscaping; 2) eliminate and reduce buffering and screening; 3) modify residential adjacency standards; and 4) reduce driveway departure distance.
   DESIGN REVIEWS for the following: 1) shopping center; and 2) motel on 14.12 acres in a CG (Commercial General) Zone. Generally located on the south side of Charleston Boulevard and the west side of Broadalbin Drive within Sunrise Manor. TS/hw/syp (For possible action)

   APPROVED.
   CONDITIONS OF APPROVAL -
   Comprehensive Planning
   - **Provide screening on the egress gate along the western property line;**
   - **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.**

- **Applicant is advised that 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; a fee-in-lieu for reduced landscaping per Section 30.04.01E may apply; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;**
- **Drainage study and compliance;**
- **Traffic study and compliance.**
- **Applicant is advised that off-site improvement permits may be required; and that Nevada Department of Transportation (NDOT) permits may be required.**

Fire Prevention Bureau

- **Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.**
- **Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@ cleanwaterteam.com and reference POC Tracking #0174-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

USE PERMIT #3 AND DESIGN REVIEW #2 WERE WITHDRAWN WITHOUT PREJUDICE.

6. TM-24-500076-SIENA 52 HOLDING LIMITED PARTNERSHIP & SIENA 53 HOLDING LIMITED PARTNERSHIP:
HOLDOVER TENTATIVE MAP consisting of 1 commercial lot on 14.12 acres in a CG (General Commercial) Zone. Generally located on the south side of Charleston Boulevard and the west side of Broadalbin Drive within Sunrise Manor. TS/hw/syp (For possible action)

APPROVED.
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;**

- **Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.**
- **Applicant is advised that off-site improvement permits may be required; and that Nevada Department of Transportation (NDOT) permits may be required.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@ cleanwaterteam.com and reference POC Tracking #0174-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

7. UC-24-0399-TENAYA LOFTS, LLC:
HOLDOVER USE PERMIT for live-work dwellings.
WAIVER OF DEVELOPMENT STANDARDS to reduce buffering and screening.
DESIGN REVIEW for an office/warehouse complex with live-work dwelling units on 5.60 acres in an IP (Industrial Park) Zone in the Airport Environs (AE-60) Overlay. Generally located on the west side of Tenaya Way, 660 feet north of Sunset Road within Spring Valley. MN/rg/syp (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Developer agrees to plant ivy on the northern elevation of Buildings F1 and D1, which face the residential development to the north;**
- **Developer will ascertain whether the existing 6 foot block wall to the north of the site is engineered as such to allow an additional 2 courses to be added to the overall height of the wall and if the engineering allows, developer agrees to provide and install the additional 2 courses for residents who request an increase in height;**
- **Developer agrees to limit construction to Monday through Friday within normal "Daytime Hours" as defined by Title 30;**
- **Developer agrees to secure the 10 foot wide landscaped area between Buildings F1 and D1 by a locked gate;**
- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;**
- **Certificate of Occupancy and/or business license shall not be issued without 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.**

Department of Aviation

- **Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@ lasairport.com;**
- **Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@ lasairport.com;**

- **Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;**
- **Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height;**
- **Compliance with most recent recorded airport-related deed restrictions for APN's 163-34-411-011, 163-34-411-012.**
- **Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@ cleanwaterteam.com and reference POC Tracking #0219-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

8. VS-24-0277-PALM PROPERTIES, LLC:
HOLDOVER VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). TS/jor/syp (For possible action)

HELD - 11/06/24 - per the applicant.

9. WS-24-0276-PALM PROPERTIES, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. TS/jor/syp (For possible action)

HELD - 11/06/24 - per the applicant.

10. WS-24-0362-WIGWAM-PARVIN LIMITED PARTNERSHIP:
AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce street landscaping (no longer needed); and 3) reduce parking lot landscaping (no longer needed).
DESIGN REVIEW for modifications to a previously approved senior housing project on 5.0 acres in an RM32 (Residential Multi-family 32) Zone. Generally located on the north side of Arby Avenue and the west side of Torrey Pines Drive within Enterprise. MN/bb/syp (For possible 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.**

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.**
- **Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.**

11. ZC-24-0394-O'BRIEN, PATRICK T. TRUST & O'BRIEN, PATRICK T. TRS:
ZONE CHANGE to reclassify 11.73 acres from an RS80 (Residential Single-Family 80) Zone to a CG (Commercial General) Zone for a future commercial development. Generally located on the north side of Cottonwood Cove Road and the east side of Gasline Road within Searchlight (description on file). MN/rk/syp (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Public Works - Development Review

- **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; and 90 days to record said separate document for the Cottonwood Cove improvement project.**

Clark County Water Reclamation District (CCWRD)

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

12. ORD-24-900412: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with MTL Trust for an industrial development on 4.3 acres, generally located west of Mann Street and north of Oleta Avenue within Enterprise. JJ/dw (For possible action)

ADOPTED.

13. ORD-24-900463: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Diamond Cactus LLC for an industrial development on 3.8 acres, generally located west of Redwood Street and north of Cactus Avenue within Enterprise. JJ/dw (For possible action)

ADOPTED.

14. ORD-24-900551: 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 17, 2024. (For possible action)

ADOPTED.

15. ORD-24-900578: Conduct a public hearing on an ordinance to amend the official zoning map reclassify certain properties as approved by the Board of County Commissioners on June 5, 2024, June 18, 2024, July 3, 2024 and Assessor's Books 125, 163, 176 and 177. (For possible action)

ADOPTED.

NON-ROUTINE ACTION ITEMS (16 – 24): These items will be considered separately.

16. SC-24-0261-WESTERN IRA FUNDING LTD RTMT PL:
HOLDOVER STREET NAME CHANGE to change the name of Gagnier Boulevard to Dynamite Drive. Generally located on the south side of Roy Horn Way and the west side of Gagnier Boulevard within Spring Valley. MN/sd/syp (For possible action)

HELD - 11/06/24 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

17. VS-24-0390-DBAC, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Eldorado Lane and Maulding Avenue and between Valley View Boulevard and Procyon Street within Enterprise (description on file). MN/jor/syp (For possible action)

APPROVED.
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

- **Right-of-way dedication to include 45 feet to the back-of-curb for Valley View Boulevard, 25 feet to the back-of-curb for Maulding Avenue, 25 feet to the back-of-curb for Procyon Street, 25 feet to the back-of-curb for Eldorado Lane and associated spandrels;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**

- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **All other right-of-way and easement dedications to record with the subdivision map;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**
- **Applicant is advised that the installation of detached sidewalks will require dedication to back-of-curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

18. WS-24-0391-DBAC, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) reduce front setback; 3) reduce net lot size; and 4) eliminate off-site improvements (streetlights). DESIGN REVIEW for a proposed single-family residential subdivision on 10.06 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the east side of Valley View Boulevard and the south side of Eldorado Lane within Enterprise. MN/jor/syp (For possible 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 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

- **Full off-site improvements along Valley View Boulevard and Eldorado Lane;**
- **Full off-site improvements, except streetlights, on Maulding Avenue and Procyon Street;**
- **Install conduit and pull boxes for streetlights on Maulding Avenue and Procyon Street;**
- **Drainage study and compliance;**
- **Right-of-way dedication to include 45 feet to the back-of-curb for Valley View Boulevard, 25 feet to the back-of-curb for Maulding Avenue, 25 feet to the back-of-curb for Procyon Street, 25 feet to the back-of-curb for Eldorado Lane and associated spandrels;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **All other right-of-way and easement dedications to record with the subdivision map.**
- **Applicant is advised that the installation of detached sidewalks will require dedication to back-of-curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

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;**
- **For that portion that lies within the AE-60, the applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@ lasairport.com;**
- **For that portion that lies within the AE-60, the applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@ lasairport.com;**
- **For that portion that lies within the AE-60, the applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;**
- **For that portion that lies within the AE-60 incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.**
- **Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@ cleanwaterteam.com and reference POC Tracking #0134-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

WAIVER OF DEVELOPMENT STANDARDS #1 WAS WITHDRAWN WITHOUT PREJUDICE.

19. TM-24-500078-DBAC, LLC:
TENTATIVE MAP consisting of 18 single-family residential lots on 10.06 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the east side of Valley View Boulevard and the south side of Eldorado Lane within Enterprise. MN/jor/syp (For possible action)

APPROVED.
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

- **Full off-site improvements along Valley View Boulevard and Eldorado Lane;**
- **Full off-site improvements, except streetlights, on Maulding Avenue and Procyon Street;**
- **Install conduit and pull boxes for streetlights on Maulding Avenue and Procyon Street;**
- **Drainage study and compliance;**
- **Right-of-way dedication to include 45 feet to the back-of-curb for Valley View Boulevard, 25 feet to the back-of-curb for Maulding Avenue, 25 feet to the back-of-curb for Procyon Street, 25 feet to the back-of-curb for Eldorado Lane and associated spandrels;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **All other right-of-way and easement dedications to record with the subdivision map.**
- **Applicant is advised that the installation of detached sidewalks will require dedication to back-of-curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

Building Department - Addressing

- **Approved street name list from the Combined Fire Communications Center shall be provided.**

Department of Aviation

- **For that portion that lies within the AE-60 the applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@ lasairport.com;**
- **For that portion that lies within the AE-60 the applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@ lasairport.com;**
- **For that portion that lies within the AE-60 the applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;**

- **For that portion that lies within the AE-60, incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.**
- **Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0134-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

20. WS-24-0419-MEEKRAT HOLDINGS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) reduce throat depth.
DESIGN REVIEW for restaurant buildings on 2.12 acres in a CG (General Commercial) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Quail Avenue and the east side of Jones Boulevard within Spring Valley. MN/sd/syp (For possible action)

HELD - 11/06/24 - per the applicant.

21. WS-24-0437-MFE, INC.:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) alternative parking lot landscaping; 3) reduce buffer landscaping; 4) modify residential adjacency standards; and 5) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) lighting; and 2) modifications and additions to a previously approved shopping center on a 2.75 acre portion of 3.79 acres in a CG (Commercial General) Zone. Generally located on the west side of Jones Boulevard and the south side of Cactus Avenue within Enterprise. JJ/hw/syp (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

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

Public Works - Development Review

- **Drainage study and compliance;**

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

Fire Prevention Bureau

- **Applicant to show fire hydrant locations on-site and within 750 feet.**
- **Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that operational permits 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 #0373-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

WAIVER OF DEVELOPMENT STANDARDS #4C WAS WITHDRAWN.

AGENDA ITEM

22. AG-24-900634: Discuss potential amendments to Title 30, and direct staff accordingly. (For possible action)

STAFF DIRECTED.

ORDINANCES – INTRODUCTION

23. ORD-24-900471: Introduce an ordinance to consider adoption of a Development Agreement with ME 52 PARTNERS, LLC for a residential subdivision on 8.6 acres, generally located west of Rainbow Boulevard and north of Erie Avenue within Enterprise. JJ/dw (For possible action)

INTRODUCED - public hearing 10/16/24.

24. ORD-24-900591: Introduce an ordinance to amend Title 30 to clarify the process for appeals and providing for other matters properly related thereto; and set a public hearing. (For possible action)

INTRODUCED - public hearing 10/16/24.

PUBLIC COMMENTS

Comments by the General Public regarding any items not listed on the agenda as posted. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda.

Electronically Filed
3/24/2025 2:52 PM
Steven D. Grierson
CLERK OF THE COURT

ROP
STEVEN B. WOLFSON
District Attorney
CIVIL DIVISION
State Bar No. 001565
By: ROBERT T. WARHOLA
Chief Deputy District Attorney
State Bar No. 4410
500 South Grand Central Pkwy., Suite 5075
Las Vegas, Nevada 89155-2215
(702) 455-4761
Fax (702) 382-5178
E-Mail: Robert.Warhola@ClarkCountyDANV.gov
Attorneys for Respondent
Clark County

DISTRICT COURT

CLARK COUNTY, NEVADA

PALM PROPERTIES, LLC, a Nevada limited liability company; LEADING EDGE VENTURES, LLC, a Nevada limited liability company; ROBERT LAUER, an individually. Petitioners, vs. COUNTY OF CLARK, a political subdivision of the State of Nevada, et al., Respondent.	Case No: A-24-907944-J Dept No: 18

RECORD OF THE PROCEEDINGS, VOLUME V

Respondent hereby files with the Court the Record of the Proceedings pursuant to Eighth Judicial District Court Rule 2.15 consisting of documents from the Clark County Clerk, Commission Division, and the Clark County Current Planning Division numbered ROP 000712 through ROP 000936.

DATED this 24th day of March, 2025.

STEVEN B. WOLFSON
DISTRICT ATTORNEY

By: */s/ Robert T. Warhola*
ROBERT T. WARHOLA
Chief Deputy District Attorney
State Bar No. 4410
500 South Grand Central Pkwy., Suite 5075
Las Vegas, Nevada 89155-2215
Attorney for Respondent

Case Number: A-24-907944-J

CERTIFICATE OF ELECTRONIC SERVICE

I hereby certify that I am an employee of the Office of the Clark County District Attorney and that on this this 24th day of March, 2025 I served a true and correct copy of the foregoing **RECORD OF THE PROCEEDINGS, VOLUME V** (United States District Court Pacer System or the Eighth Judicial District Court Wiznet), by e-mailing the same to the following recipients. Service of the foregoing document by e-mail is in place of service via the United States Postal Service.

Amy L. Sugden, Esq.
SUGDEN LAW
375 E. Warm Springs, Ste. 104
Las Vegas, Nevada 89119
Attorney for Petitioners
amy@sugdenlaw.com

/s/Patricia C. Villa
An Employee of the Clark County District Attorney's Office – Civil Division

COVER SHEET FOR MINUTES

MEETING CODE: Board of County Commissioners Zoning Meeting

MEETING DATE: November 6, 2024

SECRETARY: Michelle Hinkson

TYPED/PROOFED/COMPLETED: December 3, 2024

DISTRIBUTED:

SECRETARY: Michelle Hinkson

DATE: December 3, 2024

APPROVED BY BOARD:

DATE: December 4, 2024

togetherforbetter

Board of County Commissioners

Clark County, Nevada

Tick Segerblom, Chair
William McCurdy II, Vice Chair
Jim Gibson
Justin Jones
Marilyn K. Kirkpatrick
Ross Miller
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 6, 2024:

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 9:02 a.m. by Vice Chair McCurdy with the following members present:

Commissioners Present:
William McCurdy II, Vice Chair
Jim Gibson
Justin Jones
Marilyn K. Kirkpatrick
Ross Miller
Michael Naft

Absent:
Tick Segerblom, Chair

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

SEC. 2. PUBLIC FORUM

1. Public Comment

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

WILLIAM MCCURDY II
As the first time set aside for public comment, you'll be allotted three minutes. If there's anyone liking to come forward to speak to items that are posted on the agenda, please state the item number that you're speaking on behalf of and welcome.

MARGARET ANN COLEMAN
Good morning. My name is Margaret Ann Coleman. Can you put this on the scanner?

WILLIAM MCCURDY II
Good morning. What item are you?

MARGARET ANN COLEMAN
This is concerning –

WILLIAM MCCURDY II
Which item?

MARGARET ANN COLEMAN
– item. This is concerning, yesterday I was trying to continue 43 and 21. You had put together and approved concerning $3 thousand, $3 million, and $8 million that was credit and due. You didn't give me a chance to comment, make a statement that that money –

WILLIAM MCCURDY II
Ms. Coleman?

MARGARET ANN COLEMAN
- this mines. If this is concerning the property –

WILLIAM MCCURDY II
If you could wait for the second portion of public comment at the end of the agenda, you'll be allowed to speak.

MARGARET ANN COLEMAN
This is on the agenda. This is concerning public comments.

WILLIAM MCCURDY II
Thank you.

MARGARET ANN COLEMAN
And approval agenda after concerning request.

WILLIAM MCCURDY II
All right.

MARGARET ANN COLEMAN
It's on the agenda.

WILLIAM MCCURDY II
Ms. Real.

MARGARET ANN COLEMAN
I have the right discuss. I have-

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 requests, which may require renotification fees in accordance with Title 30.

- Hold to the November 20, 2024, Zoning Meeting: Item 7, VS-24-0277; Item 8, WS-24-0276; Item 12, UC-24-0436; and Item 26, AG-24-900729.
- Hold to the December 2, 2024, Zoning Meeting: Item 4, AR-24-400090 for WC-0174-16 and UC-0849-14.
- Hold to the February 5, 2025, Zoning Meeting: Item 19, WC-24-40060 for NZC-22-0028.

The above public hearing items are going to be opened as a public hearing and immediately recessed until the dates as previously stated. With these deletions, which are Items 4, 7, 8, 12, 19 and 26, the agenda stands ready for your approval.

MOTION

MICHAEL NAFT
Mr. Chair, I move approval of the agenda.

WILLIAM MCCURDY II
We have a motion on the board. Please cast your vote.

VOTE

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

WILLIAM MCCURDY II
Motion is adopted.

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 2, 2024, Zoning Meeting are ready for approval.

MOTION

MICHAEL NAFT
I move approval of the minutes.

WILLIAM MCCURDY II
All right, we have a motion by Commissioner Naft. Please cast your vote.

VOTE

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

SEC. 4. ROUTINE ACTION ITEMS 4 THROUGH 10

ACTION: APPROVED.

SAMI REAL
Next are the Routine Action Items which consists of Items 4 through 10, except items previously deleted. These items may be considered together in one motion and are subject to the conditions listed with each agenda item. In addition, Staff has the following request:

- Item 9, WS-24-0419, add a Public Works condition to read: applicant to work with Public Works Development Review for the design of a median along Quail Avenue.

If there are no objections, the public hearing is now open, and the Routine Action portion of the agenda stands ready for approval.

MOTION

MICHAEL NAFT
I move approval of the Routine Action Items with the changes reflected in Ms. Real's statement.

WILLIAM MCCURDY II
All right, we have a motion by Commissioner Naft. Please cast your vote.

VOTE

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

WILLIAM MCCURDY II
Motion is adopted.

4. AR-24-400090 (WC-0174-16 (UC-0849-14))-MGM GRAND PROPCO, LLC:

   HOLDOVER WAIVER OF CONDITIONS SIXTH APPLICATION FOR REVIEW of a use permit for live entertainment limited to daytime hours (6:00 a.m. to 10:00 p.m.) for a recreational facility (golf driving range) with accessory retail, eating and drinking facilities, live entertainment, and other accessory uses, and structures in conjunction with a resort hotel (MGM Grand) on a portion of 102.7 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the southwest corner of Harmon Avenue and Koval Lane within Paradise. JG/bb/syp (For possible action)

   ACTION: HELD TO DECEMBER 4, 2024, PER THE APPLICANT, TO RETURN TO THE PARADISE TOWN BOARD.

5. AR-24-400106 (UC-22-0498)-RESORTS WORLD LAS VEGAS, LLC:

   USE PERMITS SECOND APPLICATION FOR REVIEW for the following: 1) a recreational facility; 2) fairgrounds; and 3) live entertainment in conjunction with an existing resort hotel (Resorts World) on a portion of 86.9 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Genting Boulevard within Winchester. TS/tpd/kh (For possible action)

   ACTION: APPROVED

   CONDITIONS OF APPROVAL –

   Comprehensive Planning

   - Until June 21, 2025 to review to determine if the use of the property pursuant to this application warrants an amendment to the Resorts World Development Agreement.
   - Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

6. ET-24-400101 (UC-22-0403)-J & R PROPERTIES LAS VEGAS, LLC:

   USE PERMITS FIRST EXTENSION OF TIME for the following: 1) allow trailer, recreational vehicle, and watercraft vehicle wash in an IL Zone; 2) allow trailer, recreational vehicle, and watercraft vehicle wash in the Airport Environs (APZ-2) Overlay; 3) reduce separation from residential use; and 4) waive screening of outside storage area.

   WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gate setback; 2) alternative landscaping; 3) eliminate trash enclosure; 4) security fence location; and 5) commercial driveway standards.

   DESIGN REVIEW for modifications to an existing mini-warehouse facility with outside storage of vehicles and vehicle wash on 2.7 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & APZ-2) Overlay. Generally located on the north side of Judson Avenue, 400 feet west of Nellis Boulevard within Sunrise Manor. TS/rp/kh (For possible action)

   ACTION: APPROVED

CONDITIONS OF APPROVAL -
Comprehensive Planning

- Until September 21, 2026 to commence or the application will expire unless extended with approval of an extension of time.

- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions

7. VS-24-0277-PALM PROPERTIES, LLC:
   HOLDOVER VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). TS/jor/syp (For possible action)

   ACTION: HELD TO NOVEMBER 20, 2024, PER COMMISSIONER SEGERBLOM.

8. WS-24-0276-PALM PROPERTIES, LLC:
   HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
   DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. TS/jor/syp (For possible action)

   ACTION: HELD TO NOVEMBER 20, 2024, PER COMMISSIONER SEGERBLOM.

9. WS-24-0419-MEEKRAT HOLDINGS, LLC:
   AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards (no longer needed); and 2) reduce throat depth (no longer needed).
   DESIGN REVIEW for restaurant buildings on 2.12 acres in a CG (General Commercial) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Quail Avenue and the east side of Jones Boulevard within Spring Valley. MN/sd/syp (For possible action)

   ACTION: APPROVED.

   CONDITIONS OF APPROVAL –
   Comprehensive Planning

   - Expunge the design review portion of ZC-22-0628;
   - Certificate of Occupancy and/or business license shall not be issued without approval of 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; that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Applicant to work with Public Works - Development Review for the design of the median along Quail Avenue;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back-of-curb for Quail Avenue and associated spandrel;
- 30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements and 90 days to record said separate document for the Jones Boulevard improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back-of-curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B 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.
- 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

- 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 permits and operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

10. WS-24-0473-J & J INVESTPROP, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) allow modified driveway geometrics in conjunction with a developing single-family residential subdivision on 1.6 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Haven Street, 283 feet south of Ford Avenue within Enterprise. MN/jud/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0145-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SEC. 5. NON-ROUTINE ACTION ITEMS 11 THROUGH 33

11. SC-24-0261-WESTERN IRA FUNDING LTD RTMT PL:
AMENDED HOLDOVER STREET NAME CHANGE to change the name of Gagnier Boulevard to Signature Boulevard (previously notified as Dynamite Drive). Generally located on the south side of Roy Horn Way and the west side of Gagnier Boulevard within Spring Valley. MN/sd/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –
Building Department - Addressing
- Subject to Signature Boulevard.
- Applicant shall be responsible for the installation of street signs, per Public Works requirements, within 60 calendar days of the approval of the application.

SAMI REAL
Next is Item 11, SC-24-0261; amended holdover street name change to change the name of Gagnier Boulevard to Signature Boulevard, previously noticed as Dynamite Drive. Generally located on the south side of Roy Horn Way and the west side of Gagnier Boulevard within Spring Valley.

WILLIAM MCCURDY II
Welcome.

ED GARCIA
Good morning, Commissioners. Ed Garcia, 9555 Hillwood Drive here on behalf of the applicant. As stated, this is a name change request from Gagnier Boulevard as it runs north-south terminating from Roy Horn to Badura Avenue. This is just to the east of the Uncommons Development. This was in conjunction with development application that came through and was approved a couple months ago right here on this parcel in the northeast. The rest of this property is also controlled by an affiliated ownership.
After consultation with the Uncommons folks, in order to pursue a branding opportunity with those folks, they came to the name and that's why the name changed from Dynamite to Signature Boulevard.
I know there was some discussion about extending this even further. There is one, along the alignment, it discontinues here to the south of Badura but further down the road there is one property owner with a current active Gagnier address. I don't believe they're interested in changing their address. And efforts to negotiate with them to change their address have been unsuccessful. So, we are simply requesting from Roy Horn to Badura to change it to Signature Boulevard, much as many of the properties within Uncommons have already been amended. With that, I'd respectfully request your approval.

WILLIAM MCCURDY II
All right, does that conclude your presentation?

ED GARCIA
It does.

WILLIAM MCCURDY II
All right, this is a public hearing. Is there anyone that would like to come forward at this time? Hearing and seeing no one, we'll close the public hearing and turn over to Commissioner Naft.

MICHAEL NAFT
Thank you. Can I just ask for Staff, does it appease some of the concerns if it terminates at Maule instead of Badura so that it's just capturing that Uncommons area? I understand that it's still that you still don't support the request.

ED GARCIA
Thank you. Commissioner. It would still be the same scenario whether it's terminated at Maule or Badura.

ANTONIO PAPZIAN
Okay. And just to comment real quick, the Uncommons have the name changes, they're all internal to their development?

MOTION

MICHAEL NAFT
Okay. I don't have a strong preference. I'm going to keep it at Badura as was requested and move for approval.

WILLIAM MCCURDY II
All right, we have a motion by Commissioner Naft. Please cast your vote.

VOTE

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

WILLIAM MCCURDY II
Motion is adopted.

ED GARCIA
Thank you.

12. UC-24-0436-MANNA INVESTMENT GROUP, LLC:
USE PERMIT for a vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) alternative buffering and screening; and 3) allow attached sidewalks.
DESIGN REVIEW for a vehicle wash in conjunction with an existing shopping center on a portion of 4.09 acres in a CG (Commercial General) Zone. Generally located on the west side of Sandhill Road and the south side of Desert Inn Road within Paradise. TS/sd/kh (For possible action)

ACTION: HELD TO NOVEMBER 20, 2024, PER COMMISSIONER SEGERBLOM.

13. UC-24-0491-BUDDHAYA NANDHARAM, INC.:

USE PERMIT for a place of worship.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce parking lot landscaping; 3) alternative buffering and screening; 4) modify residential adjacency standards; 5) driveway geometrics; and 6) allow attached sidewalks.

DESIGN REVIEW for a place of worship on 2.17 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the north side of Kell Lane and the east side of Betty Lane within Sunrise Manor. MK/bb/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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

- Install commercial curb return driveways per Uniform Standard Drawing 222.1;
- Remove on-site parking spaces along Kell Lane and Betty Lane opposite the driveways to the satisfaction of Public Works - Development Review to avoid vehicle conflicts;
- 30 days to submit revised plans to address denial of waivers of development standards #5b through #5f and revised plans shall be to the to the satisfaction of Public Works -Development Review;
- Compliance with approved drainage study PW19-19387;
- Full off-site improvements.

WAIVERS OF DEVELOPMENT STANDARDS #4 AND #5B THROUGH #5F WERE DENIED.

SAMI REAL

Next is Item 13, UC-24-0491; Use Permit for a place of worship, Waivers of Development Standards for the following: reduce street landscaping, reduce parking lot landscaping, alternative buffering and screening, modify residential adjacency standards, driveway geometrics, and allow attached sidewalks. Design review for a place of worship on 2.17 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the north side of Kell Lane in the east side of Betty Lane within Sunrise Manor.

WILLIAM MCCURDY II

Welcome.

JASON BUSH

How's it going? Jason Bush, 2546 Evansville. Here on behalf of the applicant.

Okay, so we met with Commissioner Kirkpatrick yesterday and discussed a couple changes as far as switching this to a commercial approach, and eliminating parking here, and doing the same thing here, and eliminating this parking. So, we're prepared to do that. So, if there's any other questions, I guess?

WILLIAM MCCURDY II
Does that complete your presentation?

JASON BUSH
Yeah.

WILLIAM MCCURDY II
All right. This is a public hearing. Is there anyone who would like to come forward at this time to speak on this item? Hearing and seeing no one, we'll close the public hearing and turn it over to Commissioner Kirkpatrick.

MARILYN K. KIRKPATRICK
I thank you Mr. Chair and thank you for meeting with us yesterday, as well as JaWaan from Public Works. So, thank you for agreeing to the condition, it's so that it's the commercial curb and entrance. It's going to make a lot of difference so people don't have to stop before they turn in, it can work that way.

Two, you've agreed to remove all the parking spaces adjacent to the commercial driveway that's both on Kell and on the other street. And then, you also agreed that you'd give us an updated plan within 30 days reflecting those changes, so that we have it on our file. And then any other things that may come up with Public Works we'd like to allow you the flexibility to work with them to get this done. What we don't want to see is another extension or for it to expire, so we want to help you move forward.

So, I just want to clarify with Antonio and JaWaan, so we do agree that they can have the streets landscaping waivers on Number One because they already have the fence that's right there, so it doesn't make sense to make them tear down the fence. We agree to the landscaping for the landscape aisle. We agree to that waiver, as well, because the parking lots already built so it wouldn't make any sense for them to tear it up and try and put water in there.

So, on Item Number 5, all of these conditions, which ones do I need to change? Because I think they've agreed to, like D, to make it to 30-foot along Kell. I think that they have agreed to do the same for Betty Lane. They may have some throat depth issues, and I'd like the flexibility for you to be able to work with them. So, if you can tell me what that is I'll make that motion.

ANTONIO PAPZIAN
Thank you, Commissioner. So just to clarify, we're going to condition them to the commercial curb return driveways per uniform standard drawing 222.1. We do see that they may have throat depth issues, and we will work with them on those, keeping it flexible. We're going to remove parking spaces opposite the driveway so that there is no conflict as a car is backing out of a spot as someone is ingressing the development that there is no conflict there. And then, to add the conditions, submit revised plans within 30 days.

MARILYN K. KIRKPATRICK
And so, on the Waiver of Development Standards, I'm allowing waiver one, waiver two. We didn't really talk about the alternate buffering and screening, but I think you said you already have a wall there and you're going to put that landscape. So, we agreed to that alternate. We're denying number four, and

we're denying number five, and then we're allowing for number six, is that correct? Is that the simplest way to –

ANTONIO PAPZIAN
Commissioner, I think Waiver Number 5A until they draw the commercial curb return driveways, it's going to be hard to tell. That's why I'm asking for that flexibility to work with them. They may still need 5A, which is the approach distance from Kell and it's definitely going to change with that curb return driveway. But without seeing it, I don't know how much it's going to change.

MARILYN K. KIRKPATRICK
But if I'm denying Waiver 5 in adding additional condition that they can work with you, does that cover it? Or do I leave five in? I just don't want it to be muddy for the NOFA.

ROBERT WARHOLA
You only need 5A, right, so approve 5A subject to working with Public Works.

MOTION

MARILYN K. KIRKPATRICK
Okay, got it.

Okay, so that's my motion. Are you clear, Sami? So, my motion would be to approve this with allowing Waiver Number 1, Waiver Number 2, Waiver Number 3, denying Waiver 4, denying Waiver 5A, and allowing Waiver Number 6, is that correct? And then adding a condition that to work with Public Works on any additional throat depths or other issues that may come up.

ROBERT WARHOLA
Right. We're approving 5A and denying the rest of five.

MARILYN K. KIRKPATRICK
Oh, approving. Okay.

ROBERT WARHOLA
Yeah.

MARILYN K. KIRKPATRICK
Approving 5A.

WILLIAM MCCURDY II
All right we have a motion by Commissioner Kirkpatrick. Please cast your vote.

MARILYN K. KIRKPATRICK
Messy. I should have asked. You're good with everything that I said, and you understand what I said. Okay, perfect. And you can reach out to our office if you feel you get stuck, but these guys are great to work with.

VOTE

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

WILLIAM MCCURDY II
Motion is adopted.

(Companion Items 14 and 15)

14. VS-24-0494-AAA LAND INVESTMENT, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Fort Apache Road and Plushstone Street within Spring Valley (description on file). JJ/rr/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 15).

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

SAMI REAL
Next are Items 14 and 15.

- Item 14, VS-24-0494; vacate and abandon easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Fort Apache Road and Plushstone Street within Spring Valley.

- Item 15, WS-24-0495; Waivers of Development Standards for the following: modify residential adjacency standards and driveway geometrics, design review for expansion of a commercial development on a 2.35-acre portion of a 4.11-acre site in a CG (Commercial General) Zone generally located on the east side of Fort Apache Road and the north side of Warm Springs Road within Spring Valley.

WILLIAM MCCURDY II
Welcome.

LEBENE OHENE
Good morning, Commissioner and congratulations Commissioners.

Good morning, Commissioners. Congratulations, Lebene Ohene, 520 South 4th Street representing the applicant on this application. To orient you to the site, the site is located on the east side of Fort Apache Road and approximately 270 feet north of Warm Springs Road. The parcel is currently zoned CG, and was part of the parcel to the south, which is currently developed. This request is only for the parcel indicated to the north.

The first application, which is Item Number 14, is a vacation of patent easements, 33-foot-wide patent easements, along the north and east property lines. Staff and Town Board recommended approval of the application. The main application is the WS and design review for a commercial center consisting of three buildings, two to the north, one in the center, which is a restaurant with drive-through, and one to the south, which is a restaurant, maybe, a tavern, if they can meet requirements.

The Residential Adjacency Standards, which is Waiver Number 1, the main issue with that is a reduction in this 200-foot setback to 97 feet. But this request is mitigated with landscaping, which is more than 19 feet, and in some areas, 32 feet along the east property line. On the northern property line, the two buildings buffer the restaurant with a drive-through. To further mitigate the impact of the reduction, an additional five feet of landscaping is proposed along the east side of the drive-through, which is indicated by this landscaping, as well as the 19-foot-plus landscaping area. That's the main waiver.

The Waiver Number 2 that deals with off-sites, it's basically to reduce the throat there from 75 feet to 50 feet. There is cross access to the sudden parcel running along the east property line. Public Works did not have an issue with the request, however because Planning recommended denial of the application based on the setback reduction, they basically recommended denial, as well. And to further show the property as designed, the property to the north has the proposed landscaping that buffers both the north and the east and additional adjacent to the drive-through, which as shown, has all the landscaping that is requested in the area which had the pattern easement, to the south. There is no existing landscaping. So, Town Board had a split vote so there was no recommendation to it, and we will appreciate your recommendation and approval of the application based on the request as submitted to Staff.

We appreciate your approval with the conditions as listed in your agenda and I'm here to answer any questions. Thank you.

WILLIAM MCCURDY II
Thank you. Does that complete your presentation? All right, this is a public hearing. Is there anyone that would like to come forward at this time to talk on these items? Hearing and seeing none, we'll turn it over to Commissioner Jones.

MOTION

JUSTIN JONES
Thank you. Mr. Vice Chair, I move approval of agenda Items 14 and 15.

WILLIAM MCCURDY II
All right, we have a motion by Commissioner Jones. Please cast your vote.

VOTE

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

WILLIAM MCCURDY II
Motion is adopted.

LEBENE OHENE
Thank you, Commissioners, and have a good day.

15. WS-24-0495-AAA LAND INVESTMENT, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) driveway geometrics.
DESIGN REVIEW for expansion of a commercial development on a 2.35 acre portion of a 4.11 acre site in a CG (Commercial General) Zone. Generally located on the east side of Fort Apache Road and the north side of Warm Springs Road within Spring Valley. JJ/rr/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 14).

CONDITIONS OF APPROVAL –
Comprehensive Planning
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without 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.
- Applicant is advised that off-site improvement permits may be required.

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 #0415-2024

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

(Companion Items 16-18)

16. VS-24-0504-MAK ZAK, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Agate Avenue (alignment), and between Buffalo Drive (alignment) and Monte Cristo Way within Enterprise (description on file). JJ/rr/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 17 AND 18).

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

- Right-of-way dedication to include 45 feet to the back-of-curb for Pebble Road and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

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

SAMI REAL

Next are Items 16 through 18, which will be heard together.

- Item 16, VS-24-0504; Vacate and abandon easements of interest to Clark County, located between Pebble Road and Agate Avenue alignment and between Buffalo Drive alignment and Monte Cristo Way, within Enterprise.

- Item 17, WS-24-0505; Waivers of Development Standards for the following: reduce setbacks, reduce lot sizes, alternative Neighborhood Protection (RNP) Overlay standards; increased retaining wall height, increased fill height, and increased driveway width, and curb type. Design review for a single-family residential development on five acres in an RS-20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Pebble Road, 300 feet west of Monte Cristo Way within Enterprise.

- And then Item 18, TM-24-50106; tentative map consisting of six single-family residential lots on five acres, in an RS20 (Residential Single-Family 20) Zone, within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Pebble Road 300 feet west of Monte Cristo Way within Enterprise.

WILLIAM MCCURDY II
Welcome.

STEPHANIE ALLEN
Thank you. Good morning, Mr. Chair, Commissioners. Stephanie Allen 1980 Festival Plaza Drive, here on behalf of the applicant, Richmond American Homes. If you could look on the aerial, this property is located just to the east of Buffalo Drive off of Pebble. It's located within a Rural Neighborhood Protection Zone, and we are not asking to change anything with respect to the zoning or the overlay, specifically. We actually have a half-acre lot community with a density of 1.8 units to the acre and all single-single story and single-family homes.

Galloway Grove is just to the east of this project on the north side of Pebble, and it'll be similar product, or the same product actually, as Galloway Grove.

In talking with some of the residents in the area, they were very happy to hear it was an extension of Galloway Grove that is extremely compatible and has been well-received in the RNP. So, this is just an extension of that community.

This property is a nine-lot community. You can see there's three homes that'll front onto Pebble. And then we have the cul-de-sacs on two different cul-de-sacs here. Nine homes. The density is 1.8 units to the acre. The waivers are unique to this property, partially because it's on Pebble Road. And also with the new Code, there's some different measurement requirements than used to be required.

So, we are asking for reduction only on the internal lots for the front yard setbacks to 20 feet, where 40 feet is required. We do have the 40-foot setbacks on the three lots that are on Pebble, so there's a lot of space in those front yards, but on the internal lots it's pretty consistent in the RNPs to have that 20-foot front yard setback. Home buyers would prefer the space be in their rear yards than in the front yards. And you used to be able to count to the center line of the street for front yard setbacks, so it's practically that way in a lot of the RNP communities now, it just measured out to 40 feet. So, you're going to see that waiver quite a bit with respect to front yard setbacks, specifically.

The lot sizes, there are three lot sizes along Pebble, again because of the dedication of that right of way that we have asked to reduce slightly. So that's our second waiver request. And it's only on these three lots that front onto Pebble. But as I mentioned, the overall density for the nine-lot community is well under the two units to the acre at the 1.8 units to the acre.

The RNP standard that's being waived is only with regards to the lots that front onto Pebble, that's an 80-foot right of way, but it is very rural in nature. So, it's currently not operating as a busy 80-foot right of way. It's within the RNP area. We are proposing full off-sites so at some point if the rest of the development develops out, there will be detached sidewalks and full offsite improvements adjacent to this project.

We have a request for additional retaining wall and fill and that retaining, and fill will be mostly in this southern southwestern corner. In fact, we're lower on these lots and a little bit higher on these lots, so it does require some fill and retaining in this corner.

We have a driveway width waiver because on Pebble we had to actually increase our driveway width. We're only allowed to have a 28-foot driveway width and we're asking for a 38-foot driveway width, which I believe is better. So, we're just asking to increase that driveway width.

And finally, we have a depressed L curb on Pebble Road specifically as part of the off sites that we're asking for a waiver on. So, those are the waiver requests. It's not quite as simple as you'd think, but again, this is all half-acre, one-story homes, which is what the neighborhood wants, and what we hear from neighbors, they want to preserve the RNP and keep a community similar to this. So, it'll certainly be compatible in harmonious with the area. The one-story homes are beautiful single story, the Robert and Rocco models, which are 4,000 square foot and 3,400 square foot homes, over a million dollars price points. And again, consistent with that neighborhood just immediately to the northeast.

So, with that said, we would very much appreciate your approval today. I'm happy to answer any questions.

WILLIAM MCCURDY II
Thank you. Does that complete your presentation?

STEPHANIE ALLEN
Yes, sir.

WILLIAM MCCURDY II
All right. Is there anyone who would like to come forward at this time? This is a public hearing. All right, hearing and seeing no one, we'll turn it over to Commissioner Jones.

JUSTIN JONES
Thank you, Mr. Vice-Chair. Ms. Allen, can you clarify with regards to Waiver Number 1, whether the reduction on the setbacks applies only to lots one, two, three, seven, eight, and nine or whether it applies to all nine lots?

STEPHANIE ALLEN
Correct. It just applies to the six you referenced, which are the internal lots, the three that front onto Pebble we meet the 40-foot front yard setback.

JUSTIN JONES
Okay Ms. Real does that clarify that issue?

SAMI REAL
It does. The plans that we have on file show that the front yard setback was proposed to be, we'll just say encroached upon, for lots four, five and six. So, if the setback reduction really only applies to, I'll say, just the three internal lots and not the lots fronting, then I would recommend a clarification or an addition of a condition that says that the setback reduction doesn't apply to those lots fronting Pebble.

STEPHANIE ALLEN
And we're fine with that.

MOTION

JUSTIN JONES
Very good. All right, well with that modification of Waiver Number 1 then I'll go ahead and move for approval of agenda Items 16, 17, and 18.

WILLIAM MCCURDY II
All right, we have a motion by Commissioner Jones. Cast your vote.

VOTE

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

WILLIAM MCCURDY II
Motion is adopted.

STEPHANIE ALLEN
Thank you very much.

WILLIAM MCCURDY II
Thank you.

17. WS-24-0505-MAK ZAK, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce lot sizes; 3) alternative Neighborhood Protection (RNP) Overlay standards; 4) increase retaining wall height; 5) increase fill height; 6) increase driveway width; and 7) curb type.

DESIGN REVIEW for a single-family residential development on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Pebble Road, 300 feet west of Monte Cristo Way within Enterprise. JJ/rr/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 16 AND 18).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Waiver of development standards #1 does not apply to Lots 4 through 6 which front Pebble Road;
- 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 Pebble Road and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Circular driveways, or on-site turnarounds, must be provided for all lots along Pebble Road;
- 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

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0215-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

18. TM-24-500106-MAK ZAK, LLC:

TENTATIVE MAP consisting of 9 single-family residential lots on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Pebble Road, 300 feet west of Monte Cristo Way within Enterprise. JJ/rr/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 16 AND 17).

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 Pebble Road and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Circular driveways, or on-site turnarounds, must be provided for all lots along Pebble Road;
- 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

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0215-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

19. WC-24-400060 (NZC-22-0028)-AMH NV10 DEVELOPMENT, LLC:

HOLDOVER WAIVER OF CONDITIONS of a nonconforming zone change requiring no certificate of occupancy can be issued for any structure within this project unless and until a certificate of occupancy has been issued for the clubhouse (adjacent project to the north) for a previously approved single-family residential development on 4.90 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northwest corner of Oleta Avenue and Conquistador Street within Enterprise. JJ/rg/ng (For possible action)

ACTION: HELD TO FEBRUARY 5, 2025, PER THE APPLICANT. APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA.

20. WS-24-0475-PANCIROV GREGORY T. & CYNTHIA M. FAMILY TRUST & PANCIROV GREGORY T. & CYNTHIA M. TRS:

WAIVER OF DEVELOPMENT STANDARDS to allow an attached sidewalk.

DESIGN REVIEW for an office/warehouse building on 0.98 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Martin Avenue, 730 feet east of Valley View Boulevard within Enterprise. MN/lm/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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;
- Full off-site improvements.

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.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0299-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

SAMI REAL
Next is Item 20; WS-24-0475, waiver of development standards to allow an attached sidewalk and design review for an office building on 0.98 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay generally located on the south side of Martin Avenue, 730 feet east of Valley View Boulevard within Enterprise.

WILLIAM MCCURDY II
Welcome.

NGUYEN DALKEY
Hello. Nguyen Dalkey with ACG on behalf of the applicant, 4310 Cameron Street, Suite 12A. So, we're asking to do an infill parcel with limited frontage and one access point. It will be an office warehouse. It will be owner-tenant occupied. And I've laid out a site plan for you here, we'll be off towards the middle of the property. And then here is also a rendering of the proposed development. And with that I would humbly ask for your approval. Thank you for your time and attention to this.

WILLIAM MCCURDY II
All right, does that complete your presentation? All right, this a public hearing, is there anyone would like to come forward at this time? All right, we'll close the public hearing and turn over to Commissioner Naft.

MOTION

MICHAEL NAFT
Thank you. I move approval of Item 20.

WILLIAM MCCURDY II
All right, we have a motion to floor, cast your vote.

VOTE

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

21. WS-24-0484-MARQUEZ FAMILY TRUST ETAL & MARQUEZ, CHRISTIAN & GABRIELA TRS:
WAIVER OF DEVELOPMENT STANDARDS for off-site improvements (streetlights, curb, gutter, and sidewalk) in conjunction with a single family subdivision on 2.07 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Eldorado Lane and the east side of Placid Street within Enterprise. MN/nai/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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

- Install a 5-foot-wide detached asphalt pathway along Eldorado Lane and Placid Street to the satisfaction of Public Works - Development Review;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0401-2023 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

SAMI REAL

Next is Item 21; WS-24-0484, waiver of development standards for offside improvements, streetlights, curb, gutter, and sidewalk in conjunction with a single-family subdivision on 2.07 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of El Dorado Lane and the east side of Placid Street within Enterprise.

JASON GRIFFITH

Hi, my name is Jason Griffith. G-R-I-F-F-I-T-H.

CHRISTIAN MARQUES

Good morning, Commissioners. I'm Christian Marquez. We're here to –

JASON GRIFFITH

We're here to ask for a waiver of the offside improvements for a plot of land that we have. And then we'll add the five-foot asphalt around the side.

WILLIAM MCCURDY II
All right, so does that conclude your presentation? All right, this is a public hearing. Is there anyone who'd like to come forward at this time? Seeing none, we'll close the public hearing and turn over to Commissioner Naft.

MOTION

MICHAEL NAFT
Thank you. In other words, you're asking for the waiver. I'm going to grant the waivers, but I'm going to require that there be a five-foot detached asphalt path, with that to be included in my motion for approval of Item 21.

WILLIAM MCCURDY II
I have a motion by Commissioner Naft. Cast your vote.

SAMI REAL
And Commissioner, just to clarify, that would be on both streets, El Dorado and Placid?

MICHAEL NAFT
Yes. Thank you.

SAMI REAL
Okay.

VOTE

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

WILLIAM MCCURDY II
Motion is adopted.

JASON GRIFFITH
Thank you.

MICHAEL NAFT
Thank you.

22. WS-24-0488-SOUTH PAW RESORT CENTER, LLC:
WAIVER OF DEVELOPMENT STANDARDS for an alternative landscape buffer.
DESIGN REVIEW for site modifications for a previously approved kennel (dog daycare and boarding) with retail on 0.89 acres in an IP (Industrial Park) Zone. Generally located on the north side of Pyle Avenue and the east side of Ullom Drive within Enterprise. JJ/lm/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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.

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 #0128-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #1B WAS DENIED

SAMI REAL
Next is Item 22, WS-24-0488; waiver of development standards for an alternative landscape buffer and design review for site modifications for a previously approved kennel, a dog daycare and boarding facility with retail on 0.89 acres in an IP (Industrial Park) Zone, generally located on the north side of Pile Avenue and the east side of Ullom Drive within Enterprise.
Welcome.

NICHOLAS SELL
Good morning, Commissioners. I'm Nicholas Sell with green Tunnel on design.

GEORGE RIVERA
Good morning, George Rivera.

NICHOLAS SELL
And we're representing 10160 Ullom Drive. We're asking for some landscaping changes. The first one, the landscape buffer along the north and the east sides of the property from a previously approved Silver Dollar Gum Evergreen with a 60-inch box tree to the Willow Acacia with a three-inch minimum caliper and a 24-inch box tree. We're also changing the landscape fingers around the site from the Arizona Ash with a 48-inch box to the Bay Laurel with a 24-inch box. And then we're also changing the trees on the west side of the property from the previously approved Arizona Ash with a 40-inch box to the Mesquite tree with a three-inch caliper and a 24-inch box.

We're also changing the shrubs around the site. We have a list of them here; Texas Ranger and the Indian Hawthorne, to the Prostrate Acacia, the Feathery Senna, the Gray Desert Spoon, Red Yucca, Bush Lantana, Compact Texas Ranger, Creeping Rosemary, and Yellow Bells. We're asking for some waivers on these trees. These are a 30-inch foot trees at maturity where 40-inch trees are required. That's along the landscape buffer and on Ullom Street. And that's the landscaping changes.

We also have some site plan changes. We are requesting a 377-square foot dog pool, specifically for dogs to use. This is four-and-a-half foot deep and we're also including a splash pad for the dogs, as well, that's adjacent to that. We're also proposing to move the wall that was five feet from the sidewalk closer to the sidewalk to just increase that yard. And our pool is requiring a design review. So, hope you can approve our request.

WILLIAM MCCURDY II
Thank you. Does that conclude your presentation?

NICHOLAS SELL
Yes.

WILLIAM MCCURDY II
All right. This is a public hearing. Is there anyone who'd like to come forward at this time? Hearing and seeing no one we'll turn over to Commissioner Jones.

JUSTIN JONES
Thank you, Mr. Vice Chair. I didn't have a chance to speak with you all. You didn't ask to meet with me beforehand, so I didn't have a chance to understand what your reasoning was for seeking the waiver on 1B. What is the reason for it?

NICHOLAS SELL
You're talking about the trees?

JUSTIN JONES
Yep.

NICHOLAS SELL
Just these trees were oversized, initially. We're just requesting a smaller box tree.

JUSTIN JONES
No, you're moving from evergreen to non-evergreen. That's what the waiver is.

NICHOLAS SELL
Yes, that's correct, too.

JUSTIN JONES
Okay, well that's what the waiver is. I'm just trying to understand.

NICHOLAS SELL
Yeah, we're just, I think that was just to match the surrounding area a little bit better.

MOTION

JUSTIN JONES
All right, I'm going to go ahead and move for approval of the Design Review and Waiver Development Standard 1A and denial of Waiver of Development Standard 1B. In the future, if you have other requests, then come see me first.

NICHOLAS SELL
Okay.

WILLIAM MCCURDY II
We have a motion on the floor, cast your vote.

VOTE

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

WILLIAM MCCURDY II
Motion is adopted.

NICHOLAS SELL
Thank you.

GEORGE RIVERA
Thank you.

23. WS-24-0489-HARDY MAURICE W. & ANN REV LIV TR & HARDY MAURICE W. & ANN TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) full off-site improvements; and 2) paved legal access for a proposed minor subdivision map on 2.07 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Tank Road, 380 feet west of Pioneer Road within Moapa Valley. MK/lm/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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; that compliance with Hillside standards per 30.04.05K is required with future development; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Coordinate with the Division of Air Quality for dust control;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant is advised private easement is to remain as Public Works amends the Transportation Element.

Clark County Water Reclamation District (CCWRD)

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

SAMI REAL
Next is Item 23, WS-24-0489; Waivers of Development Standards for the following: full off-site improvements and paved legal access for a proposed minor subdivision map on 2.07 acres in an RS20 (Residential Single-Family 20) Zone, generally located on the south side of Tank Road, 380 feet west of Pioneer Road within Moapa Valley.

WILLIAM MCCURDY II
Welcome.

BRYCE HARDY
Thank you. Good morning. My name is Bryce Hardy. My address is 3228 Quaint Ranch Street in Logandale. I'm here representing my Mom. She's elderly and we would like, she would like to, basically, what we want to do is just divide one parcel of land into half, into two parcels of land, a two-acre parcel into to two one-acre parcels. And you can see it here on Tank Road, the zoning is already RE, which is for half acre. So, this is just divided into one acre. And so we went through the whole, my Dad passed away years ago, and before he passed away, he's like, "Someday," told my Mom, "we'd like to divide that in half just in case the kids, or grandkids, or great-grandkids, or someone needs a place to build a house on." And so, a couple years ago I said, "Mom, if you want me to, I'll start going through the process and see what it takes to put a line on that map."

She has no desire to do anything with it right now, just to divide it in half in case somewhere down the line if one of her grandkids or something wants to build a house.

So, we started going through the process and they said everything was good. They had given me 11 different requirements that we needed to do, which were all fine, except for two of them we decided we didn't want to do. One of them was paving the road and one of them was off-site improvements. I assume that means curb, and gutter, and streetlights, and that sort of thing. And so, I'm here basically just for the reason to ask if, when we divide that property in half, if we wouldn't have to pave the road and we wouldn't have to put off-site improvements. The reasoning behind that, you can see it's a rural, out in Logandale, it's a rural area, it's a gravel road, private road my Dad built years ago and want to keep that rural. It's quiet, we don't want paved roads where people are driving fast up and down.

Also, I guess, the cost, we don't want to be cost just to get one extra lot. And really, there's no traffic, on that where it's at right now, maybe one or two cars per week go past that and that would just be the people driving up to, there's a water tank up on the hill, it's just one or two cars driving up there, the water company trucks to service.

So, basically just asking to waive the requirement to pave Tank Road and to waive off-site improvements on Tank Road as we just divide that in half. All right.

WILLIAM MCCURDY II
All right, thank you. It looks like we have a card here. This is a public hearing. We'll invite up Danielle Holliday. And step back and we'll open up the public hearing.

DANIELLE HOLLIDAY
Good morning, Commissioners. My name is Danielle Holliday, I'm a resident at 2110 Liston in Logandale and I'm the owner of the business at Moapa Valley Boulevard and Liston, which would primarily be affected by anything that goes on down Liston or past that road. And I stand here in support of Mr. Hardy's request for the waiver of development standards. I believe that the logistics are correct and that we, as neighbors, do support him in this agenda.

WILLIAM MCCURDY II
All right, thank you.

DANIELLE HOLLIDAY
Thank you.

WILLIAM MCCURDY II
Is there anyone else that would like to come forward at this time?

DENISE ROBERTSON
My name is Denise Robertson, and I live at 1990 Liston Avenue, and I do not support this. I think it's fine to make the subdivision, the access down Liston, however, Commissioner Kirkpatrick and I have spoken about this several times. We just had a Corn Maze. And we had, can you zoom out on this at all, so you can see the access to this road? All right, can you zoom out on the aerial view? Oh, you can't?

Okay, so the access to Liston comes down our road. It is a road that has been accessed by Logandale Trails. And it goes down our road and connects to Pioneer Road. The only thing that I would object to is filtering more traffic down our road. That's the only thing that I would object to. In terms of the access to this road is off of Moapa Valley, Boulevard down Liston across the railroad tracks and then Tank Road, that's the only reason that I would object to it, because we don't have an access. The access on Liston to Logandale Trail is the access on Liston to the Corn Maze was always to be a temporary access. The permanent access was supposed to be on Whipple. We haven't recognized or realized that, but yet we're still filtering traffic down Liston Road by subdivision of lands or by changing land use.

Recently this Commission just changed 100 acres of agricultural to a commercial use via a use permit. And all of that traffic filtered right down our road, 334 cars one way, 334 cars the other way. It's a road that is a primitive road. There's no sidewalk, curb, and gutter. It's just literally the end of the pavement and then six feet to our fence. So, the amount of traffic, if we could limit it down that road is what we're looking for, is what I'm looking for. But as far as your subdivision goes, I think it's insignificant. It would be two people a day, not 300. So, thank you.

WILLIAM MCCURDY II
All right, thank you. Is there anyone else? Seeing no one else we'll close the public comment and turn over to Commissioner Kirkpatrick.

MARILYN K. KIRKPATRICK
Thank you, Mr. Chairman. So, I agree you shouldn't have to do off-sites and all that other stuff. But I do want to clear up the record a little bit because we gave a temporary special use permit, and I know it's not your application, but because it was brought up, and I've tried to address it in emails, and I've tried to do all that and it falls on deaf ears, I suppose, but we, and it's apples and oranges, but at the same time it impacts this area. So, I want to talk about this little area of what's coming.

So, one, we received a FLAP (Federal Lands Access Program) Grant, which we've been working on for four years, to pave Pioneer as a whole because we've had so many complaints about the dust coming forward. We had to wait somewhat because Chris Angel's property, he wanted a piece of land that I didn't own that I couldn't give him, so we had to redesign, and do that. So, we are trying to address the dust as a whole.

Two, we approved a Temporary Special Use Permit for one time to see if, one, we could have another access available to see what the impact was on the community. And we recognized that there was going to be an impact on the community, which is why three neighborhood meetings were held, which is why we allowed for one year. So, we are working to address that issue that I do think that the Corn Maze folks have worked pretty hard to address every light condition, all those other things, but there's work to do. But this Commission did not change all that agricultural for the long term, it's one time, it was one time to see what it works. And 90% of the kids that live out there, work at that Corn Maze, so we're trying to ensure that other things.
We have talked to the BLM about the access on Liston to Logandale Trails, they're aware it's an issue. We do have a BLM right-of-way patent. So, people can go that way. It's on purpose, so that people have access to the BLM stuff. And I'm sorry Mr. Hardy that you're getting drug into this. But this is daunting because I don't like being told that I don't understand the town, because I understand your town more than people think. I spend a lot of time out there, I just am not at the local grocery store every day, right? And we are trying to better that area and allow for some of that economic development.

I said this was not the proper place to have this conversation because it's not on the agenda, but I'm circling it in and the attorney's going to poke me in the eyeballs here in a couple of seconds. But that being said, I just wanted to be clear, though, so what happens to us is we subdivide and I understand why you're subdividing, and rightfully so, because crazy enough throughout the town we have people coming together on their properties so they can save on the tax piece. And we understood this always could be a one-house person because the zoning wouldn't allow an actual subdivision. But that's our terms that we use at Clark County.

I do, at some point, want to do a transportation, what's it called, Antonio, it's a transportation update?

ANTONIO PAPAZIAN
Commissioner, it'd be to update the Transportation Element because Tank Road is on the Transportation Element. And because it's on the Transportation Element, even though it appears it goes nowhere, we have to ask for dedication. And I would rather not ask for dedication to a road that doesn't go anywhere.

MARILYN K. KIRKPATRICK
We don't want your road; we want you to keep it. But there's a process. And I have a couple other ones. I think Sharon Street is another one, and I think there are a couple other things that we want to look at in the area. And we also actually had someone that built in our right-of-way, their home, and we don't want them to have to tear that down, either. So, we do want to do a Transportation Element at some point. So hopefully you would work with us to update that.

But until then I have to leave the easement on this application, correct, JaWaan or no? Or can I say, until such time that a transportation map is updated? So that you could move forward in the event that you decide to build tomorrow, right?

JAWAAN DODSON
That's correct, Commissioner.

MARILYN K. KIRKPATRICK
But we want to do that. But I also want to caution that this will never be on our paving list because we don't want to pave it. You don't want to pave it. And there's such a small amount of dollars. Is there some basic paving that he has to do, though? I think with the subdivision that you're required; I feel like we worked with Mr. Lyman on a similar situation. Is there some basic something that he has to do for asphalt or something there? No?

ANTONIO PAPAZIAN
No Commissioner. They're outside of the PM-10 requirements.

MARILYN K. KIRKPATRICK
Oh, okay.

ANTONIO PAPAZIAN
So, they could get a waiver for the asphalt, waiver for the off-sites. Just for my clarification, talking to Rob, is that direction for me to amend the Transportation Element on Tank Road?

MOTION

MARILYN K. KIRKPATRICK
I want to do a couple of them at the same time so that we can address some of the traffic issues. But you guys got to be nice to us out there, when we come with the Transportation Element, you're not nice to us. So, we're trying to help.

So, with that, long way around, we make a motion for approval allowing the two waivers that you've asked for.

BRYCE HARDY
Thank you.

WILLIAM MCCURDY II
All right, there's a motion for approval. Cast your vote.

MARILYN K. KIRKPATRICK
And it's clear that he has to give the easement until such time that map is done, correct?

ANTONIO PAPAZIAN
Commissioner, so because you're going to add a few things, it seems like to the amendment of the update we'll –

MARILYN K. KIRKPATRICK
In that general vicinity, yeah.

VOTE

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

BRYCE HARDY
Thank you.

MARILYN K. KIRKPATRICK
Okay.

(Companion Items 24 and 25)

24. WS-24-0511-KOREN STRATEGIC INVESTMENTS:
AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping (no longer needed); 2) increase fill height; 3) increase retaining wall height; and 4) waive off-site improvements (curb, gutter, streetlights, and sidewalks).
DESIGN REVIEW for a proposed single-family residential subdivision on 4.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Racel Street and the west side of Sisk Road within Lone Mountain. MK/jor/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS, (COMPANION ITEM 25).

CONDITIONS OF APPROVAL –
Comprehensive Planning
- No HOA;
- Residences limited to single story homes;
- Any retaining wall over 3.5 feet in height shall be tiered or incorporate another acceptable technique to soften the appearance of the increased wall height;
- 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
- Minimum paving required along Racel Street, Sisk Road, and Meisenheimer Avenue;
- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

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

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

SAMI REAL
Next are companion Items 24 and 25.

- Item 24, WS-24-0511; amended waivers of development standards for the following: eliminate street landscaping no longer needed, increased fill height, increased retaining wall height, and waive off-site improvements, curb gutter streetlights, and sidewalks. Design review for a proposed single-family residential subdivision on 4.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Racel Street and the west side of Sisk Road within Lone Mountain.

- And then Item 25, TM-24-500109; tentative map consisting of nine single-family residential lots on 4.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay, generally located on the north side of Racel Street and the west side of Sisk Road within Lone Mountain.

WILLIAM MCCURDY II
Welcome.

STEPHANIE ALLEN
Good morning again, Mr. Chairman, Commissioners, Stephanie Allen, 1980 Festival Plaza Drive here on behalf of the applicant, Richmond American Homes. This property is located in the northwest off of Racel and Sisk Road. We are not requesting any type of zone change or a plan amendment. It is simply a conforming application to the RNP and the RS20 development. Richmond is proposing half-acre lots with all one-story homes on the property. And we very much appreciate Staff and Town Board's recommendation on this application.

The one waiver that Staff is not supporting is our request to not do the full off-site improvements because this area is very rural, in nature. We have nine lots. You can see this is the layout, with three of the homes fronting onto Meisenheimer. At our neighborhood meeting, this was originally flipped and the neighbors asked us to move the homes that would front onto Meisenheimer instead of Racel, which is to the south. And then we have a cul-de-sac with six homes on the southern portion of the property.
The Waiver Number 1 is no longer needed. Waivers 2 and 3 are with respect to the fill and the retaining wall. We're simply asking for a half-a-foot additional beyond what the code allows and that's mostly on this western wall.

And then the final waivers, as I mentioned, the off-sites to keep it rural, that's important to the residents in the area. And Richmond is willing to request that waiver if this Commission is willing to grant it.

The one-story homes are all of their large Robert and Rocco homes. This is 4,000 square feet. The Rocco is 3,400 square feet, roughly. And again, these are over a million-dollar homes and will be, certainly, a good addition to the area. And sticking with the rural character of the area.

So, with that said, I'm happy to answer any questions. We'd ask you to follow Staff and the Town Board's recommendation of approval, and also approve the one waiver of full off-sites, please. Happy to answer any questions.

WILLIAM MCCURDY II
All right, does that conclude your presentation?

STEPHANIE ALLEN
Yes, sir.

WILLIAM MCCURDY II
All right. This is a public hearing, is there anyone that would like to come forward at this time? Hearing and seeing none, close public hearing time, I'll turn it over to Commissioner Naft.

MARILYN K. KIRKPATRICK
How about me?

WILLIAM MCCURDY II
Oh, excuse me, Commissioner Kirkpatrick. Excuse me.

MOTION

MARILYN K. KIRKPATRICK
First, we want to thank Richmond American for building what the residents want. And half-acre single story is consistent with what's out there. So one, we're willing to waive the off-sites because no one around you has off-sites and what we don't want to create is a flooding issue in the event that we put off-sites and it moves the water different places. So, we support that.

We support you flipping the project so that now the landscaping has to be adjusted. And then, lastly, the three feet, if it's more than three-and-a-half feet, the tiered wall, or you got to do something to soften the look of it, because it won't match the existing neighborhood.
Was there anything else, Antonio? Did I get them all?

ANTONIO PAPAZIAN
You did, Commissioner. Thank you. I would like to just clarify because they are asking for the waiver of off-sites, it sounds like you're willing to support it, that they cannot waive minimum asphalt requirements.

MARILYN K. KIRKPATRICK
Oh, right,

ANTONIO PAPAZIAN
because they are inside of the PM-10.

MARILYN K. KIRKPATRICK
I tried that on the last application, but you are inside the PM-10, so, okay. All right, with that, that's my motion.

WILLIAM MCCURDY II
We have a motion by Commissioner Kirkpatrick, please cast your vote.

MARILYN K. KIRKPATRICK
Oh, can I just clarify one more thing, no, HOA.

STEPHANIE ALLEN
Yes –

MARILYN K. KIRKPATRICK
Okay.

STEPHANIE ALLEN
–we understand that.

SAMI REAL
So, Commissioner, can I clarify, did you want to add the single story as a condition, as well?

MARILYN K. KIRKPATRICK
Yep. Because they have agreed to it. So, no HOA, single story only. And then the waiver of the off-sites, the landscape, and the wall, if it has to go more than three-and-a-half, you have to soften it.

STEPHANIE ALLEN
We're fine with all of that. I just wanted to clarify, they usually have a landscape maintenance agreement just to maintain the landscaping, but it's not a full-blown HOA.

MARILYN K. KIRKPATRICK
Yep. And if you're going to put a monument sign out, you got to be consistent with everything else out there. Low lighting, all that good stuff, to keep it rural.

STEPHANIE ALLEN
Got it.

MARILYN K. KIRKPATRICK
Okay, thank you.

WILLIAM MCCURDY II
All right, there's a motion. Votes have been cast.

VOTE

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

WILLIAM MCCURDY II
Motion is adopted.

STEPHANIE ALLEN
Thank you very much. Appreciate it. And congratulations, you three on your election.

25. TM-24-500109-KOREN STRATEGIC INVESTMENTS:

TENTATIVE MAP consisting of 9 single-family residential lots on 4.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Racel Street and the west side of Sisk Road within Lone Mountain. MK/jor/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS, (COMPANION ITEM 24).

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

- Minimum paving required along Racel Street, Sisk Road, and Meisenheimer Avenue;
- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

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

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

Clark County Water Reclamation District (CCWRD)

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

SEC. 6. AGENDA ITEM

26. AG-24-900729: Discuss a potential amendment to Title 30 to address how setbacks are measured; and direct staff accordingly. (For possible action)

ACTION: HELD TO NOVEMBER 20, 2024, PER COMMISSIONER SEGERBLOM.

SEC. 7. INTRODUCTION OF ORDINANCES

27. ORD-24-900529: Introduce an ordinance to consider adoption of a Development Agreement with SCT Silverado Ranch & Arville LLC for a commercial development on 0.8 acres, generally located east of Arville Street and north of Silverado Ranch Boulevard within Enterprise. JJ/jm (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY NOVEMBER 20, 2024, AT 10 A.M. (BILL 11-6-24-1).

SAMI REAL
Next are ordinances for introduction. Items 27 through 29 are ordinances to consider an adoption of a development agreement.

- Item 27 is ORD-24-900529 for a Development Agreement with SCT Silverado Ranch and Arville, LLC for commercial development on 0.88 acres.

- Item 28, ORD-24-900546 is for a Development Agreement with Fort Apache, LTD for a multifamily residential development on 9.1 acres.

- And Item 29, ORD-24-900599 is for a development agreement with GY Properties, LLC for an office warehouse building on 21 acres.

And then Items 30 through 33 are ordinances for introduction to amend the official zoning map.

- Item 30 is ORD-24-900699, and that's for actions taken by the Board of County Commissioners on August 21, 2024.

- Item 31, ORD-24-900708 is for actions taken by the Board of County Commissioners on August 7, 2024.

- Item 32 is ORD-24-900710 is for actions taken by the Board of County Commissioners on September 18, 2024.

- And then lastly, Item 33, ORD-24-900725 are for actions taken by the Board of County Commissioners on September 4, 2024. And then also in Assessor's Books 059, 104, 140, 161, 162, 163, 164, 175, 176 and 177.

So, with that, Staff requests that you set the public hearing for Items 27 through 33 for November 20, 2024.

WILLIAM MCCURDY II
All right, we'll set the public hearing for November 20, 2024.

28. ORD-24-900546: Introduce an ordinance to consider adoption of a Development Agreement with Fort Apache, LTD for a multi-family residential development on 9.1 acres, generally located west of Fort Apache Road and south of Pebble Road within Enterprise. JJ/dw (For possible action)

    ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY NOVEMBER 20, 2024, AT 10 A.M. (BILL 11-6-24-2).

29. ORD-24-900599: Introduce an ordinance to consider adoption of a Development Agreement with G Y Properties LLC for an office/warehouse building on 2.1 acres, generally located west of Westwind Road and south of Sunset Road within Enterprise. MN/dw (For possible action)

    ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY NOVEMBER 20, 2024, AT 10 A.M. (BILL 11-6-24-3).

30. ORD-24-900699: Introduce an ordinance to amend the official zoning map, reclassifying certain properties as approved by the Board of County Commissioners on August 21, 2024. (For possible action)

    ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY NOVEMBER 20, 2024, AT 10 A.M. (BILL 11-6-24-4).

31. ORD-24-900708: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on August 7, 2024. (For possible action)

    ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY NOVEMBER 20, 2024, AT 10 A.M. (BILL 11-6-24-5).

32. ORD-24-900710: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on September 18, 2024. (For possible action)

    ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY NOVEMBER 20, 2024, AT 10 A.M. (BILL 11-6-24-6).

33. ORD-24-900725: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on September 4, 2024 and in Assessor's Books 059, 104, 140, 161, 162, 163, 164, 175, 176, and 177 the attached zone changes were approved to reclassify certain properties and amend the zoning map. (For possible action)

    ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY NOVEMBER 20, 2024, AT 10 A.M. (BILL 11-6-24-7).

PUBLIC COMMENTS

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

WILLIAM MCCURDY II
All right, this is the last time set aside for public comment. You'll be allotted three minutes, ask you to come up, please state your name for the record.

MARGARET ANN COLEMAN
Thank you. My name is Margaret Ann Coleman. I'm back here because I was trying to explain to you that $3 million and that $8 million you had given to the homeless or the Community Living Southwest of Nevada.

My home is important to me. The reason why I moved to Las Vegas is because I was trying to establish living arrangements for my family and myself. You all have given the opportunity to give my property that I have shown you the deed and I have tried to give to the Assessor's Office. I have tried giving to Schofield, and I find out that new evidence concerning Schofield is the overthrower concerning with Marilyn Kirkpatrick and the rest of their conspirators.

They have given my property to a Filipino that you guys have given Filipino Town the options to take over portion of the State and using me as a Guinea pig of taking my State Farm money of $385,000 that I'm crediting due of money stolen, items stolen due to the rip off by Mike Schofield, that is Darren Holmes. There is a partnership that's overthrowing me for 43 years of me trying to collect my worker's compensation, that is that $3 million and that $8 million.

You have, I don't know how to pronounce the first name, Y-U-E-N Bosco as 1316 Wizard owner. I'm the owner. I have given my, as I told you before, my grant deed to you.

Now, I want to also discuss the homeless matter. You guys want to improve the homeless shelter. People are suffering up in there. You haven't lived up in there. We are complaining about the toilets. We are getting bladder and kidney problems. I lived there for going on 11 days now and it's just disgusting. Not that I'm trying to overthrow my chance of not having a place to have my head off the ground, because you threw me outside, putting this gentleman, Bosco that is a Filipino, as accountant in my home to run Filipino Town using my efforts of my $3 billion, $3 million. I need my money to get out of town. I'm tired of Las Vegas. I'm tired of you people being the thieves of my life. Have overthrown me. I can't take care of my kids. Where's my children? I don't know where any of my kids, you threw one out with no shoes on and her bootie shorts. Kevin Shisler's running everything. There's Judge Leavitt.

I'm pissed off at you people. I need my money. And the key.

WILLIAM MCCURDY II
Is there anyone else that would like to come forward at this time for public comment?

DENISE ROBERTSON
So, since I made the trip from Logandale to here, I wanted to just-

WILLIAM MCCURDY II
Pleas state your name for the record.

DENISE ROBERTSON
Oh, Denise Robertson. I live at 1990 Liston Avenue in Logandale. Nevada. Since I made the trip down here, I wanted to make one more comment. Like I said, I live on Liston Avenue. The access to Logandale Trails, which is a State Park, has always been, the Liston Avenue access was always the temporary access to Logandale State Park or to Logandale Trails. The Whipple Street access was supposed to be the main access. The next time I come and make public comment, I'll bring something so that you can see. It's just on the aerial view.

However, just recently, when they held meetings about the Corn Maze, because of the distance, it's 100 acres up on the hill towards Logandale Trails. But because of the distance, none of the people on Liston Avenue, which is the access to that particular property, were notified. So, the traffic is being filtered down our road, although we were not notified or were able to give public comment about that.

So, if there is going to be public comment about that particular use permit again in the future, I would absolutely love it if we could notify everybody who's affected by it. Because that access, again, is down Liston Avenue to this particular property. But because it's more than 1,500 feet from the property, the notification of a use permit was not, we are outside of that 1,500 feet, because Liston Avenue circles around, goes through a whole parcel of BLM land, and then to this particular property. And so, because of the distance, it's a rural area, because of the distance, we were not notified about it.

I think that if we had a chance to be notified about it and knew what was coming, none of us on that road would've been surprised about the increase in traffic on that road. Thank you.

WILLIAM MCCURDY II
Thank you. All right. Oh, one more public comment. Anyone else that want public comment, we just ask that you come down at this time. Please state your name for the record.

DANIELLE HOLLIDAY
My name is Danielle Holliday. I just wanted to come up once again as I am a resident of 2110 Liston, and I was notified as a business owner and as a resident of the Corn Maze traffic. Not all the residents have the same opinion. We actually really appreciate the economy boost that we get from the Corn Maze. And so, I just wanted you to know that that is not the popular opinion of everyone on Liston Road, regarding the Corn Maze or the Logandale Trails traffic. It is a mixed opinion and I'm here to represent the other side of that. And I'm very grateful for that special use permit, for the notice that was given, and for the opportunity to host the Corn Maze and Logandale Trails in Moapa Valley. Thank you.

WILLIAM MCCURDY II
Thank you.

MARILYN K. KIRKPATRICK
Mr. Chairman. You should have at least asked Danielle to tell us the name of her pizza place because she actually does have the best pizza out there.

DANIELLE HOLLIDAY
Pirates Landing.

WILLIAM MCCURDY II
Pirates Landing it is. All right, this meeting is adjourned. Thank you.

END PUBLIC COMMENTS

There being no further business to come before the Board at this time, at the hour of 10:02 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: Tick Segerblom (Dec 5, 2024 14:45 PST)

TICK SEGERBLOM, CHAIR

ATTEST: Carl Butler for

LYNN MARIE GOYA, CLARK COUNTY CLERK

Zoning Approved Minutes 11/6/2024 for signature

Final Audit Report 2024-12-05

Created:	2024-12-04 (Pacific Standard Time)
By:	Asano Taylor (TaylorA@ClarkCountyNV.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAkNoAeJ0VKNdo1Kc5ftRf7BNXYqmMiKoh

"Zoning Approved Minutes 11/6/2024 for signature" History

Document created by Asano Taylor (TaylorA@ClarkCountyNV.gov)
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Signer tsegerblom@clarkcountynv.gov entered name at signing as Tick Segerblom
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Agreement viewed by Carl Bates (cbates@clarkcountynv.gov)
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Agreement completed.
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FILED
NOV 19 2024
CLERK

NOTICE OF FINAL ACTION
CLARK COUNTY ZONING COMMISSION
9:00 A.M., WEDNESDAY, NOVEMBER 6, 2024

LEGAL NOTICE: Following the final approval or denial of every action before the Planning Commission and/or the Board of County Commissioners, a letter indicating the action taken and the conditions under which any approval is granted will be sent to the correspondent address on the application submitted. The information herein will be filed with the Clark County Clerk, Commission Division, and serve as notice of final action for the purposes of NRS 278.0235 which marks the commencement of the twenty-five (25) day limitation period specified.

1. Public Comments.

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

3. Approval of minutes. (For possible action)

   Board of County Commissioners' Zoning Meeting minutes for 10/02/24.

ROUTINE ACTION ITEMS (4 – 10): These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda and be heard separately when directed by the Board of County Commissioners.

4. AR-24-400090 (WC-0174-16 (UC-0849-14))-MGM GRAND PROPCO, LLC:
   HOLDOVER WAIVER OF CONDITIONS SIXTH APPLICATION FOR REVIEW of a use permit for live entertainment limited to daytime hours (6:00 a.m. to 10:00 p.m.) for a recreational facility (golf driving range) with accessory retail, eating and drinking facilities, live entertainment, and other accessory uses, and structures in conjunction with a resort hotel (MGM Grand) on a portion of 102.7 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the southwest corner of Harmon Avenue and Koval Lane within Paradise. JG/bb/syp (For possible action)

   HELD - 12/04/24 - per the applicant to return to the Paradise Town Board.

5. AR-24-400106 (UC-22-0498)-RESORTS WORLD LAS VEGAS, LLC:
   USE PERMITS SECOND APPLICATION FOR REVIEW for the following: 1) a recreational facility; fairgrounds; and 3) live entertainment in conjunction with an existing resort hotel (Resorts World) on a portion of 86.9 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Genting Boulevard within Winchester. TS/tpd/kh (For possible action)

   APPROVED.
   CONDITIONS OF APPROVAL -
   Comprehensive Planning
   - **Until June 21, 2025 to review to determine if the use of the property pursuant to this application warrants an amendment to the Resorts World Development Agreement.**
   - **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

6. ET-24-400101 (UC-22-0403)-J & R PROPERTIES LAS VEGAS, LLC:
USE PERMITS FIRST EXTENSION OF TIME for the following: 1) allow trailer, recreational vehicle, and watercraft vehicle wash in an IL Zone; 2) allow trailer, recreational vehicle, and watercraft vehicle wash in the Airport Environs (APZ-2) Overlay; 3) reduce separation from residential use; and 4) waive screening of outside storage area.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gate setback; 2) alternative landscaping; 3) eliminate trash enclosure; 4) security fence location; and 5) commercial driveway standards.
DESIGN REVIEW for modifications to an existing mini-warehouse facility with outside storage of vehicles and vehicle wash on 2.7 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & APZ-2) Overlay. Generally located on the north side of Judson Avenue, 400 feet west of Nellis Boulevard within Sunrise Manor. TS/rp/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Until September 21, 2026 to commence or the application will expire unless extended with approval of an extension of time.**
- **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Compliance with previous conditions.**

7. VS-24-0277-PALM PROPERTIES, LLC:
HOLDOVER VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). TS/jor/syp (For possible action)

HELD - 11/20/24 - per Commissioner Segerblom.

8. WS-24-0276-PALM PROPERTIES, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. TS/jor/syp (For possible action)

HELD - 11/20/24 - per Commissioner Segerblom.

9. WS-24-0419-MEEKRAT HOLDINGS, LLC:
AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards (no longer needed); and 2) reduce throat depth (no longer needed).
DESIGN REVIEW for restaurant buildings on 2.12 acres in a CG (General Commercial) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Quail Avenue and the east side of Jones Boulevard within Spring Valley. MN/sd/syp (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Expunge the design review portion of ZC-22-0628;**
- **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; that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Applicant to work with Public Works - Development Review for the design of the median along Quail Avenue;**
- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 25 feet to the back-of-curb for Quail Avenue and associated spandrel;**
- **30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements and 90 days to record said separate document for the Jones Boulevard improvement project.**
- **Applicant is advised that the installation of detached sidewalks will require dedication to back-of-curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

Department of Aviation

- **Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;**
- **If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B 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.**

- **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

- **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 permits and operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.**

10. WS-24-0473-J & J INVESTPROP, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) allow modified driveway geometrics in conjunction with a developing single-family residential subdivision on 1.6 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Haven Street, 283 feet south of Ford Avenue within Enterprise. MN/jud/kh (For possible 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.**

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0145-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

NON-ROUTINE ACTION ITEMS (11 – 33): These items will be considered separately.

11. SC-24-0261-WESTERN IRA FUNDING LTD RTMT PL:
AMENDED HOLDOVER STREET NAME CHANGE to change the name of Gagnier Boulevard to Signature Boulevard (previously notified as Dynamite Drive). Generally located on the south side of Roy Horn Way and the west side of Gagnier Boulevard within Spring Valley. MN/sd/syp (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Building Department - Addressing

- **Subject to Signature Boulevard.**
- **Applicant shall be responsible for the installation of street signs, per Public Works requirements, within 60 calendar days of the approval of the application.**

12. UC-24-0436-MANNA INVESTMENT GROUP, LLC:
USE PERMIT for a vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) alternative buffering and screening; and 3) allow attached sidewalks.
DESIGN REVIEW for a vehicle wash in conjunction with an existing shopping center on a portion of 4.09 acres in a CG (Commercial General) Zone. Generally located on the west side of Sandhill Road and the south side of Desert Inn Road within Paradise. TS/sd/kh (For possible action)

HELD - 11/20/24 - per Commissioner Segerblom.

13. UC-24-0491-BUDDHAYA NANDHARAM, INC.:
USE PERMIT for a place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce parking lot landscaping; 3) alternative buffering and screening; 4) modify residential adjacency standards; 5) driveway geometrics; and 6) allow attached sidewalks.
DESIGN REVIEW for a place of worship on 2.17 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the north side of Kell Lane and the east side of Betty Lane within Sunrise Manor. MK/bb/kh (For possible 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

- **Install commercial curb return driveways per Uniform Standard Drawing 222.1;**
- **Remove on-site parking spaces along Kell Lane and Betty Lane opposite the driveways to the satisfaction of Public Works - Development Review to avoid vehicle conflicts;**
- **30 days to submit revised plans to address denial of waivers of development standards #5b through #5f and revised plans shall be to the to the satisfaction of Public Works - Development Review;**
- **Compliance with approved drainage study PW19-19387;**

- **Full off-site improvements.**

WAIVERS OF DEVELOPMENT STANDARDS #4 AND #5B THROUGH #5F WERE DENIED.

14. VS-24-0494-AAA LAND INVESTMENT, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Warm Springs Road, and between Fort Apache Road and Plushstone Street within Spring Valley (description on file). JJ/rr/kh (For possible 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

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

15. WS-24-0495-AAA LAND INVESTMENT, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) driveway geometrics.
DESIGN REVIEW for expansion of a commercial development on a 2.35 acre portion of a 4.11 acre site in a CG (Commercial General) Zone. Generally located on the east side of Fort Apache Road and the north side of Warm Springs Road within Spring Valley. JJ/rr/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;**
- **Certificate of Occupancy and/or business license shall not be issued without 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.**
- **Applicant is advised that off-site improvement permits may be required.**

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 #0415-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

16. VS-24-0504-MAK ZAK, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Agate Avenue (alignment), and between Buffalo Drive (alignment) and Monte Cristo Way within Enterprise (description on file). JJ/rr/kh (For possible action)

APPROVED.
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

- **Right-of-way dedication to include 45 feet to the back-of-curb for Pebble Road and associated spandrels;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**

Fire Prevention Bureau

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

17. WS-24-0505-MAK ZAK, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce lot sizes; 3) alternative Neighborhood Protection (RNP) Overlay standards; 4) increase retaining wall height; 5) increase fill height; 6) increase driveway width; and 7) curb type.
DESIGN REVIEW for a single-family residential development on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Pebble Road, 300 feet west of Monte Cristo Way within Enterprise. JJ/rr/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Waiver of development standards #1 does not apply to Lots 4 through 6 which front Pebble Road;**

- **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 Pebble Road and associated spandrels;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **Circular driveways, or on-site turnarounds, must be provided for all lots along Pebble Road;**
- **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

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0215-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

18. TM-24-500106-MAK ZAK, LLC:
TENTATIVE MAP consisting of 9 single-family residential lots on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Pebble Road, 300 feet west of Monte Cristo Way within Enterprise. JJ/rr/kh (For possible action)

APPROVED.
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 Pebble Road and associated spandrels;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **Circular driveways, or on-site turnarounds, must be provided for all lots along Pebble Road;**
- **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

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0215-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

19. WC-24-400060 (NZC-22-0028)-AMH NV10 DEVELOPMENT, LLC:
HOLDOVER WAIVER OF CONDITIONS of a nonconforming zone change requiring no certificate of occupancy can be issued for any structure within this project unless and until a certificate of occupancy has been issued for the clubhouse (adjacent project to the north) for a previously approved single-family residential development on 4.90 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northwest corner of Oleta Avenue and Conquistador Street within Enterprise. JJ/rg/ng (For possible action)

HELD - 02/05/25 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

20. WS-24-0475-PANCIROV GREGORY T. & CYNTHIA M. FAMILY TRUST & PANCIROV GREGORY T. & CYNTHIA M. TRS:
WAIVER OF DEVELOPMENT STANDARDS to allow an attached sidewalk.
DESIGN REVIEW for an office/warehouse building on 0.98 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Martin Avenue, 730 feet east of Valley View Boulevard within Enterprise. MN/lm/kh (For possible 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;**
- **Full off-site improvements.**

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.**
- **Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0299-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

21. WS-24-0484-MARQUEZ FAMILY TRUST ETAL & MARQUEZ, CHRISTIAN & GABRIELA TRS: WAIVER OF DEVELOPMENT STANDARDS for off-site improvements (streetlights, curb, gutter, and sidewalk) in conjunction with a single family subdivision on 2.07 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Eldorado Lane and the east side of Placid Street within Enterprise. MN/nai/kh (For possible 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

- **Install a 5 foot wide detached asphalt pathway along Eldorado Lane and Placid Street to the satisfaction of Public Works - Development Review;**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0401-2023 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.**

22. WS-24-0488-SOUTH PAW RESORT CENTER, LLC:
WAIVER OF DEVELOPMENT STANDARDS for an alternative landscape buffer.
DESIGN REVIEW for site modifications for a previously approved kennel (dog daycare and boarding) with retail on 0.89 acres in an IP (Industrial Park) Zone. Generally located on the north side of Pyle Avenue and the east side of Ullom Drive within Enterprise. JJ/lm/kh (For possible 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.**

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 #0128-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

WAIVER OF DEVELOPMENT STANDARDS #1B WAS DENIED.

23. WS-24-0489-HARDY MAURICE W. & ANN REV LIV TR & HARDY MAURICE W. & ANN TRS: WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) full off-site improvements; and 2) paved legal access for a proposed minor subdivision map on 2.07 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Tank Road, 380 feet west of Pioneer Road within Moapa Valley. MK/lm/kh (For possible 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; that compliance with Hillside standards per 30.04.05K is required with future development; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Coordinate with the Division of Air Quality for dust control;**
- **Execute a Restrictive Covenant Agreement (deed restrictions);**
- **Applicant is advised private easement is to remain as Public Works amends the Transportation Element.**

Clark County Water Reclamation District (CCWRD)

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

24. WS-24-0511-KOREN STRATEGIC INVESTMENTS:
AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping (no longer needed); 2) increase fill height; 3) increase retaining wall height; and 4) waive off-site improvements (curb, gutter, streetlights, and sidewalks).
DESIGN REVIEW for a proposed single-family residential subdivision on 4.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Racel Street and the west side of Sisk Road within Lone Mountain. MK/jor/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **No HOA;**
- **Residences limited to single story homes;**
- **Any retaining wall over 3.5 feet in height shall be tiered or incorporate another acceptable technique to soften the appearance of the increased wall height;**

- **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

- **Minimum paving required along Racel Street, Sisk Road, and Meisenheimer Avenue;**
- **Drainage study and compliance;**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

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

25. TM-24-500109-KOREN STRATEGIC INVESTMENTS:
TENTATIVE MAP consisting of 9 single-family residential lots on 4.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Racel Street and the west side of Sisk Road within Lone Mountain. MK/jor/kh (For possible action)

APPROVED.
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

- **Minimum paving required along Racel Street, Sisk Road, and Meisenheimer Avenue;**
- **Drainage study and compliance;**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**

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

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

Clark County Water Reclamation District (CCWRD)

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

AGENDA ITEM

26. AG-24-900729: Discuss a potential amendment to Title 30 to address how setbacks are measured; and direct staff accordingly. (For possible action)

HELD - 11/20/24 - per Commissioner Segerblom.

ORDINANCES – INTRODUCTION

27. ORD-24-900529: Introduce an ordinance to consider adoption of a Development Agreement with SCT Silverado Ranch & Arville LLC for a commercial development on 0.8 acres, generally located east of Arville Street and north of Silverado Ranch Boulevard within Enterprise. JJ/jm (For possible action)

INTRODUCED - public hearing 11/20/24.

28. ORD-24-900546: Introduce an ordinance to consider adoption of a Development Agreement with Fort Apache, LTD for a multi-family residential development on 9.1 acres, generally located west of Fort Apache Road and south of Pebble Road within Enterprise. JJ/dw (For possible action)

INTRODUCED - public hearing 11/20/24.

29. ORD-24-900599: Introduce an ordinance to consider adoption of a Development Agreement with G Y Properties LLC for an office/warehouse building on 2.1 acres, generally located west of Westwind Road and south of Sunset Road within Enterprise. MN/dw (For possible action)

INTRODUCED - public hearing 11/20/24.

30. ORD-24-900699: Introduce an ordinance to amend the official zoning map, reclassifying certain properties as approved by the Board of County Commissioners on August 21, 2024. (For possible action)

INTRODUCED - public hearing 11/20/24.

31. ORD-24-900708: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on August 7, 2024. (For possible action)

INTRODUCED - public hearing 11/20/24.

32. ORD-24-900710: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on September 18, 2024. (For possible action)

INTRODUCED - public hearing 11/20/24.

33. ORD-24-900725: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on September 4, 2024 and in Assessor's Books 059, 104, 140, 161, 162, 163, 164, 175, 176, and 177 the attached zone changes were approved to reclassify certain properties and amend the zoning map. (For possible action)

INTRODUCED - public hearing 11/20/24.

PUBLIC COMMENTS

Comments by the General Public regarding any items not listed on the agenda as posted. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda.

togetherforbetter

Board of County Commissioners

Clark County, Nevada

Tick Segerblom, Chair
William McCurdy II, Vice Chair
Jim Gibson
Justin Jones
Marilyn K. Kirkpatrick
Ross Miller
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 20, 2024:

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 Click or tap here to enter text. a.m. by Chair Segerblom with the following members present:

Commissioners Present:	**Absent:**
Tick Segerblom, Chair	None
William McCurdy II, Vice Chair	
Jim Gibson	
Justin Jones	
Marilyn K. Kirkpatrick	
Ross Miller	
Michael Naft	

Commissioner Miller exited the meeting following Item 40 presentation.

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

SEC. 2. PUBLIC FORUM

1. Public Comment

ACTION: NO ACTION WAS TAKEN BY THE BOARD.

TICK SEGERBLOM
Good morning. This is the County Commission Zoning Meeting on Wednesday. Ms. Real.

SAMI REAL
So good morning, Commissioners. Before we start today's meeting, Commissioner Naft wishes to say a few words about George Garcia, longtime land use consultant, who sadly passed away on October 26 of this year. So, Commissioner Naft?

MICHAEL NAFT
Yeah. Thank you, Sami.

George had become a fixture of this Chamber: of J.C. Garcia, Inc. He passed away, as Sami said, on October 26 very suddenly after a short battle against an aggressive lymphoma.

George founded J.C. Garcia in 1995. The firm is an internationally recognized leader in commercial real estate in Southern Nevada. George had 26 years of local government planning experience, serving for five years as the Planning Director for the City of Henderson. In addition to his personal successes, George was an animal lover who actively supported local rescues and shelter groups.

In his honor, his family, including his children, Melissa, Jordan and Chris, and Melissa and Chris I believe are here with us today, they've created the George C. Garcia Lymphoma Foundation to provide diagnosed lymphoma patients in southern Nevada with access to care and education.

I know, like all of us here, worked closely with George, as did many in the audience today and we're thinking, Melissa, of you and your whole family at this hard time. But always look forward – we know how proud George was, Melissa, to work with you and of your brothers and we're glad that you're here to continue in his legacy in the work that he spent his career on, planning and preparing for the future growth of Southern Nevada. Thank you, Ms. Real.

SAMI REAL
So, with that, we will begin today's meeting. So, the first item on the agenda is public comment.

TICK SEGERBLOM
This is the first period for public comment and anyone wishing to speak on an item on the agenda, please come forward and you have up to three minutes. Identify the item you're speaking on.

MARGARET ANN COLEMAN
Yes, this is – my name is Margaret Ann Coleman, C-O-L-E-M-A-N. This is concerning the agenda approval and it held and did items deleted.

This is concerning the program for the housing over at – on Las Vegas across from the funeral department. This place here has $3 million that is credited due for my living arrangements. It's needing a lot of repairs and fixtures of that nature that I have views because I've been over there. Now I asked to be moved out due to the fact I am credit to be indoors and not on the ground or sleeping in that facility. They put me on navigation. You give me no credibility to maintain my own living arrangements. You want to take medication when you go in. You want to wheel and deal over that navigation in order to get your assistance. That is another default.

You made a statement concerning the people at the shelter. If they don't do right, they be arrested and put in jail. People being homeless due to the fact you all locked us outside with the constables. The Lopez and the Delregados have placed me in a situation of being locked out at 1316 Wizard and putting in Filipinos to, as you know, you open up a town section for them to live. Black people don't have that. You haven't given us that. I had Mormon Manor. You put each one of them and they are in that shelter. And they're talking about me, scorning and desecrating me every day.

I had an attorney called Attorney Welch that went to Florida that was – he was eight-balled it just for representing me to get my money. And from then on, I had been getting scorned and desecrated and never been able to collect. I'm needing you to cut me a check. Let me go. I help you, now help me. I need a car. I need to handle my own affairs. I'm 73 and I'm an adult and I would like to act that way. Thank you.

TICK SEGERBLOM
Thank you. Anyone else here wishes to speak – you want to come up on 55?

CARLOS IBARRA
Good morning, Commissioners. My name is Juan Carlos Ibarra, I-B-A-R-R-A. Me and my brother, we are a small developer here in Las Vegas and we support Item 55 proposed by Mr. Tick Segerblom. And it currently impacts our business. And again, we support Item 55. Thank you very much.

TICK SEGERBLOM
Thank you. Anyone else here wishing to speak? Seeing no one, well oh wait, here we go.

LEE DUSBABEK
Are you going to have public input after each one of these?

TICK SEGERBLOM
Yes. But also, but – I'm sorry, Sami. What were the three? There's three that have been –

SAMI REAL
So, Commissioner, we received a request to speak on Items 32, 33 and 34. Those items have requested to be held until December 4, 2024. I'll read those in next. So, if there's somebody here who wants to speak on Items 32, 33, 34, they can do so now during the public comment period or they can come back on December 4.

TICK SEGERBLOM
Yeah. So, you're welcome to speak now since you came all the way down there. So, thank you.

ROSS MILLER
It's in my district. So, I just wanted to let you know that it's undergoing a design change. So, some of you make comments may be relevant, some may not. But if you want to contact my office after the meeting, we'd be happy to discuss it with you as well. But look forward to listening to your comments this morning.

TICK SEGERBLOM
Well, you have to state your name and spell your last name for the record.

LEE DUSBABEK
Lee Dusbabek, 9355 Helena Avenue.

TICK SEGERBLOM
Thank you.

LEE DUSBABEK
Twenty-five years ago, I happened to be a member of the Lone Mountain Citizens Advisory Council when at that time you, the County and the City, came together in the same room and agreed to and signed a contract for the Rural Preservation Zone. And you promised us, the residents and everybody on TV watching here that's in the County, that you would uphold this. As you can tell, those three items are asking for waivers of all the things that you promised us. I'd just like to input that so you can consider it when you do vote. And was it December 9?

SAMI REAL
December 4.

LEE DUSBABEK
December 4. All right.

TICK SEGERBLOM
But also do you want to speak to Mr. Miller's staff? Are they – okay.

LEE DUSBABEK
Okay. So, I'll just contact him directly?

TICK SEGERBLOM
Yes.

LEE DUSBABEK
All right, thank you.

TICK SEGERBLOM
Thank you. Anyone else here wishing to speak?

CALVIN KOEHLER
My name's Calvin Koehler. I live at 9375 West Craig Road, and I'd like to speak on 32, 33 and 34 also.

The agreement he's talking about was between the City and the County on December 21, 2016, where they agreed to this. And then again on the 2021, Title 30 was passed by this Committee, which made it a Rural Estates area.

I'm only going to present two quick things. These are pictures of the development by Mr. Templeton that's up above my house in the same area. I'm not quite sure how he got in so many houses in such a small area, but this is a picture of what they look like and what the development he plans on making is going to look like. And this is a picture of the homes that exist there now and what they look like.

My neighbors have chickens, gardens, horses. There's actually a park on Lone Mountain for horses. That's what this area was developed for. It's what this Committee approved that development for. They're slowly chipping away on this and trying to make it Las Vegas City. And that's fine. If I wanted to live in Las Vegas City, I can afford to live in Las Vegas City. But I chose to live in Clark County. Reason behind that was so that I could have chickens, horses, gardens. If we allow this to happen now, it'll continue, and we might as well not even have Title 30. I thank you for your time.

TICK SEGERBLOM
Thank you. And I'm sorry, could you spell your last name?

CALVIN KOEHLER
Koehler. Koehler. It's K-O-E-H-L-E-R.

TICK SEGERBLOM
Great. Thank you.

CALVIN KOEHLER
Would you like to look at these pictures?

TICK SEGERBLOM
You could hand them to – here, right here.

CALVIN KOEHLER
Okay. Picture Number 1 is the development that's in existing above my place in the same area. And Picture Number 2 is normal homes in that area. They're not even close. Thank you.

TICK SEGERBLOM
Thank you.

CALVIN KOEHLER
Thank you for your time.

LUIS GUTIERREZ
Hello. Luis Gutierrez, 7500 West Lake Mead Boulevard here in Las Vegas. I also live in that general area. Regarding 33 and 34, why were we not notified about the extension or change of plans? Are we not communicating or is this – I would like some answers.

TICK SEGERBLOM
I'm sorry we can't – during public comment, we don't respond. But if you want to stick around –

LUIS GUTIERREZ
Well, for the public that's sitting here, we should have been notified of the extension. And also, just for the record, I'm not happy with the development.

TICK SEGERBLOM
Anyway, if you'll leave your name and number, we'll have Commissioner Miller's Office reach out to you.

LUIS GUTIERREZ
Are we going to be notified by mail?

TICK SEGERBLOM
I'm not sure. Sami?

ROSS MILLER
We just moved it this morning so there was no opportunity to let you know because they just put in the new design plan. So, we're moving it to December 5 – December 4, so you can come at that time.

LUIS GUTIERREZ
So hopefully we're not going to start playing these games with extensions and so people get all confused here. Because it may trigger worse than better. That's all.

TICK SEGERBLOM
All right, thank you. Anyone else here?

RUTH RIOS
Good morning. My name is Ruth Rios and I'm here with Dimas Gonzalez. My name is R-U-T-H R-I-O-S. His name is Dimas, D-I-M-A-S Gonzalez, G-O-N-Z-A-L-E-Z, on Item Number 22 that is being held.

Because we took the opportunity to come, we would like to speak just a little bit about it. We understand that it's being held. However, we want to address it. For the most part, we have taken care of all these items.

The only one that is remaining is the shipping containers in which we're going to be using license to make the structure of the house. We just want to make sure that we let you guys know that we are willing to comply with everything, but we are asking that at least the shipping containers, you guys allow us to keep it there since we're going to be using them for the construction of the house.

We are at this point just waiting for the grading plan to hopefully be approved within this month. And that's pretty much what we're asking. We have no more animals there because we do understand that we need to be living there to keep our animals there. There's no more selling any hay. Even though we had the permit, we didn't have the permit for the property, so we removed everything. So completely right now the lot is practically empty with the exception of the shipping containers that we are asking that you guys help us out with that.

WILLIAM MCCURDY II
We thank you for coming out today. While we can't go back and forth, we ask that you hang tight, or you wait for my office to reach out to you, and we'll be following up on some of the items that were in violation of the Code prior to this meeting. After this meeting. Excuse me. Is that okay?

RUTH RIOS
Say that again? I'm sorry.

WILLIAM MCCURDY II
My office will reach out to you afterwards.

RUTH RIOS
Okay.

WILLIAM MCCURDY II
Thank you.

RUTH RIOS
Thank you.

TICK SEGERBLOM
Thank you both. Anyone else here wishing to speak? Seeing no one, we'll close the – oops, here we go.

JEANALIN REHM
My name's Jeanalin Rehm. Good morning, guys. And this is Scott Rehm, and we are for Item 23 and we are asking for a home occupation, stable, livestock and to up our house count for household pets. And we are offering cow cuddles, and we wanted to –

TICK SEGERBLOM
Is this one, excuse me –

SAMI REAL
So, Commissioners, this item is actually off of the routine. So, we will hear this one.

TICK SEGERBLOM
This one is going to be heard if you want to stick around and-

JEANALIN REHM
Oh, okay.

TICK SEGERBLOM
– hear when the item is coming in.

JEANALIN REHM
Okay. All right.

TICK SEGERBLOM
Great. Thank you.

JEANALIN REHM
Sorry.

TICK SEGERBLOM
Sorry, we get a little confused. All right. Seeing no one else, we'll close the public hearing and ask Ms. –

SEC. 3. AGENDA

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

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 4, 2024, Zoning Meeting: Item 32, VS-24-0509; Item 33, WS-24-0510; and Item 34, TM-24-500108.
- Hold to the December 18, 2024, Zoning Meeting: Item 21, UC-24-0436; Item 22, UC-24-0460; Item 26, VS-24-0457; Item 27 WS-24-0456; and Item 28, TM-24-500096.
- Hold to the January 22, 2025, Zoning Meeting: Item 43, WS-24-0526.
- And hold till the February 19, 2025, Zoning Meeting: Item 4, which is SDR-24-0334: and Item 5, DR-24-0335.

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 4, 5, 21, 22, 26, 27, 28, 32, 33, 34, and 43, the agenda stands ready for your approval.

Additionally, just to put it on and request the Commissioners, Commissioner Miller needs to leave early today and requests that his items be taken out of order and those items are Item 23 and Item 40.

MOTION

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

TICK SEGERBLOM
There's a motion to approve the agenda. Cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes.

3. Approval of minutes. (For possible action)

SAMI REAL
The third item on the agenda is the approval of minutes. The minutes of the October 16, 2024, Zoning Meeting are ready for approval.

MOTION

WILLIAM MCCURDY II
Move approval of the minutes.

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

VOTE

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

TICK SEGERBLOM
That motion passes.

SEC. 4. ROUTINE ACTION ITEMS 4 THROUGH 17

SAMI REAL
Next are the Routine Action Items which consist of Items 4 through 17, except items previously deleted. These items may be considered together in one motion and are subject to the conditions listed with each agenda item.

In addition, staff has the following request: Item 9 for UC-24-0521, add a Public Works condition to read: a license and maintenance agreement for any non-standard improvements within the right-of-way along Las Vegas Boulevard South if required by Public Works Development Review.

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

WILLIAM MCCURDY II
Chair, I move to approve the Routine Action Items with the recommended changes read into the record.

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

VOTE

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

TICK SEGERBLOM
That motion passes.

4. SDR-24-0334-MGM RESORTS LAND HOLDINGS II, LLC
HOLDOVER SIGN DESIGN REVIEW for modifications to an approved comprehensive sign plan for a resort hotel (Bellagio) on 76.63 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO FEBRUARY 19, 2025, PER THE APPLICANT. APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA).

5. DR-24-0335-BCORE PARADISE, LLC:
HOLDOVER DESIGN REVIEW for an expansion and modification to an existing resort hotel (Bellagio) on 85.77 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO FEBRUARY 19, 2025, PER THE APPLICANT. APPLICANT IS ADVISED THAT RE-NOTIFICATION FEES ARE REQUIRED PRIOR TO THIS ITEM BEING PLACED ON THE AGENDA).

6. ET-24-400107 (UC-20-0288)-WTML WARM SPRINGS, LLC:
USE PERMIT SECOND EXTENSION OF TIME for a cannabis establishment (retail cannabis store).
DESIGN REVIEW for a retail building for a cannabis establishment on 0.9 acres in a CG (Commercial General) Zone. Generally located on the south side of Warm Springs Road, 480 feet east of Haven Street within Enterprise. MN/mh/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until August 19, 2026 to obtain valid business license for retail cannabis store or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

7. WC-24-400111 (ZC-1965-04)-WIGWAM-PARVIN LIMITED PARTNERSHIP:

WAIVERS OF CONDITIONS of a zone change requiring the following: 1) a 45 foot setback on Las Vegas Boulevard South; 2) 20 foot minimum setback along all other street frontages; and 3) 20 foot wide landscape buffer with medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area and a detached sidewalk along Las Vegas Boulevard South unless prohibited by NDOT in conjunction with a proposed multi-family residential development on 9.23 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Jo Rae Avenue within Enterprise. MN/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

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 #0290-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

8. VS-24-0520-WIGWAM-PARVIN LIMITED PARTNERSHIP:

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

ACTION: APPROVED WITH CONDITIONS.

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, 100 feet for Las Vegas Boulevard South, 25 feet to the back-of-curb for Giles Street and associated spandrels;
- 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 Pyle Avenue improvement project, 90 days to record said separate document for the Pyle Avenue improvement project;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, dedication to back-of-curb, 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.

9. UC-24-0521-WIGWAM-PARVIN LIMITED PARTNERSHIP:

USE PERMIT to allow a multi-family residential development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) alternative driveway geometrics.

DESIGN REVIEW for a proposed multi-family residential development on 9.23 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Jo Rae Avenue within Enterprise. MN/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without 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

- A License and Maintenance Agreement for any non-standard improvements within the right-of-way along Las Vegas Boulevard South, if required by Public Works -Development Review;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include, 100 feet for Las Vegas Boulevard South, 25 feet to the back-of-curb for Giles Street and associated spandrels;
- 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 Pyle Avenue

improvement project, 90 days to record said separate document for the Pyle Avenue improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way, dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Clark County Water Reclamation District (CCWRD)
- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0290-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

10. ZC-24-0518-USA:
ZONE CHANGE to reclassify a 5.55 acre portion of 58.7 acres from an IH (Industrial Heavy) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-70) Overlay. Generally located on the northwest side of Las Vegas Boulevard North and the north side of Nadine Petersen Boulevard within the Northeast County Planning Area (description on file). MK/rg (For possible action)

ACTION: APPROVED.

11. ORD-24-900529: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with SCT Silverado Ranch & Arville LLC for a commercial development on 0.8 acres, generally located east of Arville Street and north of Silverado Ranch Boulevard within Enterprise. JJ/jm (For possible action)

ACTION: ADOPTED (ORDINANCE 5189).

12. ORD-24-900546: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Fort Apache, LTD for a multi-family residential development on 9.1 acres, generally located west of Fort Apache Road and south of Pebble Road within Enterprise. JJ/dw (For possible action)

ACTION: ADOPTED (ORDINANCE 5190).

13. ORD-24-900599: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with G Y Properties LLC for an office/warehouse building on 2.1 acres, generally located west of Westwind Road and south of Sunset Road within Enterprise. MN/dw (For possible action)

ACTION: ADOPTED (ORDINANCE 5191).

14. ORD-24-900699: 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 August 21, 2024. (For possible action)

ACTION: ADOPTED (ORDINANCE 5192).

15. ORD-24-900708: 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 August 7, 2024. (For possible action)

ACTION: ADOPTED (ORDINANCE 5193).

16. ORD-24-900710: 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 September 18, 2024. (For possible action)

ACTION: ADOPTED (ORDINANCE 5194).

17. ORD-24-900725: 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 September 4, 2024 and in Assessor's Books 059, 104, 140, 161, 162, 163, 164, 175, 176, and 177 the attached zone changes were approved to reclassify certain properties and amend the zoning map. (For possible action)

ACTION: ADOPTED (ORDINANCE 5195).

SEC. 5. NON-ROUTINE ACTION ITEMS 18 THROUGH 61

18. CP-24-900629: Conduct a public hearing, adopt the Flood Control Master Plan Update, and authorize the Chair to sign a Resolution amending the Plan. (For possible action)

ACTION: ADOPTED (RESOLUTION NO. 11-20-24-1).

SAMI REAL
All right. So, returning back to Item 18.

Item 18 is CP-24-900629. Conduct a public hearing, adopt the Flood Control Master Plan Update and authorize the Chair to sign a Resolution amending the plan. Commissioners, this is an update to the Flood Control Master Plan. Steve Parrish is here to give a brief presentation.

TICK SEGERBLOM
Good morning, Mr. Parrish. Two times in one week.

STEVEN PARRISH
I know, this is a record for me. Good morning, Mr. Chair, members of the Board. For the record, Steven Parrish, General Manager and Chief Engineer of the Clark County Regional Flood Control District.

I'm here today to present a master plan update for the Clark County outlying areas. We do five different master plans throughout Clark County. This master plan is dealing with those areas outside of the Las Vegas Valley and the outlying areas. The outlying areas are shown here. There are nine different areas. These are unincorporated areas. Just townships that are listed on the left-hand side of the slide there. So, we do one master plan update for all nine of these different areas.

We are required by NRS (Nevada Revised Statutes) to update our master plans every five years. So that prompted this update. And the purpose of these updates is to add any new information that we may

develop throughout the five-year period, identify areas perhaps that maybe need additional facilities shown on the master plan. We assess progress so if facilities have been completed, they're now shown as existing and then we identify any obstacles and recommend changes. The original master plan for Clark County included this area in 1986. The last update for the outlying areas was done in 2019.

This is the steps that we follow when we update a master plan. It starts with data collection. We check with Clark County, identify any different land uses that may be present or that have changed over the last five years. We normally will look at soils data to see if any changes occurred there. With that additional information, we'll update our facility planning and we'll update our hydrology model, so we'll determine how much water is draining out of here and then we'll identify facilities to deal with that water.

We will use a cost estimating tool that we developed in 2023 and during the Las Vegas Valley Master Plan update to develop cost estimates for those facilities. Once that work's all done, we'll go to the Town Advisory Boards or the Citizens Advisory Councils to talk about their areas. We did visit all six of those Advisory Boards and Councils and all recommended approval of their areas.

We develop a report at that point in time and then we submit for adoption. So, our Board adopted this plan in September and we're now here in front of the Board of County Commissioners to get adoption from Clark County.

I'm going to quickly go through each of the nine different areas. I'm going to go through this pretty fast, but if you have any questions or concerns, please stop me and we'll talk a little bit more in depth.

- The first area is the Blue Diamond area. There is no recommended changes on the plan for this area. Right now, we're showing a levee between the wash you see there on the north side of the town and the town itself to protect it. And then an all-weather crossing for Castelia Street is also proposed.

- In Coyote Springs there's no changes recommended for the plan here as well. All of these facilities were put on the plan per the developer's request that is doing the work out here. The developer is responsible for building these facilities and so there's no anticipated funds coming from the Regional Flood Control District for this work. As it's needed, the developer will build these facilities. There's no recommended changes to the plan here.

- In Good Springs there are two changes to the plan. The first is to the Pacific Avenue Channel. This is a channel proposed along Pacific Avenue. When we went to the Town Advisory Board, they expressed some concern about this channel was actually under design at the time. They were worried about aesthetics and other things and so the County has backed off on that design a little bit to address the Town Advisory Board's concerns. They may come back at a later time and continue the design after working with the Town Advisory Board.

  Also, there was a change to the alignment for the outfall of a proposed detention basins along the south side of the Town to better match existing conditions.

- In Indian Springs, no changes proposed to the plan here. There's an existing detention basin and levee on the west side of Indian Springs. It's already built. There's a proposed facility that takes flows from the south around the west side of Indian Springs and up to US-95. No changes to the plan proposed with this update.

- Similarly in Gene, no changes proposed. It's kind of small to see, but there is one proposed crossing under Las Vegas Boulevard there. No changes to the plan proposed in this area.

- In Laughlin, there were a couple of changes proposed. The first is the addition of a sediment basin. This basin was needed to capture material that was washing into the storm drain that goes under Casino Drive right near State Route 163. It was difficult to keep that pipe maintained, so we're adding a sediment basin to capture that material before it enters the pipe. We adjusted the outfall for the Bridge Canyon Detention Basin to better match existing topography through there, through that area.

  And then the last change was we moved the Bridge Canyon Detention Basin to the east. You can see in the yellow hatched area there is the Avi Kwa Ame National Monument was dedicated. This detention basin was originally proposed within that area and it's very difficult to get that permitted with the new monument dedication. So, we moved it downstream, made it a little longer and added some levees to act as a catcher's mitt for that water coming out of the canyon to the west.

  And then in the south area, the southland area of Laughlin, this is down where the new bridge has been built over the Colorado River for Laughlin Boulevard. We're showing some facilities here, but no changes recommended to the plan in this location.

- In the Mount Charleston area, we are proposing some changes and some of you may recall last summer we had some pretty significant flooding on Mount Charleston as a result of Tropical Storm Hillary. Some additional facilities have been added including a channel that's upstream of Rainbow Canyon Boulevard. There's an all-weather crossing that will be built up there for that road. That's their sole access into the Rainbow Canyon area so we'll have a bridge there, but we added a channel to collect the flow and get it underneath that bridge.

  And then along Echo Road, there was an existing berm that was along Echo Road that washed out during that storm event last summer. It wasn't built to 100-year standard, so we're proposing to rebuild that structure to a 100-year standard and protect the houses along Echo Road.

- In Nelson, we do have a channel proposed in Nelson. There were no changes recommended with the update to the master plan.

- And then the last area is Searchlight area and no recommended changes to the plan here. We do have a facility under design that will – this is the facility to the west that drains down to the southwest there. We're working on acquiring right away to build that facility, so be coming out to construction here shortly.

So, this is a table of the existing values of the existing facilities on the plan. In 2019, the value was $77 million. In 2024, that value went up to $133.8 million, which is an increase of about $57 million. Most of that is due to inflation as a result of the five-year period. We've seen our cost go up significantly over the last five years. And then, if there are any facilities that were built in the last five-year period, those get added to the existing facility table.

And then in terms of proposed facilities, in 2019, the proposed facility's estimated cost was $164 million. In 2024, that went up to $294 million, which is $130 million increase. Again, mainly due to inflation over the last five years and the addition of some new proposed facilities on the master plan.

So, we're asking today that the Board recommend or find that this MPU (Master Plan Update) is the most effective structural and regulatory means for correcting existing problems of flooding within the area and dealing with the probable effects of future development and adopt a master plan for Clark County outlying areas as amendment to the Master Plan.

I'd like to thank County staff as well and Public Works for all their hard work on this update as well as my own staff, Abby, Marina, and Lily Collins for all the hard work on this update. With that, happy to answer any questions.

TICK SEGERBLOM
Commissioner Naft.

MICHAEL NAFT
Thank you, Chairman. I just wanted to thank the District, and you personally for the work you put into Laughlin. Meeting both with me and without me, meeting with residents there and businesses there and allocating such significant resources to the area, which as we learned even recently, badly needs it, is greatly appreciated. Thank you for that. Chairman, if there – there is question to my left.

MARILYN K. KIRKPATRICK
Yeah, I just have one question and only because I know everybody in Moapa, Logandale and Overton are listening. They don't fall under this, they fall under the bigger Clark County budget, correct?

STEVEN PARRISH
We actually have a separate master plan just for the Moapa Valley. I think it's due to be updated next year, so it'll be the next one we do.

MARILYN K. KIRKPATRICK
Okay, perfect. Thank you.

TICK SEGERBLOM
All right, Commissioner Naft

MOTION

MICHAEL NAFT
I move for adoption of the Flood Control Master Plan Update.

TICK SEGERBLOM
Motion by Commissioner Naft. Cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes. Thank you so much.

STEVEN PARRISH
Thank you.

19. ET-24-400110 (UC-20-0493)-5051 SLV, LLC:

USE PERMITS SECOND EXTENSION OF TIME for the following: 1) expand the Gaming Enterprise District; 2) a resort hotel; 3) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, conventions, back of house and parking structures; 4) associated accessory and incidental commercial uses, buildings, and structures; and 5) deviations from development standards.

DEVIATIONS for the following: 1) increase the height of high-rise towers; 2) encroachment into airspace; 3) reduce setbacks; 4) alternative landscaping; and 5) all other deviations as shown per plans on file.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) for non-standard improvements (landscaping) within the right-of-way; and 2) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) a resort hotel with all associated and accessory uses, structures and incidental buildings and structures; and 2) finished grade on 4.68 acres in a CR (Commercial Resort) Zone and within the Airport Environs (AE-65) Overlay. Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Russell Road (alignment) within Paradise. JG/jm/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Until August 20, 2025 to commence or the application will expire unless extended with approval of an extension of time;
- As required by NRS 278.0205 and the Development Agreement Ordinance, applicant to submit their first report, due once every twenty-four (24) months, by November 30, 2024;
- Complete construction of perimeter wall on east side of the property within 90 days;
- Enclose the site with a solid 8 foot high wood construction fence made of dimensional lumber and faced with plywood, as required in Exhibit A of the Decommissioning Plan, within 90 days; only after contractor notifies the Clark County Building Department that the project has remobilized, and construction has restarted, can the wooden construction fence be removed;
- 24 hour on-site manned security must be provided immediately and throughout the duration of the construction project.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Department of Aviation

- The applicant shall be 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 DOA;

- If the applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then it 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; the 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 will be issued until the applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA and is still valid, or a "Property Owner's Shielding Determination Statement" has been issued by the DOA;
- The applicant shall be 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 the FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; 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.

SAMI REAL

Next is Item 19, ET-24-400110 for (UC-20-0493); use permits second extension of time for the following: expand the Gaming Enterprise District, a resort hotel, public areas including the casino showrooms, live entertainment, retail center, indoor and outdoor dining, entertaining offices, conventions, back of house and parking structures. Associated accessory and incidental commercial uses, buildings and structures and deviations from development standards; deviations for the following: increase the height of the high-rise towers, encroachment into airspace, reduce setbacks, alternative landscaping and all other deviations as shown per plans on file. Waivers of development standards for the following: for non-standard improvements, landscaping within the right-of-way and alternative driveway geometrics. And then design reviews for the following, a resort hotel with all associated and accessory uses, structures and incidental buildings and structures and finished grade on 4.68 acres in a CR (Commercial Resort) Zone and within the Airport Environs (AE-65) Overlay, generally located on the east side of Las Vegas Boulevard South, 500 feet south of Russell Road alignment within Paradise.

Commissioners, I just want to add a couple things. So based on observations of site construction activities, construction has not been underway in over a year. Pursuant to the performance agreement for this project, project is deemed to be abandoned if construction is stopped for 180 days or longer and if abandoned, the applicant is to immediately commence decommissioning activities.

To address safety and security issues with an existing crane that remains on-site and a gap in a block wall on the eastern property boundary, the Department of Aviation is requesting an added condition to read: Owner is to complete construction of the security wall on the airport side of the project site, eastern property boundary, within 60 days in accordance with the previously approved design and specifications. And then additionally, they're requesting to replace their fifth condition to read that "On-site crane shall be dismantled and removed and the crane pads decommissioned within 90 days in compliance with the decommissioning plan per the performance agreement since the project has now been abandoned for more than 180 days."

Furthermore, staff recommends a review the decommissioning activities for the second meeting in February. That would be February 19, 2025, and then the required wooden fences outlined in the performance agreement also be constructed.

TICK SEGERBLOM
Good morning.

TONY CELESTE
Good morning, Mr. Chair, Town Board Members. My name is Tony Celeste, address 1980 Festival Plaza Drive here on behalf of the applicant. In the audience with me are Bill Shopoff and David Danasharouf who are the principals of the project, as well as Bill Smith who is the head of design and construction.

As you can see from the aerial, the site is about five acres located on the east side of Las Vegas Boulevard directly across the street from Bali Hai. To the northwest is the Mandalay Bay and we do share an eastern property line with the Airport.

I was here about three years ago where this Board graciously granted us entitlements to construct a brand new resort hotel. Part of those entitlements also expanded the Gaming Enterprise to this site. I'm here asking for an extension of time on this site so that we can resume construction. When you look at the extension of times, generally kinda two factors you take into consideration. One, is it still compatible with the area? And number two, what has gone on in the last few years with respect to the site or the development?

With respect to compatibility, we believe the site is more compatible than ever, especially in the last three years of what is coming in or planned to come in.

I'm blowing this out a little bit. Our site is here to the south. You can see you have the A's Ballpark and Integrated Resort hotel that is working its way through the system that is planned along Tropicana and Las Vegas Boulevard. As you go south, you do have the three tribes that have been accumulating property. While to my knowledge, nothing has been submitted with respect to any type of resort hotel, there have been publications in the news media outlets about some type of potential large-scale project.

You can see all of this is taking place not only south of Tropicana Boulevard, but importantly on the east side of Las Vegas Boulevard here. This is really the new corridor for potential development in this area. So, we think that not only have we always been compatible, but what you see, activities and developments over the recent years and moving forward that this is compatible more than ever. So, with that respect, we think we believe we still satisfy those requirements.

On the second part, as I mentioned, we've done actually substantial amount of work on the site. We have invested about $125 million into the site. There has been substantial work on the site. The work includes site grading, basement excavation, concrete pile and foundation, underground plumbing and electrical, foundational walls to grade and perimeter walls. All this activity shows that we have about 19% of the project complete and that investment dollars, as I said, is about $125 million into it.

We have a series of permits, active building permits. I outlined them all in our justification letter here, but I'll just show you the list of them here. They're ranging from foundational permits to garage structures, to the foundation to the walls, to concrete piles, everything that I just mentioned, EV chargers, grease interceptors, podium. So, all those are building permits we have and have remained active on the site.

So, as you can see, we've demonstrated that we have not just sat there and done nothing over the last several years. We have done a lot of construction, a lot of improvements to the site. Unfortunately, we did run into some financing issues. We are working to resolve that and that's why we are seeking the extension of time so that we can get back out there as soon as possible and recommence construction.

Speaking of some of the permits we have, over the last 24 hours to 48 hours, there's been a lot of different information I think that has been shared with you and that information I do think needs to provide some clarification, some context or additional background information. It had seemed to suggest that information that my client, the developer, has not been keeping the site clean, has not been keeping it orderly, has been derelict and we believe that is the furthest thing from the case here. So, by way of example, one of the things that was brought to our attention was the allegation that there was no dust control permit or that it had expired. We have provided Commissioner Gibson's office with our current dust control. As you can see right here, it does not expire until March of 2025. So, these are just some of the things I want to put on the record to make sure you understand that we are out there, we are taking care of the site and we're doing things that are necessary to advance this project.

Another thing is with respect to on-site security, this is our security agreement that we have with a third party to provide on-site security. That security is there 24/7. Right here is the contract. You can see it was executed a few years ago, but we did provide backup of the latest invoice November of this year showing the ongoing activities and on-site security that we have out there and that is part of our commitment that we made when we first came through with this entitlement process.

One of the other things that was mentioned and actually just read into the record, was about the back property line here and our security wall. As you may remember from three years ago, we had a lot of discussions and work with the Airport on how do we secure that back property line. And we came – there were conditions of approval, and we offered a very intricate design of a security wall back there that was crashproof and provided intense security along that wall. Now, there is a 35-foot wide opening as you can see there but let me give you some context on that. This was negotiated with the Airport to leave that area open for a period of time.

As you know, about a year ago, Clark County was doing public works improvement along Las Vegas Boulevard there, in front of our site and in order to limit additional truck traffic on the site, we came to an agreement with the Airport to utilize the private access road back there in order to help us not only alleviate construction traffic away from what the County was doing along Las Vegas Boulevard, but also it did help us with the backfill excavation there. That agreement, it was a written agreement right here, a temporary access permit. As you can see that was executed by our contractor, McCarthy, as well as the Airport. See right here at the end of the document is the execution of it by all the parties. Granted, this has now since expired and we have no problem with placing or filling in the rest of the wall and building it, but I think it's very important to give you context as to why that hole is on-site today. It was negotiated so that we could alleviate construction traffic on Las Vegas Boulevard as well as help us on the back portion of the site for the excavation. I understand now that that access road is closed off for most of the properties that share that property line, and we understand that, and we would ask for 90 days to be able to infill that piece of the wall.

What's interesting about that as well, this back portion of the wall, about – earlier this summer in May, June of this year, the Airport approached us because they were doing some fencing improvements on their side of the property, approached us in May or June of this year that they needed to tie into our wall with their fencing project as demonstrated by this exhibit here. We authorized them or granted them the ability to tie into our wall. The reason I bring that up is because at no point during this time period did the Airport reach out to us, or at least my understanding, reach out to us about wanting us to enclose that wall. So, we're happy to do so, but they've been out there, they've been monitoring, and we haven't had any of those course communication until just recently about the issue of that back wall. But like I said, we're going to fill that in hopefully, with this Board, if we could have it 90 days to do so. But I just again, some context on what has happened out there.

Other thing, when reading the staff report on the aviation section, you get into the FAA (Federal Aviation Administration) analysis. We have a, and the crane in particular, our crane tower is out there. It is permitted by the FAA until July 22, 2025. We have gone through those processes with the FAA and secured those approvals. There have been times where the flags, the red flags on there have deteriorated. The Airport has asked us to replace those, and we have, we have done it immediately. In fact, you can see right here correspondence again with the Airport and our general contractor on May 28, response May 28 saying the flags will be replaced the following day. So less than a 24-hour turnaround on replacing these flags so that everything is secure.

There's another reference in there about the light. The lighting on the boom seems to be dim. That is the first we have been made aware of it. We're working with our crane operator and the contractor right now and doing that analysis and that light will be changed as soon as possible, if in fact, it is dim. We are out there; we're monitoring the site, and we're working with the Airport on all these issues.

Another final point is that there was questioning whether we did have FAA approvals on the building height and the pylon. We have that until December 31, 2026. As you may recall, we initially came in with our FAA approval. We kinda had a – I'll just describe as a box that was approved and that was deemed to not be sufficient by the Airport. So, we held this item for several months so that our FAA consultant can go back and get 11 precise points on the building on the varying heights. We have gone back and renewed all 11 of those points on the building for our FAA determination of height. Those are still valid and valid until December 31, 2026. We have provided a copy of those.

So, with all that, we believe we have done a lot of work out there. It is still compatible. One of the things we are asking for obviously is an extension of time. When we submitted our first extension of time last year in October of 2023, it was our first extension and at that time you have a decision to make. You can either ask for a one-year administrative extension of time or you can ask for a two-year extension of time, which would then go through the public hearing process. We elected to do the administrative one. Had we come in with the public hearing, hopefully we would've been granted two years.

I guess where I'm going with this is we are asking technically for our second extension of time, but if we could get close to another year on the second extension of time, that'll really feel more like the first extension of time, which are generally given for two years. Gone back, looked at a lot of extension of times on the first one. The percentage of those approvals is extremely high, probably in the 99% range. So, while this is technically a second extension of time with an additional approximate one year, it really puts us still within the timeframe of that first extension of time, which is roughly two years. Like I said, we can agree with the Conditions of Approval with respect to the wall. Finishing the security wall, we'd ask for 90 days. We can also agree to the wood fencing around the property within 90 days if construction does not commence.

We agree with all of the conditions from the Airport with the exception of the last one that was read in. We would like to have the ability to have the crane remain up there. Obviously, there's going to be some reviews required of us prior to hopefully some type of extension of time that may be granted. So, at that time we'd like to provide an update as well. But considering we do have FAA approval for that crane until this summer, we would like to leave that crane up. With that, I appreciate your consideration and more than happy to answer any questions.

TICK SEGERBLOM
All right, this is a public hearing. Anyone here wishing to speak on this item? Seeing no one, I'll turn it over to Commissioner Gibson.

MOTION

JIM GIBSON
Thank you. There's been a lot of work over the past months. We've met you on behalf of your client, including phone calls and written submissions to us to keep us current on a regular basis as to the pursuit of the financing. Many of the things that you have approval for are, you've correctly stated what you have. The reality is when you abandon a project of course, and you know this, all of that goes away and that the determination today is really to establish whether or not it's abandoned in a technical way.

My concern has been that all of the questions that you've addressed have been brought to our attention and I wanted to make sure that the record was clear about them. I ask you to make sure that the dust control permit that has the year of expiration on it be repaired. Maybe you can go in and get a new one issued to you so there isn't a question about that.

I think it's important that your 24-hour manned security, you've provided our office with the evidence of security and the contract and the invoice, but it ought to be not on the Airport to notify the developer that the flag is gone. It ought to be on your client to ensure that the flag is always there. And so instead of responding immediately when you get a call about the light or the flag, please instruct your client that it's their responsibility to ensure that the light is burning brightly and that the flag is in repair.

The construction of the wooden fence is detailed in Item D of the Decommissioning Plan. I want to bring that forward so that just as it reads there, will be the current responsibility.

And so, what I'm inclined to do at this point, given that we are where we are and that we can't go on forever here. One of the things that cuts back the other way, yes, the area is ripe for development and that development has to be appropriate and has to fit within the Airport Environs and the other compatibility issues that are important to us along Las Vegas Boulevard.

But we're going to have projects that we believe are really happening. Where it appears as though the financing is all either in place or forthcoming reliably. And when you start taking a look at all of that, that puts a lot of pressure on us to not have a project that is started but can't complete itself. So, it's essential that the financing be found, in place, and that the work commence within the time I'm going to offer up as a suggestion to my colleagues. And if it's approved by a vote of the Commission, in all likelihood it is the very last extension that we'll be able to give, simply because we're trying to do everything we can do to accommodate a dressing up of the Boulevard on the east side, south of Tropicana. And I say that because it's important for you and your client to understand how tough this is, how serious this is for us as a County.

We know there are outstanding balances to be paid to contractors and subcontractors and potentially suppliers. That matters to us. We care that all of those dollars be paid in a timely way. They haven't been paid for a long time. So, it's essential that the financing efforts, we know that your folks have been working a lot, but we've got to find real success here.

And so, what I'm prepared to do is extend the special use permit, and this is my motion, for an additional nine months from today. So that will be August 20, 2025. That extension is to commence the work – recommence the work, I suppose is what I ought to say. And the application will expire unless it were extended and the likelihood of getting additional extension is remote.

The Development Agreement Ordinance requires a report that is due every 24 months. That report must be submitted by November 30, 2024, this year.

The construction of the perimeter wall on the east side needs to be completed within 90 days from today's date. The solid eight-foot wide fence that is described in more detail in the Decommissioning Plan under Item D needs to be in place within 90 days. So, it's not start building it in 90 days. It needs to be in place within 90 days.

Now there is an issue that is of concern in the area more because we don't want to have to deal with folks who don't have any business there, and it has to do with the height of the fence on the south side of the property. That problem is taken care of with an eight-foot fence. When construction recommences, you'll need to take a look at that, and our Building Department and you will have an opportunity to review how you deal with that when construction recommences. That wooden fence would need to remain in place until the construction is ready to recommence and then removed to the extent it is necessary in order to gain access to all of the property that is being developed.

Keep the security in place, and I think this is a part of what I read in your agreement, but ensure that they're every day, every shift, inspecting the whole property, not just in a trailer up on the Boulevard, but they need to be inspecting it all. For our interests, we care about anything that shouldn't be happening on the property, but we also care more than anything else about the integrity of the security on the east side of your property with the property line that is shared with the Airport. This would all be subject to the Comprehensive Planning and Public Works conditions that are in the staff report and the first four bullets enumerated in the DOA's recommended conditions. So, I'm not requiring that the crane come down.

TONY CELESTE
Thank you.

JIM GIBSON
The crane will have to come down if this doesn't work, and you'll have to have a plan to make sure that you can execute on that in the unfortunate circumstance that would require it. But for now, the crane can remain. But the maintenance of the crane, as I suggested earlier, is a must and we don't want to hear any different about that.

We have every reason to believe that there is a high level of commitment on the part of your clients, given the investment they've made up to this point, to get this refinanced and get the construction recommenced. For our part, we have all of the other pressures on us, including the integrity of the Boulevard, which is our most important street.

So that's my motion. And if it passes, I wish you the best. We remain open to conversation. We'll need regular reports to continue on the pursuit of the financing. And appreciate the good work that you've done on behalf of your clients, and the goodwill that has been exhibited by your clients as they've made decisions and agreed that this is not a two-year extension, this a nine-month extension. Do you understand what I've just indicated?

TONY CELESTE
We understand all of the conditions you've just read, and we agree with them. And I gratefully thank you for making that recommendation and working with us, not only today but previously and in the near future.

JIM GIBSON
Thank you. That's my motion, Mr. Chair.

TICK SEGERBLOM
I think that takes the record for the largest motion we've had, but very comprehensive and staff got all that. So, there's a motion, cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes.

TONY CELESTE
Thank you, I appreciate it.

TICK SEGERBLOM
Good luck.

20. UC-24-0319-VAN DIEPEN, RICHARD & KATHRYN:
USE PERMIT for an accessory living quarters.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation.
DESIGN REVIEW for existing accessory structures in conjunction with an existing single-family residence on 0.23 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Designation Overlay.
Generally located on the east side of Cochise Lane, 110 feet north of Geronimo Way within Paradise.
TS/jm/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –
Comprehensive Planning
- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time;
- Paint roof of accessory living quarter to match the roof color of the residence.
- Applicant is advised that 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.

SAMI REAL
Next is Item 20, UC-24-0319, use permit for an accessory living quarters. Waivers of development standards for the following: reduce setback and reduce building separation. And then design review for existing accessory structures in conjunction with an existing single-family residence on .23 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Designation Overlay. Generally located on the east side of Cochise Lane and 110 feet north of Geronimo Way within Paradise.

TICK SEGERBLOM
Good morning.

RICHARD VAN DIEPEN
Good morning. Good morning, Commissioners and staff. We appreciate your time today. I'm Rick Van Diepen. My last name is spelled V-A-N D-I-E-P-E-N. And I'm here with my wife, Kathryn Van Diepen. We're the homeowners at 3586 Cochise Lane.

I'm showing the site plan of our property here. During COVID, we built a casita for our mother-in-law who lives with us. And in 2021, we started designing a carport, a solar carport. We hired a design-build contractor, two different contractors to do both of those. And we designed everything to be code compliant.

We're here today because we're somewhat a victim of timing, I think. Our carport project was approved. And I have the permit here. Where'd it go? There's the approved permit for the solar carport in December 2022. So, the carport was approved, was built, and was inspected. And on final inspection at the end of September, the County told us that, "You have the wrong permit." Or told our contractor, "You have the wrong permit. You need a residential new construction permit, not just a solar structure permit." So, we resubmitted everything, paid the fees, and went through that whole process. And then during the review time in January, the Title 30 was updated, our property was rezoned, and our neighborhood was changed to a Historic Designation Overlay District. So, we're here today dealing with the planning comments, which are the final comments that we need to get resolved in order to actually get our permit after the fact, to get that approved and get the final inspection signed off.

So, the real issue here is that our existing casita, Contractor Number One, who we're still fighting with about getting a single anchor bolt special inspection approved. So that permit has expired and we're in the process of getting that done. However, the carport kicked in a problem there as well. So, the new Title 30 is evidently measured from – the problem is that the separations between the structures are less than what's approved. However, when it was designed under Title 30, the carport structure was 6 feet, 9 inches away from the house. And however, staff, and I know they're doing their job absolutely, their contention is that the setback should be measured from overhang to overhang. Which hasn't been my experience in the past. However, that's what the comment is related to.

So today we're asking for the use permit to get reissued for the casita. And also asking for waivers for the reduced setbacks between the structures, which are measured from the overhangs instead of from the buildings. So, if you see here, the existing casita is 6 feet, 10. In the previous Title 30, it was 6 feet. So, we literally went an extra foot to just play it safe. And then also in the back there is a Costco gazebo that we built ourselves, and that's 5 feet from the wall. However, from the overhangs, it's 3 feet away. So that's what we're requesting.

And also, I just wanted to say that our neighborhood, while we love it, it's a mid-century modern neighborhood, Paradise Palms. We've lived there for about 13 years now. We love it. It's very cool looking. And we know all our neighbors. There's 53 houses in our large cul-de-sac. We know almost everybody there. During construction of the carport and subsequently, we've heard nothing but rave reviews from everybody. They really like it and think it's a benefit. It makes our neighborhood look better. And they also like that it's solar and that it's going to make our whole property net-zero. And one of our neighbors even copied our paint color because they liked it so much.

So, we really did design it to be modern and simple to fit in with the neighborhood. And one of the staff recommendations for denial is that it doesn't fit in the neighborhood. So, I think that's debatable. But I do

want to just show you the carport. So, there it is. It's nice, heavy-duty steel. The gray is painted to match the gray on our trim and on the casita, so it all matches there. And you can see it's a bifacial solar. So, you can see the bottom of the panels, which collect solar from the top and the bottom. The eave at the top is eight inches, and it matches the eave and dimensions of our house.

I also wanted to point out that while our neighborhood is now considered, since January, a historic neighborhood and we're glad about that, it's definitely not uniform and it's definitely eclectic. And the other thing I wanted to point out is that of the 53 homes, there's exactly one in the middle there that I would argue did a pretty good job of integrating with the design of the house. All the rest have built in the original carports into some version of a garage, which are mostly ugly. Or they did some kind of janky aluminum wood or some other weird carport. Our next-door neighbor – where's that one? I don't have a picture of that one. Our next-door neighbor actually built theirs out of three-inch pipes. So, we're just asking for –

MOTION

TICK SEGERBLOM
Anyway, we're going to have to go out and inspect every house now. But anyway, thank you so much for your presentation. This is a public hearing. Anyone here wishing to speak on this item? Seeing no one, I'll close the public hearing. And let me say, I love the neighborhood. I don't want you to tear down a solar facility, which we all need.

But going forward, please try to match your things with the neighborhood. Your great blue that your neighbor is copying, I'm not sure how mid-century modern that is. But anyway, thank you so much for enhancing the neighborhood and continuing to make that neighborhood something we're proud of. So, with that motion, I would approve whatever it is we're trying to approve.

KATHRYN VAN DIEPEN
Carport. Setback.

TICK SEGERBLOM
Can I just move to approve the items?

SAMI REAL
Yes.

TICK SEGERBLOM
Okay, I move to approve the items. Thank you so much.

VOTE

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

TICK SEGERBLOM
That motion passed. Thank you for coming down.

21. UC-24-0436-MANNA INVESTMENT GROUP, LLC:

HOLDOVER USE PERMIT for a vehicle wash.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) alternative buffering and screening; and 3) allow attached sidewalks.

DESIGN REVIEW for a vehicle wash in conjunction with an existing shopping center on a portion of 4.09 acres in a CG (Commercial General) Zone. Generally located on the west side of Sandhill Road and the south side of Desert Inn Road within Paradise. TS/sd/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 18, 2024, PER THE APPLICANT).

22. UC-24-0460-GONZALEZ, DIMAS:

HOLDOVER USE PERMITS for the following: 1) stable (residential); 2) livestock (small); 3) livestock (medium); and 4) livestock (large).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow accessory structures prior to the principal structure; 2) reduce building separation; 3) allow a non-decorative fence in the front yard; 4) eliminate street landscaping; 5) full off-site improvements; and 6) allow 3 driveways in conjunction with proposed agricultural uses and future single-family residences on 1.47 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-65) Overlay. Generally located on the south side of Cartier Avenue and the east side of Walnut Road within Sunrise Manor. WM/dd/syp (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 18, 2024, PER COMMISSIONER MCCURDY).

23. UC-24-0536-REHM, SCOTT & JEANALIN, JULIA:

USE PERMITS for the following: 1) home occupation; 2) stable; 3) livestock (small and large); and 4) household pets.

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks on 0.48 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Westwind Road, 610 feet south of Charleston Boulevard within the Spring Valley Planning Area. RM/tpd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- 60 days to bring the on-site activities into compliance with Title 30;
- Obtain any required permits for the increase in household pets from Clark County Animal Control.
- 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.

Southern Nevada Health District (SNHD) - Engineering

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

USE PERMITS # 1 THROUGH #3 AND WAIVER OF DEVELOPMENT STANDARDS WERE DENIED.

SAMI REAL
Next, if that's okay, we'll move to Item 23.

Item 23 is UC-24-0536. Use permits for the following: a home occupation, stable, livestock small and large, and household pets. Waiver of development standards for reduced setbacks on .48 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Westwind Road, 610 feet south of Charleston Boulevard within the Spring Valley Planning Area.

TICK SEGERBLOM
Good morning.

SCOTT REHM
Good morning.

JEANALIN REHM
Good morning. Yeah, I just want to say thank you for this opportunity.

TICK SEGERBLOM
I'm sorry, you need you to just state your name and spell your last name, please.

JEANALIN REHM
My name's Jeanalin Rehm and my last name is R-E-H-M.

SCOTT REHM
Scott Rehm, R-E-H-M.

JEANALIN REHM
And I blame him because he bought me four chickens. And so, it ended up – it's a gateway drug to more farm animals. And since I found out that our house was zoned to have 20 chickens and two large livestock, here I am. We bought a steer for cow cuddles to offer it to the Las Vegas community. And so, we found a lot of joy because we have four therapy-trained dogs and one service dog. He, Scott, is a USMC (United States Marie Corps.) veteran. And so, we have one of our dogs trained as a service dog. We do a lot of community work with our therapy dogs, and we've found a lot of joy in that. So, it's a trending thing where cuddling a cow is a thing. So here we are. We bought a steer, and we are approved. We have full liability insurance. We have our business license is Clark County and also with the City.

And I'm just asking for approval for a special use permit to legally sell eggs, which we have our producer certificate, everything. We're in compliance with everything. This is our eggs here that we sell. And I would love to be able to have an egg stand where people could pick up eggs legally. So, I'm asking for a waiver, a setback waiver, so people could pick up their eggs because the egg stand has to be 40 feet back. But I'm asking for it to be in the front of the house so customers could pick up easily.

And also, we're asking to up our dog count because I know, I believe you're only allowed to have three. But four of them are certified as therapy dogs. One is our –

SCOTT REHM
Guard dog.

JEANALIN REHM
– guard dog and one's a service dog for Scott. So, we are asking the special use permit to have customers on-site because we do travel off-site to offer cow cuddles to the community. Just this past weekend we're at a care home offering free cow cuddles to the residents. But we did have whoever came, they paid $10 for a Johnny Cash experience and that's to hang out with our cow. And yeah. So, I don't know, do you guys have questions?

TICK SEGERBLOM
All right. If that completes your presentation, this is a public hearing. Anyone here wishing to deny these people making eggs? All right. Turn it over to Commissioner Miller.

MOTION

ROSS MILLER
All right. Thank you. Well, I'm frankly surprised there aren't a lot of people here to deny you making eggs. I can tell that you're well-intentioned here and obviously have, I think, maybe a noble purpose in trying to provide this service. Unfortunately, these are just not uses that are allowable in this area. We have an organization called Horses for Heroes that does similar things, and you wouldn't believe, there are hardly enough seats for the people that show up anytime that they come in and ask for approval. So, these restrictions are here for a reason on the prohibitions that cap the number of chickens. They make noise, operating a business from your home, and it's just not compatible with the area to be able to do it out of your home. So, I'd encourage you to look towards another location that's more suitable to try to run a business if you really intend on providing this service to the community.

That said, I'm going to follow staff's recommendation on these items and move for denial of the request for the permits for Number 1, 2, and 3. As to the permit for Number 4, the number of dogs, I'll make a motion to approve that, provided that you obtain the necessary permits from Animal Control, which would allow you to have up to eight dogs. That's my motion.

TICK SEGERBLOM
All right. There's a motion to deny 1, 2, and 3 and grant 4 with permission. All right, there's a motion. Cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes.

So, is there a time period in which they have to, I don't know if you already have the animals or how's that?

ROBERT WARHOLA
The Board can direct give them a grace period to remove the animals. Usually, it's 30 to 60 days.

TICK SEGERBLOM
Do you want to give them 60 days?

ROBERT WARHOLA
So, we have direction on that one.

TICK SEGERBLOM
Okay.

ROBERT WARHOLA
Notify.

TICK SEGERBLOM
All right. Thank you so much.

SCOTT REHM
Wait. What's –

TICK SEGERBLOM
So, we denied the – maybe the staff can go through with the –

SAMI REAL
So, the request was to allow for a home occupation to be able to sell those eggs. To have customers come to the site for the therapy piece of their request was to have a stable and then to have livestock small and large, so that includes the increased number of chickens and then it would include the cow. I believe that they are allowed to have a cow. It's the increase in the number of chickens that they're asking for.

And then they're requesting an increase in household pets, which was Waiver of Development Standards Number- sorry, Use Permit Number 4.

And then waiver of development standards was for reduced setbacks and that was to have their egg stand out on the edge of their property. And so, the motion was to approve the request for the increase in household pets and then deny the rest.

ROSS MILLER
Can't up (inaudible) a business, correct? And then you can't have more than 20 chickens. Is that accurate?

SAMI REAL
That is correct.

ROSS MILLER
Yeah.

SAMI REAL
And we'll work on them with bringing them into Code compliance.

TICK SEGERBLOM
All right. So, there were four items you asked for and the first three were denied, but we'll work with you. And then the fourth one with respect of the dogs, that was granted but you have to deal with Animal Control, I think.

SCOTT REHM
Okay. What would be the next step as far as –

SAMI REAL
What I'll do is I'll have the planner who was working on this reach out to them and guide them on what they would need to do to bring their site into compliance. And then we will need to direct them to Animal Control to apply for the necessary permits to increase the number of household pets too.

TICK SEGERBLOM
All right. So, our staff will reach out to you and go through everything.

SCOTT REHM
Okay.

TICK SEGERBLOM
All right. Thank you so much.

JEANALIN REHM
Thank you.

SCOTT REHM
Thank you.

(Companion Items 24 and 25)

24. VS-24-0277-PALM PROPERTIES, LLC:
HOLDOVER VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). TS/jor/syp (For possible action)

ACTION: DENIED WITHOUT PREJUDICE (COMPANION ITEM 25).

SAMI REAL
Next are Items 24 and 25.

- Item 24, VS-24-0277; holdover, vacate, and abandon a portion of right-of-way, being Happy Valley Avenue, located between Nellis Boulevard and Aloha Avenue within Sunrise Manor.
- And then Item 25, WS-24-0276; holdover waiver of development standards to modify residential adjacency standards. Design review for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor.

TICK SEGERBLOM
Good morning.

MELISSA EURE
Morning, Chairman, Commissioners. Melissa Eure, E-U-R-E, 1055 Whitney Ranch Drive, Suite 210, here on behalf of the applicant.

So, what we have in front of you is an aerial to show you where the site location is. It is on Nellis and Happy Valley. What it used to be is a commercial shopping center at that site. The building came down several years ago, and what is there was a vacant lot for quite some time. Our client has developed the site to be for commercial truck parking. So, no actual structure beyond a guard shack would go there. And it's striped to allow trucks. So it is in the General Commercial Zone, which does allow a parking lot. And the underlying zoning is the Commercial Mixed Use.

This actually would be an administrative item, except for there is a waiver for the driveway on Happy Valley because this would be commercial traffic going onto a residential drive. Back around 2018 when it was still a commercial shopping center, there were three driveways accessing Nellis. NDOT (Nevada Department of Transportation), as part of their update to the Nellis Boulevard corridor, closed those driveways off, leaving the only legal access to the site off of Happy Valley.

The client here is proposing to put in landscaping to help buffer the site more fully. The guard shack would be located here. There isn't a gate, however, there is security cameras that could actually be accessed by Metro, along with LED solar lights placed throughout to improve the security and the visibility of this site.

So, as we know, given the increase of online ordering and e-commerce, there's become a need for a lot more to deliver those items that are being ordered. It used to be that there were fleets, and the companies would use their own trucks, their own drivers, and that's how deliveries would happen. Now, many of them are independent operators, and so they're purchasing their trucks and their vans. And many of them are branded. You can't tell them apart from the actual company's trucks that they do own. And they're using those to become entrepreneurs and have their own businesses. However, they aren't able to park those on the residential streets. So, I think we're well aware that there's quite a bit of issue with trucks being parked on roadways, making it difficult to see around and having other impacts on traffic circulation. So, this would help to pull those trucks off of the streets, give them a place that they could legally park their trucks. And many of the owner/operators are within the vicinity here, so this is close to home. If they drive, they're able to drive, park their vehicle where their truck is, then take their truck out while they're doing deliveries. Others could be dropped off to then use their truck during the day.

As mentioned, there is a guard shack there. There's a local veteran who works as the security guard on the site.

There would be a new trash enclosure added as well. So that way if they did have any trash that accumulated in their trucks, they'd have a place to take care of that.

We have received letters of support from the Nevada Trucking Association, also from the abutting residential neighbors here to the west and from the tavern across the street on Happy Valley, as well as from several of the truck drivers who are currently parking their trucks on the site. So, with that, would be happy to answer any questions that you have.

MOTION

TICK SEGERBLOM
This is a public hearing. Anyone here wishing to speak on this item? Seeing no one, we'll close the public hearing.

I appreciate the goal here, as far as having a place for truckers to park their trucks while they go home and get off the road. But truthfully, this is just not appropriate area in my mind. By having that many trucks enter on Happy Valley, which is a residential street, is not going to be good for the children that play there and everyone else.

And honestly, I think that we need to work with staff to create some type of a new zone or some type of something where we can have these truck lots. But just to put them on a major street like Nellis in an area like this, I just personally don't feel it's appropriate.

So, with that, I'm going to make a motion to deny the request. And they also wanted to request to change the sidewalk, I think we should deny that also. So, the future developers would have to come in for some type of waiver. But right now, I'd like to have the separated sidewalk. So, with that, I'd make a motion to deny.

JIM GIBSON
If you're denying the thing, you're requiring them to move the sidewalk not even on the property.

TICK SEGERBLOM
No, there's no sidewalk.

JIM GIBSON
Okay.

TICK SEGERBLOM
So, we're denying 24 and 25 without prejudice, so you can come back with something else. But the truth is, it's just not an appropriate area for these trucks. And I would like to work with staff to find an area. I know Marilyn, you have the same issue. But we need to figure out a way that we can accommodate the truckers who do have a need, but also work with neighborhoods and make sure.

MARILYN K. KIRKPATRICK
Mr. Chair, may I ask for a clarification? So currently it's an existing building, and their only issue with coming into code is that NDOT no longer allows as many drive wells on Nellis, which I've had to deal with that one myself. Because NDOT came through, and what they found out is back in the early 2000s, every 200 feet there was a driveway. So, we've closed a lot of them on our side. But if they close it, then you're denying them access that way. So, they'd have to just shut down the business? I'm asking, because –

TICK SEGERBLOM
Well truthfully, the business has been operating illegally for several years. And so, there's a lot of code violations involved in this too. That's what we're trying to –

MARILYN K. KIRKPATRICK
– no, I just wanted to be clear what we were doing, because I didn't want it to be just because of the NDOT stuff. But if you're saying they've got other issues and have had other issues – you're denying the vacation, I'm assuming, as well as the zoning, right? Because it's zone something?

TICK SEGERBLOM
– right, the vacation was just for the get rid of the requirement to have a detached sidewalk.

MARILYN K. KIRKPATRICK
Okay.

TICK SEGERBLOM
All right, that's my motion. Cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes. I want to point out it is without prejudice, and so I'd be happy to work with you on that side.

JIM GIBSON
Mr. Chair, might I just – Melissa and I spoke on the telephone a couple of weeks ago. And I wanted to echo the comments that Commissioner Naft made about your father. I knew him really well and worked with him a lot. And he left a legacy you can be very proud of. And you do honor to him every time we hear you and see you, so thank you very much for your good work. And I didn't mean to make you cry, but I felt like it because I knew him so well. Anyway, I just wanted to make that comment.

MELISSA EURE
Thank you. At least I have a little bit of time to recover before the next item.

TICK SEGERBLOM
Thank you.

SAMI REAL
Sorry, with that, I lost track. So, the votes were registered, correct?

TICK SEGERBLOM
Correct.

25. WS-24-0276-PALM PROPERTIES, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. TS/jor/syp (For possible action)

ACTION: DENIED WITHOUT PREJUDICE (COMPANION ITEM 24).

26. VS-24-0457-DBAC, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Pamalyn Avenue and Maule Avenue, and between Arville Street and Cameron Street, a portion of right-of-way being Arville Street located between Pamalyn Avenue and Maule Avenue, and portion of right-of-way being Maule Avenue located between Arville Street and Cameron Street within Enterprise (description on file). MN/lm/syp (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 18, 2024, PER THE APPLICANT).

27. WS-24-0456-DBAC, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fill height; 2) increase retaining wall height; and 3) reduce driveway setback.

DESIGN REVIEW for a single-family residential subdivision on 3.11 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 18, 2024, PER THE APPLICANT).

28. TM-24-500096-DBAC, LLC:

HOLDOVER TENTATIVE MAP consisting of 6 single-family residential lots and 1 common lot on 3.11 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 18, 2024, PER THE APPLICANT).

(Companion Items 29, 30, and 31)

29. VS-24-0462-OMNI FAMILY LIMITED PARTNERSHIP:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Capovilla Avenue and between Valley View Boulevard and Procyon Street within Enterprise (description on file). MN/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 30 AND 31).

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

- Right-of-way dedication to include 45 feet to the back-of-curb for Valley View Boulevard, 25 feet to the back-of-curb for Arby Avenue, 25 feet to the back-of-curb for Procyon Street, 25 feet to the back-of-curb for Capovilla Avenue and associated spandrels;
- 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, 90 days to record said separate document for the Warm Springs storm drain improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

SAMI REAL
Okay. Next are Items 29, 30, and 31.

- Item 29, VS-24- 0462; holdover vacate, abandon easements of interest to Clark County, located between Arby Avenue and Capovilla Avenue and between Valley View Boulevard and Procyon Street within Enterprise.
- Item 30, WS-24-0461; holdover waivers of development standards for the following: reduce net lot area, reduce street landscaping, increase retaining wall height, increase fill height, alternative lot orientation, off-site improvement streetlights, and reduce driveway setbacks. Design review for a single-family residential subdivision on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the neighborhood protection RNP overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise.
- And then Item 31, TM-24-500099; holdover tentative map consisting of 13 single-family residential lots on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection RNP Overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue 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 property is located in the center at the southeast corner of Arby and Valley View. I have three properties on this aerial, because we did do a neighborhood meeting on August 7 with all three of these properties. Most importantly because Richmond American Homes is coming in on all three of those sites and they're honoring the RS20 zoning category. Which at that neighborhood meeting, there were about 40 people in attendance. They were very happy to hear that we were not asking for a zone change, and that Richmond American Homes would be coming in with RS20 products. Also, all single-story. So, this is all of Richmond's single-story, million dollar plus homes. So, generally speaking, the neighborhood was ecstatic about all three of these.

Arville and Maule will be on your December 18 agenda, and El Dorado Valley View is already approved. So, the one that's before you is Arby and Valley View. We are proposing a 13 lot, as I mentioned, RS20 development. The density is about 1.73 units to the acre. That's the net density for the 13 lots. Four of them will front onto the streets, which oftentimes rural preservation areas like that because you don't

have the walls. However, there will be a wall here on Arby, as well as Valley View and on Capovilla a little bit on that southern side, with accesses both on Arby and on Capovilla.

At the neighborhood meeting there were a couple of things that the residents asked. Most importantly, they did not want streetlights on the neighborhood streets. I believe they understood Valley View is a pretty major thoroughfare and streetlights are probably necessary on Valley View. But after the meeting, we did add a waiver to waive the off-site improvements specific to streetlights on Arby, on Procyon, and on Capovilla. And so, there is an if approved condition, and we submitted that at the neighbor's request. So, there will be lights on all of the homes. They have coach lighting so it won't be completely dark. But in line with their neighborhood, they very much wanted those streetlights to be eliminated on Arby, Procyon, and Capovilla.

Also, there was a mix of opinion on the sidewalks. We are showing detached sidewalks, which we know is very important for the safety of the community and the safety of the area. And the neighbors pretty much agreed with that. But a few of them did ask for asphalt paveways instead of concrete. Richmond's fine either way. So, whatever the Commission decides, we're fine with that.

Lastly, we do have – there's some fill and some retaining on this site. And there was a pretty significant retaining wall proposed on this corner here adjacent to an existing homeowner. Which we've worked with that homeowner on reducing the impact of that wall by providing a tiered wall. Mark Bangin provided a beautiful exhibit that I will submit into the record. But what we've worked out with them is doing a tiered wall on that eastern boundary. Actually, the eastern boundary as well as southern boundary of their property, so that you'll have their existing wall, some landscaping. And we were very specific with their request. They want laurel bays. So, we are going to provide 24-inch box bay laurel trees in that landscape easement area. And then we'll have a reduced retaining, still some retaining and this screened wall. So, it'll have a much nicer, softer feel and really provide them some privacy. This landscape easement would run along this property line and right here as well.

So, I did work with Sami, and she revised my conditions to be much better than they were. So, I would want to propose two conditions. One, that we provide for and include in the CC&Rs that a minimum of 15 24-inch box laurel trees be planted and maintained 30 feet on center within that landscape strip between the tiered wall. And with any changing in the landscaping to be approved by the HOA and the adjacent property owner. And the reason for that is this easement area will be maintained by the HOA. If for some reason at some point that tree selection changes, we want to make sure that the property owners know what's happening.

The second condition, that we provide and include in the CC&Rs is a gate to the landscape easement on Arby Avenue to be accessed and maintained by the HOA. Again, this property owner was very concerned with having a dead area between the home and the home to the west of them. So, we will provide a gate there, and that gate will be only accessed by the HOA.

So, with that said, I'm happy to answer any questions. I very much appreciate the neighborhood support. And I think we've tried to revise the application to reflect their requests. First of all, with the requested waiver for the streetlights on Arby, Procyon, and Capovilla, the offering of doing the asphalt pathways instead of the concrete if that's the Commission's desire, and then the two conditions I just read into the record to reduce that retaining impact on the neighbor that's immediately to the east of us. I'm happy to answer any questions.

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

MOTION

MICHAEL NAFT
Thank you, Chairman. Thank you, Ms. Allen, for the presentation, for your work on this.

My motion will include the two conditions that you read in and worked with Planning on.

Also, I just want to highlight it, it's already in the agenda item, but yes, full off-sites will be required on Valley View. On the other three streets we'll do the detached asphalt path, which has been my standard in these areas. Antonio, you're giving me a look.

ANTONIO PAPAZIAN
Thank you, Commissioner. Just concrete on Valley View? Are we doing concrete path on Valley View and just asphalt on the side streets?

MICHAEL NAFT
Correct.

ANTONIO PAPAZIAN
Thank you.

MICHAEL NAFT
Then if I've not missed anything else, I'll move for approval of Items 29, 30, and 31 with the conditions read into the record.

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

VOTE

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

TICK SEGERBLOM
And that motion passes. Thank you.

STEPHANIE GRONAUER
Thank you very much. And I'll provide your staff this exhibit as well for the record.

30. WS-24-0461-OMNI FAMILY LIMITED PARTNERSHIP:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce net lot area; 2) reduce street landscaping; 3) increase retaining wall height; 4) increase fill height; 5) alternative lot orientation; 6) off-site improvements (streetlights); and 7) reduce driveway setbacks.

DESIGN REVIEW for a single-family residential subdivision on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise. MN/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 29 AND 31).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- At a minimum, 5 gallon shrubs shall be provided within the landscaping strip between the tiered retaining wall;
- Provide for and include in the CC&Rs that a minimum of 15, 24 inch box Bay Laurel trees be planted and maintained 30 feet on center within the landscape strip between the tiered wall with any changes in landscaping to be approved by the HOA and adjacent property owners;
- Provide and include in the CC&Rs a gate to the landscape easement on Arby Avenue to be accessed and maintained by an HOA;
- 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

- Full off-site improvement on Valley View Boulevard;
- Full off-site improvements except streetlights on Arby Avenue, Capovilla Avenue, and Procyon Street with sidewalks consisting of asphalt instead of concrete;
- Install conduit and pull boxes for streetlights;
- Drainage study and compliance;
- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard, 25 feet to the back of curb for Arby Avenue, 25 feet to the back of curb for Procyon Street, 25 feet to the back of curb for Capovilla Avenue and associated spandrels;
- 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, 90 days to record said separate document for the Warm Springs storm drain improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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.
- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed; 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 to show fire hydrant locations on-site and within 750 feet.
- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0135-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

31. TM-24-500099-OMNI FAMILY LIMITED PARTNERSHIP:

HOLDOVER TENTATIVE MAP consisting of 13 single-family residential lots on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise. MN/hw/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 29 AND 30).

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

- Full off-site improvement on Valley View Boulevard;
- Full off-site improvements except streetlights on Arby Avenue, Capovilla Avenue, and Procyon Street with sidewalks consisting of asphalt instead of concrete;
- Install conduit and pull boxes for streetlights;
- Drainage study and compliance;
- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard, 25 feet to the back of curb for Arby Avenue, 25 feet to the back of curb for Procyon Street, 25 feet to the back of curb for Capovilla Avenue and associated spandrels;
- 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, 90 days to record said separate document for the Warm Springs storm drain improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Department of Aviation

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0135-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

32. VS-24-0509-USA:

VACATE AND ABANDON easements of interest to Clark County located between Craig Road and Alexander Road and between Chieftain Street and Fort Apache Road; a portion of right-of-way being Helena Avenue located between Chieftain Street and Fort Apache Road; and a portion of right-of-way being Hickam Avenue located between Chieftain Street and Fort Apache Road within Lone Mountain (description on file). RM/hw/kh (For possible action

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 4, 2024, PER THE APPLICANT).

33. WS-24-0510-USA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gross lot area; 2) reduce net lot area; 3) reduce front setbacks; 4) allow a gated community within the NPO-RNP; 5) reduce street landscaping; 6) reduce call box setback; 7) eliminate off-site improvements (curb, gutter, sidewalks, and streetlights); 8) increase the length of a non-through street without a county approved turnaround; and 9) eliminate street knuckles.

DESIGN REVIEW for a single-family residential subdivision on a 22.14 acre portion of 32.12 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Craig Road, north of Florine Avenue (alignment), east of Chieftain Street, and west of Fort Apache Road within Lone Mountain. RM/hw/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 4, 2024, PER THE APPLICANT).

34. TM-24-500108-USA:

TENTATIVE MAP consisting of 39 single-family residential lots and 2 common lots on a 22.14 acre portion of 32.12 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Craig Road, north of Florine Avenue (alignment), east of Chieftain Street, and west of Fort Apache Road within Lone Mountain. RM/hw/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 4, 2024, PER THE APPLICANT).

(Companion Items 35 and 36)

35. VS-24-0539-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

VACATE AND ABANDON easements of interest to Clark County located between Torino Avenue and Ford Avenue (alignment) and between Belcastro Street and Rosanna Street within Enterprise (description on file). JJ/jud/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 36).

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 25 feet to the back of curb for Torino Avenue, 25 feet to the back of curb for Belcastro Street, 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;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

SAMI REAL
Next are Items 35 and 36.

- Item 35, VS-24-0539, vacate and abandon easements of interest to Clark County located between Torino Avenue and Ford Avenue (alignment) between Belcastro Street and Rosanna Street within Enterprise.
- Item 36, WS-24-0538, waivers of development standards for the following: Reduce net lot size, increase fill height, increase retaining wall height, and increase driveway width. Design review for a single-family residential subdivision on 2.34 acres in an RS20 (Residential Single-Family) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northeast corner of Belcastro Street and Torino Avenue within Enterprise.

TICK SEGERBLOM
Good morning again.

STEPHANIE GRONAUER
Good morning again, Mr. Chairman, Commissioners. Stephanie Gronauer, 1980 Festival Plaza Drive, here on behalf of the applicant, Richmond American Homes.

This is a little over a two-acre site located at Belcastro and Torino. Again, this is similar to the last item, where Richmond is proposing to stick with the RS20 zoning category. They are not seeking a zone change. And we are proposing a four-lot development with a density that's under the two units to the acre. We do have a couple of waivers that I just want to walk through briefly. These are the four lots. Three of them would face onto Torino. Which again, most RNP areas prefer that than having blocked in neighborhoods. So, we have three homes that are fronting onto Torino, and then the fourth home will front on to Belcastro. There is some fill and some retaining on this site. And it's a little small parcel, as you can see. Much of it is, you can see on this aerial, along the north. There's some pretty significant drainage and contours going on there. So that fourth lot requires some retaining along the northern property line. Along the eastern property line, the grading plan did just get approved. And my understanding is we will not need quite as much retaining. And there is a five-foot drainage easement along the side of this lot, so there will be a bit of a tiered appearance. There'll be their existing block wall, the five-foot drainage easement, and then our retaining and block wall on the other side of that easement area. But on this northern property line, that's where most of the retaining will exist. It's an undeveloped parcel to the north. And it is just necessary due to topography and the drainage in the overall area.

Again, these are Richmond's big one-story, over $1 million homes that are very much in compliance and conformance with any RNP neighborhood fronting out onto the street. And I'm happy to answer any questions, but we'd very much appreciate your approval today.

TICK SEGERBLOM
This is a public hearing. Anyone here wishing to speak on this item? Seeing no one, I'll turn it over to Commissioner Jones.

MOTION

JUSTIN JONES
Thank you, Mr. Chair. Appreciate your efforts to keep this in line with the RNP, so I'll go ahead and move for approval of Agenda Items 35 and 36.

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

VOTE

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

TICK SEGERBLOM
And that motion passes. Thank you.

STEPHANIE GRONAUER
Thank you very much.

36. WS-24-0538-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce net lot size; 2) increase fill height; 3) increase retaining wall height; and 4) increase driveway width.
DESIGN REVIEW for a single-family residential subdivision on 2.34 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northeast corner of Belcastro Street and Torino Avenue within Enterprise. JJ/jud/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 35).

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;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Torino Avenue, 25 feet to the back of curb for Belcastro Street, and associated spandrel;
- 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0214-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

(Companion Items 37, 38, and 39)

37. VS-24-0542-GOLDENSITES, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Mistral Avenue and between Cimarron Road and Durango Drive and portion of a right-of-way being Gagnier Boulevard located between Mistral Avenue and Camero Avenue within Enterprise (description on file). JJ/sd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 38 AND 39).

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

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

SAMI REAL

Next are companion Items 37 through 39.

- Item 37, VS- 24-0542; vacate and abandon easements of interest to Clark County located between Camaro Avenue and Mistral Avenue and between Cimarron Road and Durango Drive and a portion of right-of-way being Gagnier Boulevard located between Mistral Avenue and Camaro Avenue within Enterprise.
- Item 38, WS-24-0543; waivers of development standards for the following: reduce setbacks, increase retaining wall height, increase fill height, waive full off-site improvements, and reduce street intersection offset. Design review for a single-family residential subdivision on 10.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Camaro Avenue and the east and west sides of Gagnier Boulevard (alignment) with an enterprise.

- And then Item 39, TM-24-500117; tentative map consisting of 20 single-family residential lots on 10.63 acres and an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Camaro Avenue and the east and west sides of Gagnier Boulevard (alignment) within Enterprise.

TICK SEGERBLOM
Good morning.

BOB GRONAUER
Good morning, Mr. Chairman and Commissioners. My name's Bob Gronauer. 1980 Festival Plaza Drive. I'm here representing Pinnacle Homes on these matters.

As you can take a look at the overhead here, highlighted in yellow, this is approximately 10.6 acres of property. It's located in the RNP area. We are proposing 20 homes. However, we do have some waiver development standards, and the reason is as I go through the story here, you'll appreciate this piece of property is fairly difficult to develop.

First of all, Pinnacle Homes purchased this property here and this property here in the auction not too long ago. And then this piece of property my client purchased from this property owner here. However, the reason why you don't see it, it is perfectly shaped in this area. You can see these are solar panels here. So, the family that sold the property here wanted this type of configuration.

So, which has made it a little bit tricky here for development purposes, but also on top of that, you can see here as you focus in here, this is a big drainage area on this property that's being impacted. And matter of fact, when I did the developments for William Lyon Homes many years ago, this was a big drainage concern for the neighbors in the area. So, the good news is with Frank White and Pinnacle Homes, by purchasing the airport properties, purchasing this additional property here, we're going to be able to help fix that drainage issue that still also lingers in this area. But because of that, we do have some fill and wall height waivers that we're asking for, and that's based because of the existing conditions on the property.

So, on the site plan that I have here, we have 20 homes. We have six homes that are located up here off Gagnier, which will have access coming in and out of the cul-de-sac located right here. The other 14 homes are going to have access on Camaro, as you can see here, will come out through in this area. We do have a waiver development standard of street separation between Gagnier and our private street here. Staff is recommending – well, they were recommending approval that the Public Works with the separation distance series because this is in an RNP area, these are rural standards out in this area, and so very little traffic would be coming out in this area.

One of the waivers that we're asking for is for a 20-foot front yard setback. That is typical what you see in all the developments. I believe you're looking at your current code now to put that back. These are not the Pinnacle Homes that you see, but these are homes in the area that have that 20-foot setback that was approved at the Town Board. We'd ask you to approve that waiver of development standard.

When you look at the wall height, our highest point of the wall height that we'll have is along our east property line. Because we're lower on the west property line here, we're about nine feet, six feet, about five feet and five feet lower than the west side here. But because of the drainage and the topography of the property here over along the east property line, we're going to have some wall heights. What we are

about higher, the wall height in this area would be about 8 feet, 7 inches. This would be about 7 feet and 1 inch. The highest point is about 11 feet, 1 inch in this area. This would be the highest point of the wall. The wall waiver that we're asking for, this is about 9 1/2 feet, and this is about 10 feet, 3 inches.

Also, adjacent in this area, we have a five-foot wide drainage easement, which also goes to a 10-foot wide drainage easement in this area. With respect to the fill, because of the hole that is in here because of topography, we do have a waiver for infill located on Lot 10 and on Lot 14 in this area. And again, it's because of the constraints on the property.

We did go to the Town Board. They did recommend the approval of some of our waivers that we're asking for. These are single-story homes that Pinnacle builds. The price points are going to be anywhere from about $1.4 to $1.5 million per house on an average. The floor plans are anywhere from 3,600 square feet to about approximately 4,700 square feet.

With that being said, we'd ask you to approve the application that is before you. And then on a side note, we are continuing to work with the neighbors in this area with respect to some of the drainage issues and designs.

And as we finalize our drainage study, we will continue to communicate with them. And matter of fact, we've been communicating our client with Robert Cunningham today with some of the neighbors in the area with respect to some of the design. And the last thing I'll point out is in working with the neighbors, this gray area here is a sewer easement area, about 30 feet in width. We already have that open for pedestrian activity. It's not for vehicular access, but for the neighbors who walk in north and south in this area. So, we wanted to keep that open for connectivity purposes and that was something that the neighbors did definitely like. That being said, I can answer any of the questions on these applications that are before you.

TICK SEGERBLOM
This is a public hearing. Anyone here wishing to speak on this item?

ROBERT GLAU
Good afternoon or still morning. My name is Robert Glau, G-L-A-U. I live at 8260 Gagnier right across the street from the little six-person cul-de-sac there. I have no problem with this development whatsoever except for I don't see any need for any streetlights, which Enterprise had mentioned. And I know that they're asking not to have the streetlights and I'm in favor of that. And secondly, the little walkway, we're not exactly sure where that comes out. We're just hoping it's not right in the guy's driveway that sits right next to that.

And then also the Town Board had requested on the west side of Gagnier to put a five-foot asphalt sidewalk, which makes no sense. It's a dead end cul-de-sac. No five-foot asphalt sidewalk from Windmill all the way to there. And to just have that little piece of black top across the front of their place doesn't seem to make any sense to me. So, I would ask you not to request that and not to have the streetlights. Otherwise, I'm totally in favor. Thank you.

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

JUSTIN JONES
Thank you, Mr. Chair. Mr. Gronauer, do you want to address those comments?

BOB GRONAUER
No, I am good unless you have any questions.

JUSTIN JONES
Okay. All right, then I'm go ahead and move for – well, I would say with regards to Waiver of Development Standards 4A, while I appreciate that there are other areas out there on Camaro who have had all of their off-sites waived that I think that it makes sense to have at least some of the off-sites put in there. So, agree on the streetlights that they aren't necessary at this time, but I'll require the developer to install curb and gutter out there. Do you want to comment on that JaWaan?

BOB GRONAUER
Yeah. Oh, okay. I'm sorry. I just wanted for clarification on Camaro?

JUSTIN JONES
Yes, on Camaro.

BOB GRONAUER
And that's curb and gutter and I'm sorry, I'm interrupting Antonio. Go ahead Antonio.

JUSTIN JONES
Go ahead Antonio.

ANTONIO PAPAZIAN
Thank you, Commissioner. With the addition of the curb and gutter, I just want to make sure because their plans don't reflect it, that they'll be required to do full width paving as well.

JUSTIN JONES
Okay. All right. Curb gutter, full width paving and pull conduit in the event that there's a need for future streetlights but won't require a sidewalk at this time.

ANTONIO PAPAZIAN
Thank you, Commissioner. If they're not required to do the sidewalk at this time, we do not need the conduit and the pool boxes. The reason we typically require the conduit and pool boxes when someone is doing the sidewalk is so we don't have to lift those panels to put the conduit underneath. And because there's not going to be any sidewalk, there's no panels to lift, so it won't be a problem in the future to install that should we have a project that installs streetlights.

JUSTIN JONES
Okay. All right, what he said. All right. I'll go ahead and move for approval of Agenda Items 37, 38, 39 – 38, 37 and 39 with the modification to Waiver Request 4A.

LYNN GOYA
Excuse me, Commissioner, could you repeat the motion as it's the final motion for clarification?

MOTION

JUSTIN JONES
Sure. So, I'm going to move for approval on Agenda Items 37, 38 and 39 with regards to Waiver request 4A. The requirement for streetlights and sidewalk will be granted, but the curb and gutter and partial paving will be denied. Is that accurate? Okay.

LYNN GOYA
Thank you.

JUSTIN JONES
That's a motion.

TICK SEGERBLOM
All right, there's a motion. Cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes. Thank you.

BOB GRONAUER
Thank you.

38. WS-24-0543-GOLDENSSITES, LLC, THE PARSONS FAMILY REVOCABLE LIVING TRUST):
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase retaining wall height; 3) increase fill height; 4) waive full off-site improvements; and 5) reduce street intersection off-set.
DESIGN REVIEW for a single-family residential subdivision on 10.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Camero Avenue and the east and west sides of Gagnier Boulevard (alignment) within Enterprise. JJ/sd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 37 AND 39).

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
- Off-site improvements (curb, gutter, and paving) on Camero Avenue;
- Drainage study and compliance;

- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0075-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #4A WAS DENIED FOR OFF-SITE IMPROVEMENTS (CURB, GUTTER, AND PARTIAL PAVING).

39. TM-24-500117-GOLDENSSITES, LLC, THE PARSONS FAMILY REVOCABLE LIVING TRUST):

TENTATIVE MAP consisting of 20 single-family residential lots on 10.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Camero Avenue and the east and west sides of Gagnier Boulevard (alignment) within Enterprise. JJ/sd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 38 AND 39).

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

- Off-site improvements (curb, gutter, and paving) on Camero Avenue;
- Drainage study and compliance;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0075-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

40. WS-24-0522-CROCKER FAMILY REVOCABLE LIVING TRUST:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) eliminate full off-site improvements in conjunction with a proposed single-family residence on 0.5 acres in a RS20 (Residential Single-Family 20) Zone within the Neighborhood Preservation (RNP) Overlay. Generally located on the west side of El Capitan Way, 170 feet south of Washburn Road within Lone Mountain. RM/jm/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO DECEMBER 4, 2024, PER THE BOARD OF COUNTY COMMISSIONERS).

SAMI REAL
All right. Next is Item 40, WS-24-0522; waiver of development standards for the following: reduce setbacks and eliminate full off-site improvements in conjunction with a proposed single-family residence on 0.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Preservation (RNP) Overlay. Generally located on the west side of El Capitan Way, 170 feet south of Washburn Road within Lone Mountain.

TICK SEGERBLOM
Is anyone here on this application? Item 40?

MOTION

ROSS MILLER
I'm not sure where they are. Can we move to pass it to the December 4 meeting?

SAMI REAL
Hold to December 4?

ROSS MILLER
Hold. Yes.

SAMI REAL
So then there is a motion to hold till December 4.

TICK SEGERBLOM
There's a motion to hold it until December 4. Cast your vote.

VOTE

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

TICK SEGERBLOM
That motion passes.

41. WS-24-0523-WARREN FAMILY REV LIV TR & WARREN, JOSEPH F. & CARRYN B. TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation; 2) reduce setbacks; and 3) modify driveway geometrics for accessory structures in conjunction with an existing single-family residence on 2.28 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Fairfield Avenue, 320 feet south of Wigwam Avenue within Enterprise. MN/tpd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- 1 year to complete the building permit and inspection process for existing accessory structures or this portion of the application will expire unless extended with approval of an extension of time;
- 2 years to commence the proposed RV cover or this portion of the application will expire unless extended with approval of an extension of time;
- Paint the proposed RV cover to match the primary dwelling.
- Applicant is advised that 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.

Southern Nevada Health District (SNHD) - Engineering

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

SAMI REAL

Next is Item 41, WS-24-0523; waivers of development standards for the following: reduced separation, reduce setbacks and modified driveway geometrics for accessory structures in conjunction with an existing single-family residence on 2.28 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Fairfield Avenue, 320 feet south of Wigwam Avenue within Enterprise.

KAREN WARREN

Hello, thank you for your time today. My name is Karen Warren, W-A-R-R-E-N. And I am the homeowner in this case.

I also wanted to thank the staff for walking me through this whole process.

Okay. So, you will notice a lot on this item, but I am going to keep it short as I was advised to do. Essentially, we are looking to erect an RV shade cover on this part of the lot. This is the north facing right? So right here on the lot in working with Land Use, they brought up a lot of issues in terms of waivers, so we're just hoping to bring everything else on the property in compliance. Since we purchased it in 2017, we've made significant improvements. So, I open that up to any questions?

TICK SEGERBLOM
All right. This is a public hearing. Anyone here wishing to speak on this item? I see no one. It sounds like you've resolved all things. Commissioner Naft.

MICHAEL NAFT
Yeah. Thank you, Mr. Chairman. Thank you, Ms. Warren, for your patience today. But through this whole process, you bought a property that was in pretty bad distress that your neighbors were pretty unpleased with, and you have, one, cleaned it up, but two are bringing most of what you're here to waive today were pre-existing issues prior to your purchase of the property, with the exception of what you just laid out. Yeah.

KAREN WARREN
Those were before pictures.

MICHAEL NAFT
Yeah. Thank you.

KAREN WARREN
Of our property. So yes.

MOTION

MICHAEL NAFT
So, thank you and I'm prepared to move for approval of Item 41 and appreciate your patience through this process.

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

VOTE

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

TICK SEGERBLOM
That motion passes. Thank you so much.

KAREN WARREN
Short and sweet. Thank you for your time. I appreciate it.

42. WS-24-0525-SEMMATERIALS ENERGY PTNRS, LLC:

AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height (no longer needed); 2) allow non-decorative fencing (no longer needed); 3) reduce access gate setbacks; 4) waive off-site improvements (streetlights); 5) allow attached sidewalks; 6) eliminate throat depth; and 7) eliminate driveway back-of-curb radius.

DESIGN REVIEW for site modifications for an existing asphalt batch plant on 6.76 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located on the southwest corner of Valley View Boulevard and Ponderosa Way within Paradise. MN/dd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Paint the shipping containers to match the buildings and infrastructure on-site;
- Street landscaping along Ponderosa Way to consist of recommended plants from the Regional Plant List, or an approved alternative.
- 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

- Full off-site improvements except streetlights on Ponderosa Way;
- Install conduit and pull boxes on Ponderosa Way.

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;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or

other temporary equipment; the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0185-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

SAMI REAL

Next is Item 42, WS-24-0525; amended waivers of development standards for the following: increased fence height, which is no longer needed, allow non-decorative fencing. Again, no longer needed. Reduce access gate setbacks, wave off-site improvements being streetlights, allow attached sidewalks, eliminate throat depth and eliminate driveway back of curb radius. Design review for site modifications for an existing asphalt batch plant on 6.76 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay generally located on the southwest corner of Valley View Boulevard and Ponderosa Way within Paradise.

TICK SEGERBLOM

Good morning.

MELISSA EURE

Good morning, Melissa Eure, E-U-R-E. 1055 Whitney Ranch Drive, Suite 210. Here on behalf of the applicant.

So again, here you can see on the aerial exactly where this batch plant sits. It's been there since the 1960s. So, it has been there for quite some time, and everything has developed around it.

Just importantly to note on here, there is a stormwater detention basin that is on this site and then there's already some paved area here. So, what has happened is on here you can see everything in the pink color is existing and what they'll be doing is adding some new tanks in order to decommission other tanks that are on the site as well as adding a new shade structure. They use polymer pellets that unfortunately the UV tends to deteriorate and destroy. So, in order to lose less of their supplies, they're putting this new shade structure. With these new equipment, it did trigger the need for the site to come into greater conformance with the current Title 30. And so quite a bit of what we have here and the waivers which I will focus on are in regards to the off-sites here along Ponderosa. The sidewalk and full off sites are existing on Valley View Boulevard.

What there is currently there's a berm here. This is where the stormwater detention basin is. The way the site operates is that trucks come in off Ponderosa, they enter on the far west gate here. They go through the scales, they come around, they load on here, they come back around, they stay with on the property to loop back around to then get weighed with their full weight before exiting out of this gate. So, gates do remain open during business hours, and we are asking to go ahead and put in an attached sidewalk. Currently, there is no sidewalk for this part of the property as well. There is some curb and gutter, however this would be adding the sidewalk. And then there is the existing oleanders on this side and what they would do is replant any oleanders that need to be replanted as they pulled back.

Because of these existing conditions there is a security fence that's also there in the gates and unfortunately, they're within the setbacks that our Title 30 currently requires. So, one of those is to allow the gates to be 7 feet and 8 feet from the property line versus 18 feet. Again, as mentioned, they are open during business hours, and they are one way only and we try to keep the trucks circulating on site versus on the actual right-of-way. These fencing here it is security fencing for a portion of it. It is non-decorative. You can kind of see the oleanders do a great job of screening what is there.

One of the bigger waivers we have is asking for the zero radius and some reduced throat depths, particularly for the western drive. So, the eastern drive will meet the standards. It's only on the westernmost driveway and you can see from the photo here. As trucks swing in to go to the scales, unfortunately in order to meet the driveway standards, the driveway would have to be moved more to the east. And what that would do is actually put it back up against where you have parking right here on the other side. So, if they move the driveway to put in the standard, it would then have the trucks turning in right behind where there's parking here and there is no curb gutter or entryway. It's literally just parked there. So, it would potentially back items up.

Also, because of the location of the stormwater basin, if that was moved over, the trucks would be entering basically right into the stormwater basin and there's no way to push back the interior drive without again impacting that existing stormwater basin on the site. So, any changes to the gate or to those drives would then be impacting the existing equipment and the stormwater tension Basin. So that's why we're asking that this driveway remain as it is on this side. So that way we don't impact the site operations. If we had to get rid of that drive, it would then force circulation onto the existing public right-of-way instead of keeping it on the site.

Finally, we are proposing the attached sidewalk as well as putting in the curb and gutter. However, we've requested a waiver of the streetlights on Ponderosa, all of the existing streetlights that there are on the north side of the street, that is where the electrical wiring and conduit is. There are none on the south side of the street where the property is located. So, we've asked that those streetlights not be required. One, it would cut off the drive. This is Ponderosa does end in a cul-de-sac. So, it would create quite a bit of impact for the existing businesses but also just because it'd be a little more difficult to bring all that in. There isn't an electrical connection very close by for that. So, we've asked to waive that, but we are fine with accepting staff's conditions on this. And with that, 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 turn it over to Commissioner Naft.

MOTION

MICHAEL NAFT
Thank you, Mr. Chairman. I'm sure your client probably regrets wanting to put up a shade structure, but we're glad they're doing it and making the investment in the property. As you laid out, nearly all of these waivers are necessitated by permanent infrastructure that's on the property. So that's convinced me to move for approval of Item 42.

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

VOTE

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

TICK SEGERBLOM
That motion passes.

MELISSA EURE
Thank you.

43. WS-24-0526-GHANOLI HOLDINGS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; and 2) allow a non-decorative fence.

DESIGN REVIEW for modifications to a previously approved truck staging area on 0.49 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Martin Avenue and the east side of Crystal Street within Enterprise. MN/dd/kh (For possible action)

ACTION: DELETED FROM THE AGENDA (HELD TO JANUARY 22, 2025, PER THE APPLICANT).

(Companion Items 44 and 45)

44. WS-24-0527-COUNTY OF CLARK (AVIATION):

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase wall height; 3) increase fill height; 4) eliminate off-site improvements (curb, gutter, sidewalks, and streetlights); and 5) reduce the street intersection off-set.

DESIGN REVIEW for single-family detached residences on 4.92 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northwest corner of Valadez Street and Shelbourne Avenue within Enterprise. JJ/jud/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 45).

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

- Comply with approved drainage study PW24-17122;

- Execute a Restrictive Covenant Agreement (deed restrictions).

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0113-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

SAMI REAL
Next are Items 44 and 45.

- Item 44 WS-24-0527. Waivers of development standards for the following: reduced step backs, increase wall height, increase fill height, eliminate off-site improvements being curb gutter sidewalks and streetlights and reduce the street intersection offset. Design review for single-family detached residences on 4.92 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northwest corner of Valdez Street and Shelbourne Avenue within Enterprise.
- Item 45 TM-24-500114. Tentative map consisting of 10 single-family residential lots and common lots on 4.92 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northwest corner of Valdez Street and Shelbourne Avenue 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 Pinnacle Homes on these next few matters.

What I have before you is an aerial map of our site. It's approximately five acres. This is also another one of these purchases through the Airport auction that Pinnacle Homes has purchased. And matter of fact this is in a rural neighborhood area. These are actually homes that Pinnacle came in and has already built. As you can see, we are sandwiched in between existing rural neighborhood preservation homes. These are single-story homes that we're proposing on the five acres. These are the elevations that you would see here that are being proposed.

We do have a waiver. Our first waiver is a waiver of the front yard setback, which is typical that you see in all these rural neighborhoods that are built like this. And it has that 20 foot yard setback in there. It's just a matter of the reason way you actually measure the distance to the setback, but this is no different than other developments in the area.

With respect to the site plan, this is 10 homes that are located on approximately five acres. We have our access coming in here off of Shelbourne Avenue. And this is another piece of property here where we have some drainage issues that we're dealing with because to the north, to the east, west and south of us, the grades have all been set on the property here. So, it's very hard for us to do anything more or less than what's already been set in the area.

So, our wall heights, we're low on the west side here of our property. On the east side we're a little bit higher. Our wall heights are going to be anywhere from 2 or 3 feet higher than the existing walls. You do have a 5 foot – in this area, a 5 foot drainage easement that separates the property walls in this area. Just

for the record, this would be about a 9 foot high, 9 foot 7inch wall. This is about 10 foot and 4 inch wall. This is also 10 foot and 2 inch wall. And this would be about a 9 foot, 9 inch wall in this area here. And again, that's just dealing with the topography and the grade on the property that's been set.

We'd ask you to approve the applications that are before you. And again, these are single story homes, same price points as I mentioned earlier with Pinnacle's proposal.

TICK SEGERBLOM
That completes your presentation, we'll –

BOB GRONAUER
Yes, sir.

TICK SEGERBLOM
– open it up for a public hearing. Anyone here wishing to speak on this item? Or these items? See no one. We'll close the public hearing and Commissioner Jones.

MOTION

JUSTIN JONES
Move for approval of 44 and 45.

TICK SEGERBLOM
There's a motion. Cast your vote

VOTE

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

TICK SEGERBLOM
That motion passes. Thank you.

BOB GRONAUER
Thank you very much and I want to wish all of you a happy Thanksgiving with your families. Have a good one, take care.

45. TM-24-500114-COUNTY OF CLARK (AVIATION):
TENTATIVE MAP consisting of 10 single-family residential lots and common lots on 4.92 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northwest corner of Valadez Street and Shelbourne Avenue within Enterprise. JJ/jud/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEM 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

- Comply with approved drainage study PW24-17122;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0113-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

46. WS-24-0535-BLUE DIAMOND PB HOLDINGS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscape planter width; and 2) reduce driveway geometrics.

DESIGN REVIEW for commercial buildings on 0.89 acres in a CG (General Commercial) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Blue Diamond Road and the west side of Pinkbox Drive within Enterprise. JJ/sd/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS.

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without 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;
- The installation of detached sidewalks will require vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way;
- Coordinate with Real Property Management and the Department of Aviation to dedicate Pinkbox Drive.

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.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace
determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0437-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVERS OF DEVELOPMENT STANDARDS #1 AND #2B WERE WITHDRAWN.

SAMI REAL
Next is Item 46, WS-24-0535; waivers of development standards for the following. Reduced street landscape planner width and reduced driveway geometrics, design review for commercial buildings on 0.89 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay generally located on the south side of Blue Diamond Road and the west side of Pink Box Drive within Enterprise.

TICK SEGERBLOM
Good morning.

GREG BORGEL

Good morning, Mr. Chairman. I'm Greg Borgel, 3747 Heritage Avenue here for the Pink Box Project, which is the first phase of development proposed for this property. With me in the audience is if you have questions appropriate for his consideration, is the Vice President of Development for the Siegel Group. The Pink Box item before you now is of course an element of the Siegel Group. And so, if you have questions that are beyond my capability, he's available to help out.

Secondly, we were advised fairly late in the game that some of the waivers were problematic, and we have put ourselves in the position of what we think is resolving those questions.

So, to work through it casually – and by the way, this is the elevation of the Pink Box that is before you. There are three waivers called out in the agenda or were, if you will, since we have resolved two of the three with certainty. On the reduced width of street landscaping, which is Waiver Number One, that's been eliminated. It was a very small area that was basically overlooked in the first analysis. And so, we would ask in conjunction with what we hope is your approval of the balance of the item, that that could be allowed to be withdrawn here.
And secondly on Item 2B, which was the throat depth question on which Public Works was quite concerned. The engineer for our side has gone through the equations and restructured the throat depth and that has been provided to staff for analysis and we think that that one can now be withdrawn as well. So that takes care of the throat depth and the landscaping waiver.

The remaining item is a reduction of the departure distance for the driveway on Pink Box Drive to 161 feet where 190 is required. First of all, we would point out that the Pink Box Drive, which amounts to being our private drive, although it has of course to be dedicated to the public for the purpose of extending utilities. But it is a very minor street which although it is adjacent to Blue Diamond Road, they are in a position where it can never cross Blue Diamond. So, it's a very minor intersection in question.

And secondly, by virtue of the redesign of the – and hoped for withdrawal that you will allow for the other waiver, we are now in a position where the redesign to accommodate the full throat depth as required by staff, has enabled a tentative and what we would suggest resolution to that remaining waiver. And that is that by virtue of redesigning – I put the landscape plan up so you could see that it is abundantly landscaped, but I'm drawing on the black line because it's easier to explain what we've done. By moving the throat depth question and resolving it, we believe, to here, we create a situation where we now have a location for a sign, which would, we think, resolve the last remaining waiver question, which is the distance along Pinkbox Drive.

This we believe strongly is the correct location for signage in order to create specifically the situation. And there is no sign waiver in front of you because we'll have to submit a sign program in the future. But we would want to put a sign in this area where the expansion of the throat depth has taken place. So that since this driveway serves –

JUSTIN JONES
Mr. Borgel, can you just skip to what you still need?

GREG BORGEL
We think we only need the remaining waiver for the reducing the driveway distance on Pink Box. And I was leading up to saying and concluding, I realize I've been accused of talking too much sometimes.

TICK SEGERBLOM
All the time.

GREG BORGEL
Well only when I'm here.

JUSTIN JONES
Sometimes when you're not.

GREG BORGEL
Well, there, I try to be quieter.

The purpose is because the driveway is now at the correct location in our opinion. And that is because the two sides of the building need to be served. One side for the access to the drive-thru and one side for the access to parking for people who don't choose to use the drive-thru. And that is where we have the handicapped parking, which was the conclusion I was reaching to and hoping that you would therefore approve of the reduction in departure distance for the driveway in light of the fact that it serves those two purposes.

TICK SEGERBLOM
Does that complete your presentation?

GREG BORGEL
I was finished.

TICK SEGERBLOM
Okay. All right. This is a public hearing. Anyone here wishing to speak about doughnuts? Seeing no one will close the public hearing. Did you have a comment Sami?

SAMI REAL
I just wanted to clarify. So, I think what Mr. Borgel was trying to say is that he withdraws Waiver of Development Standards Number 1 and 2B and finds that the Waiver of Development Standards 2A is still needed and then that's when I would defer to Public Works whether or not the Waiver of Development Standards 1, sorry, 2B is still needed.

ANTONIO PAPAZIAN
Thanks Sami. It is not needed anymore. They meet the minimum requirement.

MOTION

JUSTIN JONES
Great. With that withdrawal of Waiver Requests Number 1 and 2B, I'll go ahead and move for approval of Agenda Item Number 46 with the request for Waiver 2A.

TICK SEGERBLOM
All right, there's a motion by Commissioner Jones, cast your vote.

VOTE

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

ABSTAIN: None

TICK SEGERBLOM
Thank you. That motion passes Mr. Borgel.

GREG BORGEL
Thank you very much and we'll see you again another day and I'll try to be quieter or at least list –

TICK SEGERBLOM
It tough to have an old dog learn new tricks.

GREG BORGEL
We're trainable. Thank you.

(Companion Items 47 through 49)

47. PA-24-700015-NEVADA POWER COMPANY:
PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) to Neighborhood Commercial (NC) on 1.89 acres. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley. JJ/gc (For possible action)

ACTION: ADOPTED (RESOLUTION NO. R-11-20-24-2) (COMPANION ITEMS 48 AND 49).

SAMI REAL
Next are companion Items 47 through 49.

- Item 47, PA-24-700015; plan amendment to redesignate the existing land use category from Public Use to Neighborhood Commercial on 1.89 acres. Generally located on the north side of Russell Road 550 feet east of Hualapai Way within Spring Valley.
- Item 48, ZC-24-0310; zone change to reclassify 1.89 acres from an RS20 (Residential Single Family 20) Zone to a CG (Commercial General) Zone. Generally located on the north side of Russell Road 550 feet east of Hualapai Way within Spring Valley.
- Item 49, UC-24-0311; use permit for a mini warehouse facility. Waivers of development standards for the following: reduce and eliminate landscape buffer and screening and residential adjacency standards. Design review for a mini warehouse facility on 1.89 acres in a CG (Commercial General) Zone. Generally located on the north side of Russell Road 550 feet east of Hualapai Way within Spring Valley.

TICK SEGERBLOM
Good morning.

LEBENE OHENE
Good morning, Commissioners. Lebene Ohene, 520 South Fourth Street representing the applicant with three separate applications that have been read into the record by Ms. Real.

To orient you to the site, the parcel is located north of Russell Road and approximately 550 feet east of Hualapai Way. And to explain the PA application, which was the first application read into the record, which is the plan amendment. The parcel as it exists is a portion of a Nevada Energy site that was

subdivided Nevada Energy no longer needs the parcel. The parcel currently is zoned RS20 and master plan which is below master plan PU for Public Use.

Because they did not need the parcel anymore, the request is to change the master plan to NC and the zoning to CG. Now based on the master plan to our east is single-family residential, but that area is zone CM, which was the existing master plan before the residences were built and the residences in the area surrounding the Nevada Energy substation were all constructed after Nevada Energy constructed the location. On the zone change request, the zone change request is to go to CG to allow for the future mini storage warehouse.

The site is approximately 1.89 acres and the zoning surrounding it currently is RS3 and RS3.2 as well as some C2 to the west along Hualapai.

The development is a 29-unit mini storage warehouse for RVs and luxury vehicles. Based on the existing location and the site, we do have with the special use permit application some waivers and the design review to allow for the development. There is an existing driveway that serves both the existing and the energy station and will serve the site as well.

Because of the location of the site, there are some waivers. Some of those waivers primarily deal with some residential adjacency and some issues that are pre-existing. For instance, to the north because this is still residential even though it is more, it's a power station and more kind of an industrial use. There is landscaping that we've asked a waiver for to maintain.

In working through that development process through the neighborhood meeting, Town Board and Planning Commission, we worked with a Planning Commissioner, and we listened to the neighbors and also to the Town Board and have made some adjustments to the site.

For instance, three of the waivers, 1A, 1B and 1E, we withdrew those at Planning Commission without prejudice and that remains.

To the east, we proposed an eight-foot-high wall with a required fifteen-foot landscaping and even though to the northeast with a residential to the northeast NV Energy only provided 10 feet of landscaping. We're sticking to code and providing that.

On the west side we had to maintain the waiver because the roadway, existing roadway splits, there's an existing condition so therefore the landscaping, even though fifteen-foot is required, we had to request a waiver because there's only 7 feet and 14 feet. Because of that and for additional mitigation, we have proposed additional landscaping along the west side, which is split by the existing roadway.

Also, to mitigate some of the issues, sorry, I have this elevation which will properly depict our design. So, there's the two areas of landscaping. There's the required landscaping to the east and also the required landscaping buffer. And on the west, we included 11 additional trees to make sure that we mitigated the residential adjacency waivers, which are all the waivers, Number 2 in this area, the landscaping as well. Also taking into consideration of the residential on both sides, although the main building, Building A, which is to the west is 27 feet high, we made sure that the buildings were dropped in such a way that we didn't impact the residential to the west, although we are more than 120 feet from there with the two rows of landscaping.

The building to the east is 19.5 feet and this plan depicts how the main building, which is two-story sits as adjacent to the Western property line, which shows that even though we may be 28 feet, their residences are higher than us and we comply with all the grading requirements adjacent to the site.

With that said, we would appreciate your recommendation of approval with the waivers that were deleted and I'm here to answer any questions. Thank you.

TICK SEGERBLOM
All right, this is a public hearing. Anyone here wishing to speak on this item, please come forward.

HARSHA SARMA
Good morning.

TICK SEGERBLOM
Can you speak into the – yeah, hold the microphone.

HARSHA SARMA
Good morning. My name is Mr. Sarma, Harsha Sarma. I live at 5664 Teton Glacier Street, and this is my wife, Pilar. We are the neighbors to the west.

We live in the community called San Mateo, which is directly impacted by this site and this project, this is our community here and this is the proposed site underneath the two power lines. The –

WILLIAM MCCURDY II
Can we have you speak right into that mic? He's having a hard time –

HARSHA SARMA
We want to go on the record and state that my wife and I and our neighbors in the community are a hundred percent opposed to the zone change in this project. This lot falls within Commissioner Jones's jurisdiction and we're delighted with the work he's done with the park that he's built on Patrick that's coming up online here shortly. However, we think that the zone change is a mistake. We don't need additional mini storage.

Currently, there are six mini storage units within two miles of this property. I don't know if they should mention that at all. There's one here, that's My Self Storage, which is 0.8 miles away from the property. There's another one here on Cube Smart, which is 1.1 miles from the property. There's another one here, Extra Space, 1.3 miles from the property, another one Public Storage, 1.5 miles, another one that's 2.2 miles, Town Storage, another one that's 2.3 miles, another Extra Space.

So, she's pitching this as a luxury mini storage. I don't think a box with a bow matters, it's still storage and it's a 30,000 square foot structure that's going to be built directly behind our neighborhood with 15-foot trees I think is what she said. 10-foot trees. Am I incorrect on that? Was that the size of the building? She mentioned? I don't know if we're allowed to ask questions or not.

JUSTIN JONES
She can respond when she gets up again but –

HARSHA SARMA
Oh, and the primary reason we're opposed to this property, this project is the traffic impact. We have a new neighborhood development coming up across the street. I'll show you that. KB Homes is building right here on this lot. It's another 20 plus houses going in.

There are three schools close to this corner. There's Batterman, Fertitta, and Bishop Gorman right across the street. So, there's going to be more foot traffic for the students, more people walking around, and I don't think we need the traffic and the cars and that's why we respectfully asked the Commission to vote no on this project and see if there's any alternatives that could be used for this lot. I mean I don't know that NV Energy needs the money. I don't think they're desperate to sell it, so we want to see if the Commission would investigate another highest and best use for this parcel. I think that's it. I thank you for your time.

TICK SEGERBLOM
All right, thank you. Anyone else wishing to speak on this item? See no one will close the public hearing. Turn over to Commissioner Jones.

JUSTIN JONES
Thank you very much Mr. Chair and I appreciate the neighbors coming down and expressing their concerns with the site.

Initially I would say normally given the location I would not even consider a land use plan amendment change, or a zone change for this parcel because it is surrounded on three sides by residential. In this case because it is such an awkward parcel and a remnant from NV Energy's site, I think that there is a challenge for developing the residential for which it is currently zoned and if it were it would be a high-density residential project which would create in my mind far more traffic than what is proposed there. When Miss Ohene pitched this to me, I made it clear that the only commercial that would be permissible if this Board allows it would be mini storage because it is so low intensity. So just to clarify with regards to the waivers are 1, 1B and 1E?

LEBENE OHENE
Yes sir.

MOTION

JUSTIN JONES
Okay. So, I want to make sure it's very clear on the record that my motion will be to allow for the plan amendment and for the zone change to Neighborhood Commercial. However, that is not to say that if the applicant or some future developer decide that they want something else here that will be permissible. I will not recommend any other type of commercial on this parcel because I think it would be very inappropriate and would have detrimental effects to the neighborhood. I think that mini storage in this case is low-impact and has a benefit to the neighborhood in a way that other commercial ventures would not. So –

LEBENE OHENE
Yes sir, I understand.

JUSTIN JONES
I'll go ahead and move for approval of Agenda Items 47, 48 and 49 recognizing the withdrawal of Waivers 1A, 1B and 1E.

TICK SEGERBLOM
All right there's a motion. Cast your vote.

VOTE

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

LEBENE OHENE
Thank you, Commissioner Jones. Thank you, Commissioners. Have a good day and happy Thanksgiving.

48. ZC-24-0310-NEVADA POWER COMPANY:

ZONE CHANGE to reclassify 1.89 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley (description on file). JJ/hw (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 47 AND 49).

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 #0323-2024 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.

49. UC-24-0311-NEVADA POWER COMPANY:

USE PERMIT for a mini-warehouse facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate landscape buffer and screening; and 2) residential adjacency standards.

DESIGN REVIEW for a mini-warehouse facility on 1.89 acres in a CG (Commercial General) Zone. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley. JJ/hw/syp (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 47 AND 48).

CONDITIONS OF APPROVAL –
Comprehensive Planning

- The addition of balconies or other second story external additions are prohibited;
- Business licenses shall not be issued for businesses conducted within individual units;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has

not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0323-2024 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.

WAIVERS OF DEVELOPMENT STANDARDS #1A, #1B, AND #1E WERE WITHDRAWN.

(Companion Items 50 through 54)

50. PA-24-700020-ROOHANI KHUSROW FAMILY TRUST:

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located between Wigwam Avenue and Cougar Avenue on the west side of Edmond Street within Enterprise. JJ/rk (For possible action)

ACTION: ADOPTED (RESOLUTION 11-20-24-3) (COMPANION ITEMS 51, 52, 53, AND 54).

SAMI REAL

Next are companion items 50 through 54.

- Item 50, PA-24-700020, plan amendment to redesignate the existing land use category from Ranch Estate Neighborhood to Low Intensity Suburban Neighborhood on five acres. Generally located between Wigwam Avenue and Cougar Avenue on the west side of Edmonds Street within Enterprise.
- Item 51, ZC-24-0485, zone change to reclassify the following five acres from an RS20 (Residential Single Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone, 4.77 acres from an RS20 (Residential Single-Family) Zone and an H-2 (General Highway Frontage) Zone to an RS3.3 (Residential Single-Family 3.3) Zone and eliminate the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Wigwam Avenue in the east side of Edmonds Street within Enterprise.
- Item 52,VS-24-0486 amended vacate and abandon easements of interest to Clark County located between Wigwam Avenue and Ford Avenue and between Mohawk Street, Decatur Boulevard; a portion of right-of-way being Edmonds Street located between Wigwam Avenue (previously notified as Mohawk Street) and Ford Avenue and a portion of right-of-way being Cougar Avenue located between Mohawk Street (previously notified as Decatur Boulevard) and Edmonds Street within Enterprise.
- Item 53, WS-24-0487, waivers of development standards for the following: increased fill height, increased retaining wall height. Design review for a single-family detached residential development on 9.77 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Wigwam Avenue in the east and west sides of Edmonds Street within Enterprise.

- And then finally Item 54, TM-24-500101 map consisting of 54 single-family residential lots and five common lots on 9.77 acres and an RS5.2 (Residential Single-Family 5.2) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmonds Street with an Enterprise.

TICK SEGERBLOM
Good morning.

STEPHANIE GRONAUER
Good morning. Mr. Chairman Commissioner. Stephanie Gronauer, 1980 Festival Plaza Drive here on behalf of the applicant, Richmond American Homes.

This property is a unique piece of property. It's in the southwest just to the north of Blue Diamond Road. Edmond bisects the property with about five acres on the east side and about five acres on the west side of Edmond. This area has a mix of master plan, a mix of zoning just to the north of Blue Diamond. And additionally, the parcel on the west side has some very significant constraints with respect to development because it has a 100 foot power pole easement running up and down Edmond in this area. So, it makes it a difficult parcel to lay out an actual developable project.

This is the master plan. So, you can see everything in yellow is Ranch Estates and within the RNP. The beige is Mid-Intensity Suburban so that allows up to eight units to the acre. And then you can see along Blue Diamond you've got a whole bunch of commercial and industrial, but there is a small RNP in this area. Edmond right now is somewhat the dividing line, but you can see on the zoning map it's a pretty interesting dividing line because you have RS2 immediately across the street, which means 2,000 square foot lots across the street from what is the RNP.

Also, there's an overlay on a portion of that western or eastern parcel, excuse me, for RNP even though it's master planned Mid-intensity allowing up to eight units to the acre. So, this is a mix and an interesting parcel with as I said, a mix of overlays, a mix of master plan and then also a mix of density. So, when Richmond decided to look at this, they thought the best thing to do would be to conform and comply on the east side with the master plan that allows up to eight units to the acre. And on the west side provides somewhat of a transition because there are 2,000 square foot lots immediately across the street.

So that's what we have before you today is a plan that we think does just that provides that transition. Also, you'll see on the site plan it takes into account the fact that there is a power line easement. This exhibit shows it better. Everything in yellow on this western portion is encumbered by a power line easement, which means it's undevelopable for structures. So, about a third of the width of this parcel you can't put homes in. So, it presents a different challenge when they were laying this out on how and what is best for this area.

This is what's before you today as I mentioned on the east side we conform with the master plan. We do not have a plan amendment. It's Mid-Intensity Suburban allows up to eight units to the acre. I believe there's 38 homes on this east side with a density just around up to eight to the acre. The small lot development is to the north of us and to the east of us with those small compact lots. And this is certainly compatible with what's in the area and what the master plan contemplates.

As you go across to Edmonds, we have laid out 10,000 square foot lots on this western boundary because it is clearly RNP to the west of us; also, one-story homes. So, Richmond's proposing their one-story homes to provide that additional buffer. However, as we flip across the street here, we have roughly 7,000 square foot homes or lots, excuse me, with two-story homes. And the reason they have to be two-story is

because we cannot develop within that easement area. And you all know I just had two projects on this agenda where Richmond's the first to do all two-story homes. They're also the first to develop in an RNP and do half acre lots. Unfortunately, because of this power line easement, this lot is not ideal for those large half acre lots and can't be developed on in this yellow area. So, the homes that are on this eastern edge are two-story homes so that they can simply be backyards in that area and not have a structure there.

At the Town Board and at our neighborhood meeting way back in June, we did not have any neighbors in attendance. Mr. Van is counsel for a couple neighbors in the area and he did come to Planning Commission. Since that time, we've met with him to discuss possible amendments to the plan. He represents homeowners that live immediately to the west of the site, and I know he's here to speak on their behalf. Since that meeting, we sat down and basically at the meeting the two things, their first preference would be that this whole area be one-story homes.

So, Richmond did look at possibly doing really small one-story homes on these lots right here. They could fit a small one-story, but it doesn't pencil from an economic standpoint because you'll have large two stories across the street and then trying to put small one-story's even with the premium for one stories, it just doesn't pencil out unfortunately. But they did come up with two other alternatives that I did email to Mr. Van, all of which we're okay with and could live with. This is what we think is the best option because it has all one-stories on this Western Edge Option II or I guess Option Alternative I. We laid it out such that we would have one-story homes, four of them located right here and then put a really large two-story Paxton home on these two lots on the corner. And then proposing still the two stories on the east side but losing a lot as well.

So, the density would go down slightly, but we'd have to have some flexibility to put the big 2 story, 4,300 square foot homes on a couple of the lots. I don't think personally this is the better option because I think when you have one stories buffering an RNP that's better. But this will work for Richmond, and they would still have the four one-story homes which are adjacent to their homes.

Option II was we lose 2 lots, and we put 3 two-story homes on this western edge. Again, they're more profitable because they're large two-story homes. So, this pencils as well, the density certainly goes down with the loss of two lots. We still have one-story homes in this corner adjacent to Mr. Van's clients, but there would be some two-story homes up here and then also across the street.

So, as I mentioned, I've shared these plans – I don't know the preference from Mr. Van. Again, I think his preference would be that it be all one story. Unfortunately, that just doesn't work with the power poles or – I should say first preference would probably be all half-acre lots.

This property is just a unique parcel in the sense that it's difficult to develop and it also is adjacent to 2,000 square foot homes. So, putting million-dollar, half-acre lots on Edmond across from 2,000 square foot lots, not homes, lots is not a great transition. We think this provides a really good transition between the RNP and the higher density across Edmond and it'll certainly set a precedent.

So, Mr. Van mentioned his clients being concerned with the parcel to the northwest. This would certainly set a precedent to make sure that one-story homes and quarter-acre lots would be the appropriate transition there. So, with that said, I'm happy to answer any questions.

We did have five conditions that we submitted at Planning Commission and that are in your staff report. I'll quickly just walk through them. It was that we would do one-story homes on Lots 1 through 6 that we would have no more than 16 homes on this Western portion, no more than 38 homes on the eastern

portion, that we would tier any wall that's on the perimeter along a right-of-way that is above the allowed 3 foot of retaining and 6 foot screen and then that we would do wrought iron fencing on top of any retaining wall on this eastern portion that's over the three feet of retaining. That's mostly in this corner. We have some tall walls and so at Planning Commission we offered on top of those screen walls doing some view fencing just to break that up a little bit. So those conditions are in your staff report.

We're happy to agree to all of those. One final condition that we did talk about with the neighbors, the neighbors immediately west of us have a drainage channel that is adjacent to us. They asked if we would be willing to gate that with their permission. We're happy to do that. Obviously, we have to have their permission to touch their land, but Richmond's happy to add a gate on that easement area. So, with that said, I'm happy to answer any questions and we'd ask that you follow Planning Commission's recommendation of approval.

TICK SEGERBLOM
This is a public hearing. Anyone wishing to speak on this item, please come forward.

MICHAEL VAN
Good morning. Good morning, Chair and members of the Commission. I've been doing this a long time and what I do know is the designation, RNP is a term that should be sacrosanct, and it should continue with it a long-term reverence associated with it. It's longstanding in the area and in the County that what you want it to is if you can get something that's RE with an RNP. Then you know that you've got a nicer home, you've got nicer quality areas and neighbors bought based upon that protection. They moved there for the lifestyle. And you'll hear from neighbors who said that they sold homes, that they have done everything they could to get to that area for that very purpose. And now they feel like they are being encroached upon essentially for just for money. When you get right down to it's going to get down to the dollars.

There are two competing groups. One group is the neighbors who are there to preserve their neighborhood RNP. We want to preserve our neighborhoods. The developer is there to preserve their bottom line and the discussions that we've talked about, what they have said are things like, it just doesn't pencil, we just can't make it to the bottom line. However, I've heard today three different instances where there were RNP properties and lo and behold we can get half acre locks on all of those with all the other issues.

And there's also been, and I heard that Richmond American actually does have a half-acre product that they can put in there. It just doesn't pencil. So, for the developer, it's simply that it's the profitability. For the neighbors, the citizens, the Clark County residents. It's all about their lifestyle, their homes, where they bought, where they want to raise their children.

And with regard to this property, this current project, it's kind of interesting to me that it's not a master planned community. You have on the right-hand side of this on the east side I believe, that is higher density. It absolutely is. And there's nothing my clients have said. I've told them, "You got to give up on that argument, you're not going to win that argument". But on the left-hand side, this is RNP. And Edmonds creates a natural barrier. It's a barrier there. That's where you can say, "Yep, this is where it's going to go over." Everything on the one hand, you don't need this transitional period because if you go down a little bit further, they're half acre lots.

And speaking with Stephanie, she's been very professional. I appreciate that. I asked this simple question even with this area down here when you got the easement. So, let's just say that you take that property and instead of 16 lots, you have eight lots. Now you're going to have four lots that can be, you can build

the two-story on the front of it and they're going to have really big backyards because they can't build on the back part under that easement. But you can still put eight lots in there as opposed to 16, without a problem. And you are going to honor the integrity of the RNP. Edmonds is that natural barrier. There's no connecting roadways. They act as a, sorry.

TICK SEGERBLOM
You can go ahead and finish up.

MICHAEL VAN
All right. They act as though this is some type of master plan. It's not, there's no roadways, there's nothing that connects the two. And the developer is not the end user, he is not the neighbor, he is not going to be a citizen of Clark County.

The RNP is very important. When we did talk, they did propose a couple of proposals, and I apologize. I told Commissioner Jones this, my wife had surgery, and I was driving back Sunday or Monday and Tuesday and didn't get a chance to get the email, didn't get a chance to get it to the neighbors. And I asked Sephanie, I says, is there any way you can push this out a month so we can sit down and talk about it? And they can't for other reasons, and I understand that. But the Rural Alliance Advisory Committee states that the purpose is to encourage infill developments within Ranch Estate neighborhoods in accordance with compatible considerations contained in the Neighborhood Land Use Category definitions. Again, this is not a master planned community. They're trying to plug 54 homes into a very small area. 38 I get, I understand that, but the 16, you could just as easily have that be eight and continue with the RNP. Again, Edmonds is that natural barrier.

Lastly, you'll hear from some of the neighbors, there's a lot of issues that have been raised that we just don't know yet. Of course, there's the construction, the parking, the traffic, the streetlights, the height of the walls, which they did raise. But again, Richmond American, you heard earlier that they do have products that they can put on half acre lots in a quarter acre – on a half-acre lot in that area. And I appreciate the fact – I appreciate your time. I've been around Greg Borgel, and I don't want to be tagged with that, so I'm going to wrap it up right now. Please understand that the neighbors do not want this at all. The number one choice is to keep it an RNP.

TICK SEGERBLOM
Thank you. Anyone else here wishing to speak?

JOE KRATHWOHL
Good afternoon, gentlemen. My name is Joe Krathwohl. I live at 8435 Lindell Road. I am right in the middle of this RNP. And I was smiling, I see these big banners on the front of the walls here, "Together for Better." Well, together doesn't include existing homeowners.

I've been in Las Vegas now for 36 years, and the first place that I bought was a big half acre lot. And I remember because I supply animals to shows, Renaissance fairs, Springs Preserve, shows up and down Las Vegas Strip, that's my main job. And I remember I rescued a young tiger cub, and I don't know how the County found out, but next thing I know, I had a letter on my front door that said, "You have 30 days to move." I came down and after a big meeting I said, "Where can I live where I can live in peace and still do what I do?" And they said, "Oh, you got to be RNP. Once you're an RNP, you'll be okay."

Found a place, an RNP, this RNP. And when I saw what kind of a lifestyle it is, here's a picture of those poles. This is what people in my neighborhood use the setback for, space for their animals. I said, "This is awesome. This is where I need to be." Got my zoning changed, my tigers, condors, eagles, everything that

lives with me. It's been pretty good until about the last eight or nine years. Now, two or three times a year, I'm at one of these hearings trying to figure out exactly how to stop us from being bulldozed over. Because every time one of these projects, even along the perimeter, gets approved, all those cars shoot through our neighborhood. We have Star Nursery sending their big semi-trucks full of rocks through our neighborhood, crunching up the pavement that was there. It was never meant to be a truck route.

And we still can't get a light at Decatur and Windmill to help break down the traffic. So, you can't even get across Decatur anymore. And now we have people just walking up and down the street. It used to be we knew all of our neighbors, and now people slow down and case the front yard, taking an inventory of things that you have out there.

We have a church that was approved, ridiculous decision, because when they have an event, there'll be 400 cars parked up and down these streets blocking everybody's home, parked all over the BLM lots. And it's like, wow, what is happening here? Not to mention the ones that want to use our neighborhood as a cut-through to get from Blue Diamond Road up to Decatur. I've been almost hit several times in front of my own home just getting the mail, and it makes you just wonder, what do we do? Do we have to have a full-time police officer in the neighborhood? So, every time one of these gets approved it just gets worse.

And I noticed all day long it's abandonments and waivers. Well, why have rules at all then? I haven't heard a single developer today get denied. But I feel like I'm going to walk out of here because these are the homes that are in our neighborhood, and this is one of the last projects you approved of right across the street from my house. And this type of approval is ridiculous to me. I'm sorry, I don't want to die in front of my house so some developer can make a few extra bucks.

TICK SEGERBLOM
All right. Thank you so much. Anyone else here wishing to speak on this item?

CHRISITIAN HAGENBEEK
Hello everybody. I'm Chrisitian Hagenbeek, 8580 Mohawk Street. I'll keep it short. But we purchased in the area because we wanted the benefits of the RNP. We worked with Stephanie, we're the lot that's right next to the build that they're building. We welcome growth in the area, but we would like to keep it at two homes per acre. That's why we purchased into that area. We talked to them, and we tried to compromise. We said that we would like single-story homes in that 16-home section instead of two-story homes. Unfortunately, we didn't get an option for that, so we opposed the build. They say they can't pencil in something because of the easement in that area. Well, I would like to use that easement for our benefit to keep our rules for the RNP. That's it. Thank you.

TICK SEGERBLOM
Thank you. Anyone else here wishing to speak?

GRANT PALM
Mr. Commissioner, Commission, thank you for your time here. My name's Grant Palm, P-A-L-M, and I'm a resident on that dividing line 8665 Edmond Street, and my concern is the density. I do have a young child. There really isn't any parks or anything like that for our children to go and play, ride bikes, anything like that in the area. So, with that extra density I've seen on the way taking my child to school, multiple accidents along Decatur just increase since all the building in that area. Again, my concern is just solely for the safety of the kids and just having a community to be able to enjoy and raise my son. So, thank you for your time.

TICK SEGERBLOM
Thank you. Anyone else? All right. Seeing no one else, we'll turn it over to Commissioner Jones.

JUSTIN JONES
Thank you, Mr. Chair. Is it okay if I ask Mr. Van to come back down?

So, I appreciate that you didn't have a chance to fully go through everything with the neighbors, but as you stand here today, you prefer more single stories or fewer lots?

MICHAEL VAN
Can I get both?

JUSTIN JONES
Nope.

MICHAEL VAN
The first option is probably better than the other two options. If there were a way to have – just because the one-stories are all on the one side. If they could cut down the number of lots on the opposite side from – I think it's eight, six or so, that would probably be better. But as it sits right now, these will all be one-stories. If they could cut this down to two or three lots instead of five or six and have one-stories, I think that would be better, or if they could just spread that out a little bit more. But literally you're doubling the number of homes in what everyone believed was what they were getting. Of course, the first option is keep it in the half acre lots. That's the first option.

JUSTIN JONES
Thank you. Ms. Gronauer, I've never said that before. Ms. Gronauer, or your client, I know there's constraints with regards to some of the other lots. With regards to Lot 16.

STEPHANIE GRONAUER
Yes.

JUSTIN JONES
Can that be single story because it is a larger lot?

STEPHANIE GRONAUER
I asked that question. I think it would be a pretty small single story. It wouldn't be the large, more expensive single story we have proposed because you can see it's oriented kind of funny with the driveway so it's not very deep. So that's why right now it has a two-story on it. The lot fit that I think Mr. Van just said if we lost – oops, sorry. If we lost two lots on that side, like he mentioned, these two-stories are called the Seth product. It would fit with their depth. We could put the bigger two-story here, which is a more expensive home. It's the most expensive home of all of them that we just would incorporate. But you can see it's still pretty constrained with the depth. The one-stories are the Powells, and one-stories take up a bigger footprint unfortunately.

But the Paxton, which we hadn't originally proposed is a 4,300 square foot two-story home. So, from a price point it would be the most expensive home probably in all of them. I know they don't want two-stories, but we could still keep the one-stories in this corner. I believe all of his clients live adjacent to these one-stories. The parcel in this corner is vacant. This is where his clients live is the southern half, and then this is vacant land. I know he's worried about precedent on this land next to us. And so again, back to – I think Richmond does a pretty good job of thinking through it. I think precedentially this is probably

the best because you have all one-stories on this, but if we need to lose lots, unfortunately the compromise was to try to add in some of the larger, nicer two-story products.

MOTION

JUSTIN JONES
All right. My motion will be to require that the developer reduce the number of homes on the home count on the southern side of the proposal. That south?

STEPHANIE GRONAUER
East.

JUSTIN JONES
Eastern side of the proposal by two, and to maintain single-story homes for the first – for lots – can we to go back to your lot thing?

STEPHANIE GRONAUER
One, two, and three, I believe.

JUSTIN JONES
For one, two, three and four.

MICHAEL VAN
Is there any way they can just keep all single-story on that left-hand side? That's one of the things that they were looking for. A fair compromise would be the single-story on the left-hand side, two less lots on the right-hand side, if they could go there.

JUSTIN JONES
All right. I'm going to require single-stories on all of those lots on the western side, and I understand that's the burden and I will talk to the seller about reducing the sales price if necessary.

STEPHANIE GRONAUER
Okay.

JUSTIN JONES
Okay. So, Sami?

SAMI REAL
Can I just ask for clarification? So, it's the western side of the western half –

JUSTIN JONES
Yes.

SAMI REAL
– is the single story? So going back to Lots one through six.

STEPHANIE GRONAUER
Yes.

JUSTIN JONES
So, Planning Commission and also an additional condition of reducing the lot count on the eastern side by two lots.

STEPHANIE GRONAUER
A maximum of 14 homes on the west side?

JUSTIN JONES
Yes. That's my motion.

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

VOTE

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

TICK SEGERBLOM
The motion passes.

STEPHANIE GRONAUER
Thank you very much.

TICK SEGERBLOM
Thank you.

51. ZC-24-0485-ROOHANI KHUSROW FAMILY TRUST:

ZONE CHANGE to reclassify the following: 1) 5.00 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone; 2) 4.77 acres from an RS20 (Residential Single-Family 20) Zone and an H-2 (General Highway Frontage) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 3) eliminate within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise (description on file). JJ/rg (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 50, 52, 53, AND 54).

CONDITIONS OF APPROVAL –
Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code;

applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0181-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

52. VS-24-0486-ROOHANI KHUSROW FAMILY TRUST:

AMENDED VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Ford Avenue, and between Mohawk Street and Decatur Boulevard; a portion of a right-of-way being Edmond Street located between Wigwam Avenue (previously notified as Mohawk Street) and Ford Avenue; and a portion of a right-of-way being Cougar Avenue located between Mohawk Street (previously notified as Decatur Boulevard) and Edmond Street within Enterprise (description on file). JJ/rg/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 50, 51, 53, AND 54).

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

- Right-of-way dedication to include 25 feet to the back of curb for Cougar Avenue, between 25 feet and 50 feet to the back of curb for Edmond Street, 35 feet to the back of curb for Wigwam Avenue and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

53. WS-24-0487-ROOHANI KHUSROW FAMILY TRUST:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fill height; and 2) increase retaining wall height.

DESIGN REVIEW for a single-family detached residential development on 9.77 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise. JJ/rg/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 50, 51, 52, AND 54).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- 1 story homes on Lots 1 through 6;
- No more than 14 homes on the western half of the project consisting of no more than 6 homes on the western half and no more than 8 homes on the eastern half;
- No more than 38 homes on the eastern half of the project;
- Tiered retaining walls on any perimeter walls along a right-of-way that are above the allowed total of 9 feet (3 feet of retaining and 6 feet of screen);
- Wrought iron view fencing on top of any retaining walls on the eastern half of the project above the allowed total of 9 feet (3 feet of retaining and 6 feet of screen);
- 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;
- Right-of-way dedication to include 25 feet to the back of curb for Cougar Avenue, 25 feet to 50 feet to the back of curb for Edmond Street, 35 feet to the back of curb for Wigwam Avenue and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B 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.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0181-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

54. TM-24-500101-ROOHANI KHUSROW FAMILY TRUST:

TENTATIVE MAP consisting of 54 single-family residential lots and 5 common lots on 9.77 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise. JJ/rg/kh (For possible action)

ACTION: APPROVED WITH CONDITIONS (COMPANION ITEMS 50, 51, 52, AND 53).

CONDITIONS OF APPROVAL –

Comprehensive Planning

- No more than 14 homes on the western half of the project consisting of no more than 6 homes on the western half and no more than 8 homes on the eastern half;
- No more than 38 homes on the eastern half of the project.
- 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 25 feet to the back of curb for Cougar Avenue, 25 feet to 50 feet to the back of curb for Edmond Street, 35 feet to the back of curb for Wigwam Avenue and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0181-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

SEC. 6. AGENDA ITEM

55. AG-24-900729 HOLDOVER: Discuss a potential amendment to Title 30 to address how setbacks are measured; and direct staff accordingly. (For possible action)

ACTION: DISCUSSED.

SAMI REAL
Commissioners, next is Item 55, AG-24-900729. This is a holdover of a discussion to discuss a potential amendment to Title 30 to address how setbacks are measured and direct staff accordingly.

This item was requested to be put on the agenda by Commissioner Segerblom. Prior to the rewrite of Title 30, we allowed the setbacks for certain residential lots. Those would be the now RS20, 40 and 80 to be measured from the center line or from property line when there was a private road easement within the front portion of the property. And so, then that would then reduce the amount of setbacks. So, for instance, if the property line was in the center line of a private road easement and that private road easement was 40 feet, then the 40 foot required setback was then essentially reduced down to 20 feet. We removed that provision when we did the rewrite of Title 30 in an effort to standardize how we measured setbacks, and because those same lots when they were on public roads didn't get the benefit of that reduction. So again, this is a discussion item for the Board to possibly direct us to modify how we measure setbacks in those zoning districts.

TICK SEGERBLOM
Thank you. Well, just to start out, I would just like to just continue with the private but go back to the 20 foot as it was before Title 30 was amended. I think we heard a couple of things today about people talking about that, and the developers or the contractors that came in on my behalf also say that that's what they're used to and that makes it easier for them. But I'd open it up for discussion.

MARILYN K. KIRKPATRICK
Mr. Chair, I want to ask a couple questions. So, we worked pretty hard to try and save the rural component of it. So, the one acres, the three quarters acres, two acres, all of those. I wouldn't want that to apply because they can figure out how to make that work. And I struggle a little bit because as I said to you yesterday, I don't understand how – and we've been doing it I guess, how already the arterials, we let them take 10% off the net and all that other stuff so you don't actually end up with a half acre lot. So, the whole point is to have a half-acre lot and the whole reason for that is so that code, Animal Control has requirements on the horse turnouts, when horses can turn out and how much that you can have back there. And then people start asking for waivers on their garage setback because they want to open up the side of their home so they can go in and out.

So, I just hope that whatever we come up with, we protect those areas that we said we were going to protect for one, and two, we just have a streetscape that makes sense, because I don't know – we did detached sidewalks, we did all these things to try and keep it back and now we seem to undo most of our

work. So, I don't know, but I for sure don't want it on the larger lots because they can figure it out, whether private or public. And that's par for the course because I don't have a real direction today because it's just – I don't know why we couldn't just offer them a waiver to come in as opposed to change the Code.

TICK SEGERBLOM
Well, and that's the question. It just seemed like most people on those private cul-de-sacs would just like the 20-foot as an option, and having to go through the waiver process is obviously time-consuming. But is there something we could continue to work on this that you would support?

MARILYN K. KIRKPATRICK
Well, I'm going to be honest, and visually I'd have to see what it looks like visually on the street. But I do think whatever we do, it has to be consistent. But everybody's district is different for a variety of reasons. We're all trying to build something that looks good. Maybe it's the waiver. I don't know. I'm happy to be open-minded, but don't bother my one-acre, two-acre parcels, because they could figure it out regardless.

TICK SEGERBLOM
Well, and I don't think this was intended for the one-acres, obviously.

MARILYN K. KIRKPATRICK
But the way the Code reads it applies uniformly.

TICK SEGERBLOM
Well, but couldn't we limit that to half acres or less?

SAMI REAL
Correct. So, before the provision applied to the zoning districts that had the two-acre, one-acre and then we'll call it the half-acre, even though they're not true half-acres. So, if the direction is to not apply any reductions to the two-acre, one-acres, we can definitely do that.

Commissioner Segerblom, you had said for the cul-de-sac lots. So, if this is about the cul-de-sac lots, that's something else that we can narrow the exception down to if that's the direction of the Board. So those lots that front on a bulb of the cul-de-sac, because the cul-sac lots are a little bit larger in the sense that the private road easement for that cul-de-sac is a little larger. Then we could also just limit the exception to that, should the Board choose to proceed with that now and then continue to allow for the waiver process for all the other lots.

TICK SEGERBLOM
Commissioner Jones.

JUSTIN JONES
So, I'm just trying to think through stuff that we've just done recently. So how would that affect – there were proposals that we had at our last meeting, for example, that we had this discussion. So, if it were just the cul-de-sac – so I'll give you the example of the one that was today. It was a 10-lot development. Is that entire development considered a cul-de-sac?

SAMI REAL
I think that would be part of the direction. So, there's lots that front on cul-de-sac roads, and then there's lots that front on actual the bulb of the cul-de-sac. So, if the request is to have it apply to all the lots that

front on a private road, then we can do that. If the request is the concern with regards to those lots that are on the bulb of cul-de-sac, then we can narrow it down to that.

I'll also add that the City of Las Vegas, North Las Vegas and the City of Henderson don't allow their setbacks to be measured from property line when the property line is encumbered by a private road easement in the front. They instead require it to be measured from the edge of easement. The City of Las Vegas has a reduced width for those lots. So normally they require 50 feet when it's on a public road and then they reduced it down to 30 feet when it's on a private road.

And then City of North Las Vegas and City of Henderson have a 20-foot setback for, we'll just say those same lots, the 20,000 square foot lots. But again, they don't allow those to be measured from the center line or from the property line. For instance, there was a project earlier today where Commissioner Naft in his district, there was a private road easement, and the private road easement wasn't in the center line of the property line. So, on one side, the private road easement, I think probably was 30 feet, and on the other side it was only 10 feet into the property line. So, in that case, if it was measured from property line and there was 30 feet on one side, then the front yard setback theoretically would've been 10 feet. So there might be an argument to say if there is a proposal to do a reduce, that we do from the edge of easement instead of starting to allow people to measure from the front just to address the situation like that, where we do have an RNP lot that is now potentially, if the code was to reflect the regulations that were in effect prior to the rewrite, would then be 10 feet off of a road easement. And I don't think that that's the intent of the RNP or these half acre lots.

JUSTIN JONES
Yeah, I would say I'm definitely with Commissioner Kirkpatrick on not changing anything with regards to the one acre and above, and I feel like I'm a visual person and it would be really helpful to see photos to your point with regards to these cities. Maybe they're doing it better or something like that, but I don't know that I can visualize it unless we have some examples. So maybe if we can get that for the half acres?

TICK SEGERBLOM
That's why I said can we pull it and then I can try to work on it more, and we can get together and see what we're talking about.

SAMI REAL
And I can have staff work on that as well.

TICK SEGERBLOM
I honestly didn't realize this was so complicated, but we don't want to open a can of worms. So anyway, thank you so much and we'll continue to work on it.

SEC. 7. INTRODUCTION OF ORDINANCES

56. ORD-24-900565: Introduce an ordinance to consider adoption of a Development Agreement with Richmond American Homes of Nevada, Inc. for a single-family residential development on 7.11 acres, generally located north of Pebble Road and east of Durango Drive within Enterprise. JJ/dw (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, DECEMBER 4, 2024, AT 10 A.M. (BILL 11-20-24-1).

SAMI REAL
Thank you. All right, the next items are ordinances for introduction. Those are Items 56 through 61. These are, again, ordinances for introduction.

- Item 56 is ORD-24-900565, is an ordinance for our Development Agreement with Richmond American Homes of Nevada Inc for a single family-residential development on 7.11 acres.
- Item 57 is ORD-24-900572 for an ordinance for a Development Agreement with SHLV LLC for a shopping center on four acres.
- Item 58 ORD-24-90-0582 is an ordinance for a Development Agreement with BD Equities LLC for an office warehouse complex on 6.7 acres.
- Item 59 ORD-24-900734 is an ordinance for Development Agreement with SD North Parcels LLC for an office warehouse complex on 19.3 acres.
- Item 60 is ORD-24-900758. This is an ordinance to amend Title 30 to modify the street landscaping requirements and the regulations for manufactured homes.
- And then lastly is Item 61 ORD-24-900766, is an ordinance to amend the official zoning map to reclassify certain properties as approved by the Board of County Commissioners on October 2, 2024.

Commissioners, we request that you set the public hearing for December 4, 2024.

TICK SEGERBLOM
All right. What was the date?

SAMI REAL
December 4, 2024.

TICK SEGERBLOM
Okay, I'll introduce the ordinances and set up for a public hearing for December 4, 2024.

57. ORD-24-900572: Introduce an ordinance to consider adoption of a Development Agreement with SHLV LLC for a shopping center development on 4.0 acres, generally located south of Shelbourne Avenue and west of Rainbow Boulevard within Enterprise. JJ/dw (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, DECEMBER 4, 2024, AT 10 A.M. (BILL 11-20-24-2).

58. ORD-24-900582: Introduce an ordinance to consider adoption of a Development Agreement with BD Equities, LLC for an office/ warehouse complex on 6.7 acres, generally located west of Arville Street and north of Cougar Avenue within Enterprise. JJ/dw (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, DECEMBER 4, 2024, AT 10 A.M. (BILL 11-20-24-3).

59. ORD-24-900734: Introduce an ordinance to consider adoption of a Development Agreement with SD NORTH PARCELS LLC for an office/warehouse complex on 19.3 acres, generally located east of Tenaya Way and south of Patrick Lane within Spring Valley. MN/dd (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, DECEMBER 4, 2024, AT 10 A.M. (BILL 11-20-24-4).

60. ORD-24-900758: Introduce an ordinance to amend Title 30 to modify street landscaping requirements, regulations for manufactured homes, and providing for other matters properly related thereto; and set a public hearing. (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, DECEMBER 4, 2024, AT 10 A.M. (BILL 11-20-24-5).

61. ORD-24-900766: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on October 2, 2024. (For possible action)

ACTION: INTRODUCED AND SET FOR PUBLIC HEARING ON WEDNESDAY, DECEMBER 4, 2024, AT 10 A.M. (BILL 11-20-24-6).

PUBLIC COMMENTS

SAMI REAL
All right. This is the last time set aside for public comment.

TICK SEGERBLOM
All right. Ms. Coleman.

MARGARET ANN COLEMAN
Yes.

TICK SEGERBLOM
Three minutes.

MARGARET ANN COLEMAN
Good afternoon. My name is Margaret Ann Coleman. I have been fighting for 43 years for my equal rights and for my life. Credit and due from a win on the job upon a writ of execution and garnishment upon collection. I have worked every day on A204984 on my collections. This is one reason why I say cut me a check. I ask you to let me go so I can grow with my money. I am trying to be a part of Nevadan society on growth of development and living arrangements. HUD was introduced to me by Deputy Shannon MulHughes that created the partnership and ownership under my name, placing it under the Mormon manner.

I have the right to take control and be a part of it and move in so I can be part of the society of helping the homeless people and placing them in the locations or getting a job where you have placed homeless people, and making calls to different of the Housing of Authority to see how many empty buildings do they have in order to position these people in the homeless shelter.

We're needing keys, we're needing places to move to. I know I had one and you took that from me, and I need to go back. If not back, pay me the $642,000. That is $300,507 that was from an insurance policy of my father placed in there for my public accommodation. You sold my house for $301,500. All it adds up to $642,000. Thank you.

TICK SEGERBLOM
Thank you. Anyone else wish to make a public comment?

MARGARET ANN COLEMAN
So, could you cut me a check and call me at (702) xxx-xxxx?

WILLIAM MCCURDY II
Don't put your number online.

TICK SEGERBLOM
All right. We'll close the public hearing and adjourn the meeting. Thank you so much.

SAMI REAL
And Happy Thanksgiving, everybody.

TICK SEGERBLOM
Happy Thanksgiving.

END PUBLIC COMMENTS

There being no further business to come before the Board at this time, at the hour of 12:03 p.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

FILED
DEC 0 3 2024
CLERK

NOTICE OF FINAL ACTION
CLARK COUNTY ZONING COMMISSION
9:00 A.M., WEDNESDAY, NOVEMBER 20, 2024

LEGAL NOTICE: Following the final approval or denial of every action before the Planning Commission and/or the Board of County Commissioners, a letter indicating the action taken and the conditions under which any approval is granted will be sent to the correspondent address on the application submitted. The information herein will be filed with the Clark County Clerk, Commission Division, and serve as notice of final action for the purposes of NRS 278.0235 which marks the commencement of the twenty-five (25) day limitation period specified.

1. Public Comments.

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

3. Approval of minutes. (For possible action)

   Board of County Commissioners' Zoning Meeting minutes for 10/16/24.

ROUTINE ACTION ITEMS (4 – 17): These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda and be heard separately when directed by the Board of County Commissioners.

4. SDR-24-0334-MGM RESORTS LAND HOLDINGS II, LLC
   HOLDOVER SIGN DESIGN REVIEW for modifications to an approved comprehensive sign plan for a resort hotel (Bellagio) on 76.63 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action)

   HELD - 02/19/25 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

5. DR-24-0335-BCORE PARADISE, LLC:
   HOLDOVER DESIGN REVIEW for an expansion and modification to an existing resort hotel (Bellagio) on 85.77 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action)

   HELD - 02/19/25 - per the applicant. Applicant is advised that re-notification fees are required prior to this item being placed on the agenda.

6. ET-24-400107 (UC-20-0288)-WTML WARM SPRINGS, LLC:
   USE PERMIT SECOND EXTENSION OF TIME for a cannabis establishment (retail cannabis store). DESIGN REVIEW for a retail building for a cannabis establishment on 0.9 acres in a CG (Commercial General) Zone. Generally located on the south side of Warm Springs Road, 480 feet east of Haven Street within Enterprise. MN/mh/kh (For possible action)

   APPROVED.
   CONDITIONS OF APPROVAL -
   Comprehensive Planning
   - **Until August 19, 2026 to obtain valid business license for retail cannabis store or the application will expire unless extended with approval of an extension of time.**

- **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

7. WC-24-400111 (ZC-1965-04)-WIGWAM-PARVIN LIMITED PARTNERSHIP:
WAIVERS OF CONDITIONS of a zone change requiring the following: 1) a 45 foot setback on Las Vegas Boulevard South; 2) 20 foot minimum setback along all other street frontages; and 3) 20 foot wide landscape buffer with medium trees, 24 inch box in size, with shrubs to cover 50% of the landscape area and a detached sidewalk along Las Vegas Boulevard South unless prohibited by NDOT in conjunction with a proposed multi-family residential development on 9.23 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Jo Rae Avenue within Enterprise. MN/hw/kh (For possible 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 #0290-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

8. VS-24-0520-WIGWAM-PARVIN LIMITED PARTNERSHIP:
VACATE AND ABANDON easements of interest to Clark County located between Jo Rae Avenue and Pyle Avenue and between Las Vegas Boulevard South and Giles Street; a portion of right-of-way being Pyle Avenue located between Las Vegas Boulevard South and Giles Street; a portion of right-of-way being Jo Rae Avenue located between Las Vegas Boulevard South and Giles Street; and a portion of right-of-way being Giles Street located between Jo Rae Avenue and Pyle Avenue within Enterprise (description on file). MN/hw/kh (For possible 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, 100 feet for Las Vegas Boulevard South, 25 feet to the back-of-curb for Giles Street and associated spandrels;**
- **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 Pyle Avenue improvement project, 90 days to record said separate document for the Pyle Avenue improvement project;**
- **The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, dedication to back-of-curb, 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.**

9. UC-24-0521-WIGWAM-PARVIN LIMITED PARTNERSHIP:
USE PERMIT to allow a multi-family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) alternative driveway geometrics.
DESIGN REVIEW for a proposed multi-family residential development on 9.23 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Jo Rae Avenue within Enterprise. MN/hw/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;**
- **Certificate of Occupancy and/or business license shall not be issued without 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

- **A License and Maintenance Agreement for any non-standard improvements within the right-of-way along Las Vegas Boulevard South, if required by Public Works - Development Review;**
- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication to include, 100 feet for Las Vegas Boulevard South, 25 feet to the back-of-curb for Giles Street and associated spandrels;**
- **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 Pyle Avenue improvement project, 90 days to record said separate document for the Pyle Avenue improvement project;**
- **The installation of detached sidewalks will require the vacation of excess right-of-way, dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0290-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

10. ZC-24-0518-USA:
ZONE CHANGE to reclassify a 5.55 acre portion of 58.7 acres from an IH (Industrial Heavy) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-70) Overlay. Generally located on the northwest side of Las Vegas Boulevard North and the north side of Nadine Petersen Boulevard within the Northeast County Planning Area (description on file). MK/rg (For possible action)

APPROVED.

11. ORD-24-900529: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with SCT Silverado Ranch & Arville LLC for a commercial development on 0.8 acres, generally located east of Arville Street and north of Silverado Ranch Boulevard within Enterprise. JJ/jm (For possible action)

ADOPTED.

12. ORD-24-900546: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with Fort Apache, LTD for a multi-family residential development on 9.1 acres, generally located west of Fort Apache Road and south of Pebble Road within Enterprise. JJ/dw (For possible action)

ADOPTED.

13. ORD-24-900599: Conduct a public hearing on an ordinance to consider adoption of a Development Agreement with G Y Properties LLC for an office/warehouse building on 2.1 acres, generally located west of Westwind Road and south of Sunset Road within Enterprise. MN/dw (For possible action)

ADOPTED.

14. ORD-24-900699: 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 August 21, 2024. (For possible action)

ADOPTED.

15. ORD-24-900708: 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 August 7, 2024. (For possible action)

ADOPTED.

16. ORD-24-900710: 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 September 18, 2024. (For possible action)

ADOPTED.

17. ORD-24-900725: 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 September 4, 2024 and in Assessor's Books 059, 104, 140, 161, 162, 163, 164, 175, 176, and 177 the attached zone changes were approved to reclassify certain properties and amend the zoning map. (For possible action)

ADOPTED.

NON-ROUTINE ACTION ITEMS (18 – 61): These items will be considered separately.

18. CP-24-900629: Conduct a public hearing, adopt the Flood Control Master Plan Update, and authorize the Chair to sign a Resolution amending the Plan. (For possible action)

ADOPTED.

19. ET-24-400110 (UC-20-0493)-5051 SLV, LLC:
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) expand the Gaming Enterprise District; 2) a resort hotel; 3) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, conventions, back of house and parking structures; 4) associated accessory and incidental commercial uses, buildings, and structures; and 5) deviations from development standards.
DEVIATIONS for the following: 1) increase the height of high-rise towers; 2) encroachment into airspace; 3) reduce setbacks; 4) alternative landscaping; and 5) all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) for non-standard improvements (landscaping) within the right-of-way; and 2) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) a resort hotel with all associated and accessory uses, structures and incidental buildings and structures; and 2) finished grade on 4.68 acres in a CR (Commercial Resort) Zone and within the Airport Environs (AE-65) Overlay. Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Russell Road (alignment) within Paradise. JG/jm/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Until August 20, 2025 to commence or the application will expire unless extended with approval of an extension of time;**
- **As required by NRS 278.0205 and the Development Agreement Ordinance, applicant to submit their first report, due once every twenty-four (24) months, by November 30, 2024;**
- **Complete construction of perimeter wall on east side of the property within 90 days;**
- **Enclose the site with a solid 8 foot high wood construction fence made of dimensional lumber and faced with plywood, as required in Exhibit A of the Decommissioning Plan, within 90 days; only after contractor notifies the Clark County Building Department that the project has remobilized, and construction has restarted, can the wooden construction fence be removed;**
- **24 hour on-site manned security must be provided immediately and throughout the duration of the construction project.**
- **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Compliance with previous conditions.**

Department of Aviation

- **The applicant shall be 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 DOA;**
- **If the applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then it 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; the 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 will be issued until the applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA and is still valid, or a "Property Owner's Shielding Determination Statement" has been issued by the DOA;**
- **The applicant shall be 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 the FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; 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.**

20. UC-24-0319-VAN DIEPEN, RICHARD & KATHRYN:
USE PERMIT for an accessory living quarters.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separation.
DESIGN REVIEW for existing accessory structures in conjunction with an existing single-family residence on 0.23 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Designation Overlay. Generally located on the east side of Cochise Lane, 110 feet north of Geronimo Way within Paradise. TS/jm/syp (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time;**
- **Paint roof of accessory living quarter to match the roof color of the residence.**
- **Applicant is advised that 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.**

21. UC-24-0436-MANNA INVESTMENT GROUP, LLC:
HOLDOVER USE PERMIT for a vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; 2) alternative buffering and screening; and 3) allow attached sidewalks.
DESIGN REVIEW for a vehicle wash in conjunction with an existing shopping center on a portion of 4.09 acres in a CG (Commercial General) Zone. Generally located on the west side of Sandhill Road and the south side of Desert Inn Road within Paradise. TS/sd/kh (For possible action)

HELD - 12/18/24 - per the applicant.

22. UC-24-0460-GONZALEZ, DIMAS:
HOLDOVER USE PERMITS for the following: 1) stable (residential); 2) livestock (small); 3) livestock (medium); and 4) livestock (large).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow accessory structures prior to the principal structure; 2) reduce building separation; 3) allow a non-decorative fence in the front yard; 4) eliminate street landscaping; 5) full off-site improvements; and 6) allow 3 driveways in conjunction with proposed agricultural uses and future single-family residences on 1.47 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-65) Overlay. Generally located on the south side of Cartier Avenue and the east side of Walnut Road within Sunrise Manor. WM/dd/syp (For possible action)

HELD - 12/18/24 - per Commissioner McCurdy.

23. UC-24-0536-REHM, SCOTT & JEANALIN, JULIA:
USE PERMITS for the following: 1) home occupation; 2) stable; 3) livestock (small and large); and 4) household pets.
WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks on 0.48 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the east side of Westwind Road, 610 feet south of Charleston Boulevard within the Spring Valley Planning Area. RM/tpd/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **60 days to bring the on-site activities into compliance with Title 30;**
- **Obtain any required permits for the increase in household pets from Clark County Animal Control.**
- **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.**

Southern Nevada Health District (SNHD) - Engineering

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

USE PERMITS #1 THROUGH #3 AND WAIVER OF DEVELOPMENT STANDARDS WERE DENIED.

24. VS-24-0277-PALM PROPERTIES, LLC:
HOLDOVER VACATE AND ABANDON a portion of right-of-way being Happy Valley Avenue located between Nellis Boulevard and Aloha Avenue within Sunrise Manor (description on file). TS/jor/syp (For possible action)

DENIED.

25. WS-24-0276-PALM PROPERTIES, LLC:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for a proposed commercial truck parking lot on 2.83 acres in a CG (Commercial General) Zone. Generally located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. TS/jor/syp (For possible action)

DENIED.

26. VS-24-0457-DBAC, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Pamalyn Avenue and Maule Avenue, and between Arville Street and Cameron Street, a portion of right-of-way being Arville Street located between Pamalyn Avenue and Maule Avenue, and portion of right-of-way being Maule Avenue located between Arville Street and Cameron Street within Enterprise (description on file). MN/lm/syp (For possible action)

HELD - 12/18/24 - per the applicant.

27. WS-24-0456-DBAC, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fill height; 2) increase retaining wall height; and 3) reduce driveway setback.
DESIGN REVIEW for a single-family residential subdivision on 3.11 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action)

HELD - 12/18/24 - per the applicant.

28. TM-24-500096-DBAC, LLC:
HOLDOVER TENTATIVE MAP consisting of 6 single-family residential lots and 1 common lot on 3.11 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) and Neighborhood Protection (RNP) Overlays. Generally located on the west side of Arville Street and the north side of Maule Avenue within Enterprise. MN/lm/syp (For possible action)

HELD - 12/18/24 - per the applicant.

29. VS-24-0462-OMNI FAMILY LIMITED PARTNERSHIP:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Arby Avenue and Capovilla Avenue and between Valley View Boulevard and Procyon Street within Enterprise (description on file). MN/hw/kh (For possible action)

APPROVED.
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

- **Right-of-way dedication to include 45 feet to the back-of-curb for Valley View Boulevard, 25 feet to the back-of-curb for Arby Avenue, 25 feet to the back-of-curb for Procyon Street, 25 feet to the back-of-curb for Capovilla Avenue and associated spandrels;**

- **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, 90 days to record said separate document for the Warm Springs storm drain improvement project;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**
- **Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

30. WS-24-0461-OMNI FAMILY LIMITED PARTNERSHIP:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce net lot area; 2) reduce street landscaping; 3) increase retaining wall height; 4) increase fill height; 5) alternative lot orientation; 6) off-site improvements (streetlights); and 7) reduce driveway setbacks.
DESIGN REVIEW for a single-family residential subdivision on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise. MN/hw/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **At a minimum, 5 gallon shrubs shall be provided within the landscaping strip between the tiered retaining wall;**
- **Provide for and include in the CC&Rs that a minimum of 15, 24 inch box Bay Laurel trees be planted and maintained 30 feet on center within the landscape strip between the tiered wall with any changes in landscaping to be approved by the HOA and adjacent property owners;**
- **Provide and include in the CC&Rs a gate to the landscape easement on Arby Avenue to be accessed and maintained by an HOA;**
- **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

- **Full off-site improvement on Valley View Boulevard;**
- **Full off-site improvements except streetlights on Arby Avenue, Capovilla Avenue, and Procyon Street with sidewalks consisting of asphalt instead of concrete;**
- **Install conduit and pull boxes for streetlights;**
- **Drainage study and compliance;**
- **Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard, 25 feet to the back of curb for Arby Avenue, 25 feet to the back of curb for Procyon Street, 25 feet to the back of curb for Capovilla Avenue and associated spandrels;**
- **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, 90 days to record said separate document for the Warm Springs storm drain improvement project.**

- **Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

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.**
- **Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed; 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 to show fire hydrant locations on-site and within 750 feet.**
- **Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0135-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

31. TM-24-500099-OMNI FAMILY LIMITED PARTNERSHIP:
HOLDOVER TENTATIVE MAP consisting of 13 single-family residential lots on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise. MN/hw/kh (For possible action)

APPROVED.
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

- **Full off-site improvement on Valley View Boulevard;**
- **Full off-site improvements except streetlights on Arby Avenue, Capovilla Avenue, and Procyon Street with sidewalks consisting of asphalt instead of concrete;**
- **Install conduit and pull boxes for streetlights;**
- **Drainage study and compliance;**
- **Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard, 25 feet to the back of curb for Arby Avenue, 25 feet to the back of curb for Procyon Street, 25 feet to the back of curb for Capovilla Avenue and associated spandrels;**
- **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, 90 days to record said separate document for the Warm Springs storm drain improvement project.**
- **Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

Building Department - Addressing

- **Approved street name list from the Combined Fire Communications Center shall be provided.**

Department of Aviation

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0135-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

32. VS-24-0509-USA:
VACATE AND ABANDON easements of interest to Clark County located between Craig Road and Alexander Road and between Chieftain Street and Fort Apache Road; a portion of right-of-way being Helena Avenue located between Chieftain Street and Fort Apache Road; and a portion of right-of-way being Hickam Avenue located between Chieftain Street and Fort Apache Road within Lone Mountain (description on file). RM/hw/kh (For possible action)

HELD - 12/04/24 - per the applicant.

33. WS-24-0510-USA:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gross lot area; 2) reduce net lot area; 3) reduce front setbacks; 4) allow a gated community within the NPO-RNP; 5) reduce street landscaping; 6) reduce call box setback; 7) eliminate off-site improvements (curb, gutter, sidewalks, and streetlights); 8) increase the length of a non-through street without a county approved turnaround; and 9) eliminate street knuckles.
DESIGN REVIEW for a single-family residential subdivision on a 22.14 acre portion of 32.12 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Craig Road, north of Florine Avenue (alignment), east of Chieftain Street, and west of Fort Apache Road within Lone Mountain. RM/hw/kh (For possible action)

HELD - 12/04/24 - per the applicant.

34. TM-24-500108-USA:
TENTATIVE MAP consisting of 39 single-family residential lots and 2 common lots on a 22.14 acre portion of 32.12 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Craig Road, north of Florine Avenue (alignment), east of Chieftain Street, and west of Fort Apache Road within Lone Mountain. RM/hw/kh (For possible action)

HELD - 12/04/24 - per the applicant.

35. VS-24-0539-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
VACATE AND ABANDON easements of interest to Clark County located between Torino Avenue and Ford Avenue (alignment) and between Belcastro Street and Rosanna Street within Enterprise (description on file). JJ/jud/kh (For possible 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 25 feet to the back of curb for Torino Avenue, 25 feet to the back of curb for Belcastro Street, 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;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**

36. WS-24-0538-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce net lot size; 2) increase fill height; 3) increase retaining wall height; and 4) increase driveway width.
DESIGN REVIEW for a single-family residential subdivision on 2.34 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northeast corner of Belcastro Street and Torino Avenue within Enterprise. JJ/jud/kh (For possible 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;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 25 feet to the back of curb for Torino Avenue, 25 feet to the back of curb for Belcastro Street, and associated spandrel;**
- **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.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0214-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

37. VS-24-0542-GOLDENSITES, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Mistral Avenue and between Cimarron Road and Durango Drive and portion of a right-of-way being Gagnier Boulevard located between Mistral Avenue and Camero Avenue within Enterprise (description on file). JJ/sd/kh (For possible action)

APPROVED.

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

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

38. WS-24-0543-GOLDENSSITES, LLC, THE PARSONS FAMILY REVOCABLE LIVING TRUST):
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase retaining wall height; 3) increase fill height; 4) waive full off-site improvements; and 5) reduce street intersection off-set.
DESIGN REVIEW for a single-family residential subdivision on 10.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Camero Avenue and the east and west sides of Gagnier Boulevard (alignment) within Enterprise. JJ/sd/kh (For possible 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 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

- **Off-site improvements (curb, gutter, and paving) on Camero Avenue;**
- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0075-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

WAIVER OF DEVELOPMENT STANDARDS #4A WAS DENIED FOR OFF-SITE IMPROVEMENTS (CURB, GUTTER, AND PARTIAL PAVING).

39. TM-24-500117-GOLDENSSITES, LLC, THE PARSONS FAMILY REVOCABLE LIVING TRUST): TENTATIVE MAP consisting of 20 single-family residential lots on 10.63 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Camero Avenue and the east and west sides of Gagnier Boulevard (alignment) within Enterprise. JJ/sd/kh (For possible action)

APPROVED.
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

- **Off-site improvements (curb, gutter, and paving) on Camero Avenue;**
- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**

Building Department - Addressing

- **Approved street name list from the Combined Fire Communications Center shall be provided.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0075-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

40. WS-24-0522-CROCKER FAMILY REVOCABLE LIVING TRUST:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) eliminate full off-site improvements in conjunction with a proposed single-family residence on 0.5 acres in a RS20 (Residential Single-Family 20) Zone within the Neighborhood Preservation (RNP) Overlay. Generally located on the west side of El Capitan Way, 170 feet south of Washburn Road within Lone Mountain. RM/jm/kh (For possible action)

HELD - 12/04/24 - per the Board of County Commissioners.

41. WS-24-0523-WARREN FAMILY REV LIV TR & WARREN, JOSEPH F. & CARRYN B. TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce separation; 2) reduce setbacks; and 3) modify driveway geometrics for accessory structures in conjunction with an existing single-family residence on 2.28 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Fairfield Avenue, 320 feet south of Wigwam Avenue within Enterprise. MN/tpd/kh (For possible action)

APPROVED.

CONDITIONS OF APPROVAL -
Comprehensive Planning

- **1 year to complete the building permit and inspection process for existing accessory structures or this portion of the application will expire unless extended with approval of an extension of time;**
- **2 years to commence the proposed RV cover or this portion of the application will expire unless extended with approval of an extension of time;**
- **Paint the proposed RV cover to match the primary dwelling.**
- **Applicant is advised that 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.**

Southern Nevada Health District (SNHD) - Engineering

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

42. WS-24-0525-SEMMATERIALS ENERGY PTNRS, LLC:
AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height (no longer needed); 2) allow non-decorative fencing (no longer needed); 3) reduce access gate setbacks; 4) waive off-site improvements (streetlights); 5) allow attached sidewalks; 6) eliminate throat depth; and 7) eliminate driveway back-of-curb radius.
DESIGN REVIEW for site modifications for an existing asphalt batch plant on 6.76 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located on the southwest corner of Valley View Boulevard and Ponderosa Way within Paradise. MN/dd/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Paint the shipping containers to match the buildings and infrastructure on-site;**
- **Street landscaping along Ponderosa Way to consist of recommended plants from the Regional Plant List, or an approved alternative.**
- **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

- **Full off-site improvements except streetlights on Ponderosa Way;**
- **Install conduit and pull boxes on Ponderosa Way.**

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;**
- **Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.**
- **Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0185-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

43. WS-24-0526-GHANOLI HOLDINGS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; and 2) allow a non-decorative fence.
DESIGN REVIEW for modifications to a previously approved truck staging area on 0.49 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Martin Avenue and the east side of Crystal Street within Enterprise. MN/dd/kh (For possible action)

HELD - 01/22/25 - per the applicant.

44. WS-24-0527-COUNTY OF CLARK (AVIATION):
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase wall height; 3) increase fill height; 4) eliminate off-site improvements (curb, gutter, sidewalks, and streetlights); and 5) reduce the street intersection off-set.
DESIGN REVIEW for single-family detached residences on 4.92 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northwest corner of Valadez Street and Shelbourne Avenue within Enterprise. JJ/jud/kh (For possible 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 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

- **Comply with approved drainage study PW24-17122;**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0113-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

45. TM-24-500114-COUNTY OF CLARK (AVIATION):
TENTATIVE MAP consisting of 10 single-family residential lots and common lots on 4.92 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the northwest corner of Valadez Street and Shelbourne Avenue within Enterprise. JJ/jud/kh (For possible action)

APPROVED.
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

- **Comply with approved drainage study PW24-17122;**
- **Execute a Restrictive Covenant Agreement (deed restrictions).**

Building Department - Addressing

- **Approved street name list from the Combined Fire Communications Center shall be provided.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0113-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

46. WS-24-0535-BLUE DIAMOND PB HOLDINGS, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscape planter width; and 2) reduce driveway geometrics.
DESIGN REVIEW for commercial buildings on 0.89 acres in a CG (General Commercial) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Blue Diamond Road and the west side of Pinkbox Drive within Enterprise. JJ/sd/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;**
- **Certificate of Occupancy and/or business license shall not be issued without 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;**
- **The installation of detached sidewalks will require vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way;**
- **Coordinate with Real Property Management and the Department of Aviation to dedicate Pinkbox Drive.**

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.**
- **Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0437-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

WAIVERS OF DEVELOPMENT STANDARDS #1 AND #2B WERE WITHDRAWN.

47. PA-24-700015-NEVADA POWER COMPANY:
PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) to Neighborhood Commercial (NC) on 1.89 acres. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley. JJ/gc (For possible action)

ADOPTED.

48. ZC-24-0310-NEVADA POWER COMPANY:
ZONE CHANGE to reclassify 1.89 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley (description on file). JJ/hw (For possible 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 #0323-2024 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.**

49. UC-24-0311-NEVADA POWER COMPANY:
USE PERMIT for a mini-warehouse facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate landscape buffer and screening; and 2) residential adjacency standards.
DESIGN REVIEW for a mini-warehouse facility on 1.89 acres in a CG (Commercial General) Zone. Generally located on the north side of Russell Road, 550 feet east of Hualapai Way within Spring Valley. JJ/hw/syp (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **The addition of balconies or other second story external additions are prohibited;**

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

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0323-2024 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.**

WAIVERS OF DEVELOPMENT STANDARDS #1A, #1B, AND #1E WERE WITHDRAWN.

50. PA-24-700020-ROOHANI KHUSROW FAMILY TRUST:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 5.0 acres. Generally located between Wigwam Avenue and Cougar Avenue on the west side of Edmond Street within Enterprise. JJ/rk (For possible action)

ADOPTED.

51. ZC-24-0485-ROOHANI KHUSROW FAMILY TRUST:
ZONE CHANGE to reclassify the following: 1) 5.00 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone; 2) 4.77 acres from an RS20 (Residential Single-Family 20) Zone and an H-2 (General Highway Frontage) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 3) eliminate the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise (description on file). JJ/rg (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Department of Aviation

- **Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;**
- **If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;**

- **No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.**
- **Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0181-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

52. VS-24-0486-ROOHANI KHUSROW FAMILY TRUST:
AMENDED VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Ford Avenue, and between Mohawk Street and Decatur Boulevard; a portion of a right-of-way being Edmond Street located between Wigwam Avenue (previously notified as Mohawk Street) and Ford Avenue; and a portion of a right-of-way being Cougar Avenue located between Mohawk Street (previously notified as Decatur Boulevard) and Edmond Street within Enterprise (description on file). JJ/rg/kh (For possible action)

APPROVED.
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

- **Right-of-way dedication to include 25 feet to the back of curb for Cougar Avenue, between 25 feet and 50 feet to the back of curb for Edmond Street, 35 feet to the back of curb for Wigwam Avenue and associated spandrels;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**

- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **All other right-of-way and easement dedications to record with the subdivision map;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**
- **Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

53. WS-24-0487-ROOHANI KHUSROW FAMILY TRUST:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fill height; and 2) increase retaining wall height.
DESIGN REVIEW for a single-family detached residential development on 9.77 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise. JJ/rg/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;**
- **1 story homes on Lots 1 through 6;**
- **No more than 14 homes on the western half of the project consisting of no more than 6 homes on the western half and no more than 8 homes on the eastern half;**
- **No more than 38 homes on the eastern half of the project;**
- **Tiered retaining walls on any perimeter walls along a right-of-way that are above the allowed total of 9 feet (3 feet of retaining and 6 feet of screen);**
- **Wrought iron view fencing on top of any retaining walls on the eastern half of the project above the allowed total of 9 feet (3 feet of retaining and 6 feet of screen);**
- **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;**
- **Right-of-way dedication to include 25 feet to the back of curb for Cougar Avenue, 25 feet to 50 feet to the back of curb for Edmond Street, 35 feet to the back of curb for Wigwam Avenue and associated spandrels;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **All other right-of-way and easement dedications to record with the subdivision map.**

- **Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

Department of Aviation

- **Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;**
- **If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B 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.**
- **Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0181-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

54. TM-24-500101-ROOHANI KHUSROW FAMILY TRUST:
TENTATIVE MAP consisting of 54 single-family residential lots and 5 common lots on 9.77 acres in an RS5.2 (Residential Single-Family 5.2) Zone and an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Wigwam Avenue and on the east and west sides of Edmond Street within Enterprise. JJ/rg/kh (For possible action)

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **No more than 14 homes on the western half of the project consisting of no more than 6 homes on the western half and no more than 8 homes on the eastern half;**

- **No more than 38 homes on the eastern half of the project.**
- **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 25 feet to the back of curb for Cougar Avenue, 25 feet to 50 feet to the back of curb for Edmond Street, 35 feet to the back of curb for Wigwam Avenue and associated spandrels;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **All other right-of-way and easement dedications to record with the subdivision map.**
- **Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.**

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.**

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0181-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

AGENDA ITEM

55. AG-24-900729 HOLDOVER: Discuss a potential amendment to Title 30 to address how setbacks are measured; and direct staff accordingly. (For possible action)

DISCUSSED.

ORDINANCES – INTRODUCTION

56. ORD-24-900565: Introduce an ordinance to consider adoption of a Development Agreement with Richmond American Homes of Nevada, Inc. for a single-family residential development on 7.11 acres, generally located north of Pebble Road and east of Durango Drive within Enterprise. JJ/dw (For possible action)

INTRODUCED - public hearing 12/04/24.

57. ORD-24-900572: Introduce an ordinance to consider adoption of a Development Agreement with SHLV LLC for a shopping center development on 4.0 acres, generally located south of Shelbourne Avenue and west of Rainbow Boulevard within Enterprise. JJ/dw (For possible action)

INTRODUCED - public hearing 12/04/24.

58. ORD-24-900582: Introduce an ordinance to consider adoption of a Development Agreement with BD Equities, LLC for an office/ warehouse complex on 6.7 acres, generally located west of Arville Street and north of Cougar Avenue within Enterprise. JJ/dw (For possible action)

INTRODUCED - public hearing 12/04/24.

59. ORD-24-900734: Introduce an ordinance to consider adoption of a Development Agreement with SD NORTH PARCELS LLC for an office/warehouse complex on 19.3 acres, generally located east of Tenaya Way and south of Patrick Lane within Spring Valley. MN/dd (For possible action)

INTRODUCED - public hearing 12/04/24.

60. ORD-24-900758: Introduce an ordinance to amend Title 30 to modify street landscaping requirements, regulations for manufactured homes, and providing for other matters properly related thereto; and set a public hearing. (For possible action)

INTRODUCED - public hearing 12/04/24.

61. ORD-24-900766: Introduce an ordinance to amend the official zoning map reclassifying certain properties as approved by the Board of County Commissioners on October 2, 2024. (For possible action)

INTRODUCED - public hearing 12/04/24.

PUBLIC COMMENTS

Comments by the General Public regarding any items not listed on the agenda as posted. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda.

From:	Beatriz Martinez
To:	Ala Gray
Cc:	Gloria Wells; Andrea Cole; Melissa Eure
Subject:	RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277): Continuance Letter from 09/04/24 to 10/02/24
Date:	Tuesday, September 3, 2024 10:52:00 PM
Attachments:	image001.png

Perfect, thank you!

Beatriz Martinez

***Community Liaison* | District E, Commissioner Tick Segerblom**

500 S. Grand Central Parkway, 6th Floor, Las Vegas, NV 89155

Email: Beatriz.Martinez@ClarkCountyNV.gov

Office: 702.455.0560



From: Ala Gray <agray@gcgarciainc.com>
Sent: Tuesday, September 3, 2024 3:48 PM
To: Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Cc: Gloria Wells <Gloria.Wells@clarkcountynv.gov>; Andrea Cole <acole@gcgarciainc.com>; Melissa Eure <meure@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277): Continuance Letter from 09/04/24 to 10/02/24

Yes, I sent this to the planner as well.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Sent: Tuesday, September 3, 2024 3:45 PM
To: Ala Gray <agray@gcgarciainc.com>
Cc: Gloria Wells <Gloria.Wells@clarkcountynv.gov>; Andrea Cole <acole@gcgarciainc.com>; Melissa Eure <meure@gcgarciainc.com>
Subject: Re: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277): Continuance Letter from 09/04/24 to 10/02/24

Thank you Ala, has this letter been sent to the assigned planner as well?

Sent from my iPhone

On Sep 3, 2024, at 3:31 PM, Ala Gray <agray@gcgarciainc.com> wrote:

Good afternoon Beatriz and Gloria,

I hope you are doing well. Please see the attached continuance request letter for the items WS-24-0276 & VS-24-0277 on 09/04/24 Board of County Commissioners meeting. The request is to continue from 09/04/24 to 10/02/24 Board of County Commissioners. Please distribute this letter to Commissioner Segerblom.
Thank you.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From:	CPAdmin
To:	Andrea Cole; Gloria Wells; Beatriz Martinez
Cc:	Melissa Eure; George Garcia; Ala Gray; CPAdmin; Jillee Opiniano-Rowland
Subject:	RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277): Continuance Request from 10/02/24 to 11/06/24
Date:	Tuesday, September 24, 2024 4:34:54 PM
Attachments:	image001.png

Thank you, I will process.

Warm regards,

Tiffany Jackson (TJ) she/her
Clark County Office Specialist
Department of Comprehensive Planning
T:702-455-5004
tiffany.jackson@clarkcountynv.gov
Clark County

From: Andrea Cole <acole@gcgarciainc.com>
Sent: Tuesday, September 24, 2024 3:37 PM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>; Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Cc: Melissa Eure <meure@gcgarciainc.com>; George Garcia <ggarcia@gcgarciainc.com>; Ala Gray <agray@gcgarciainc.com>; CPAdmin <CPAdmin@clarkcountynv.gov>; Jillee Opiniano-Rowland <Jillee.Opiniano@ClarkCountyNV.gov>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277): Continuance Request from 10/02/24 to 11/06/24

Good Afternoon! Attached is a request to continue our clients applications from 10/02/24 to 11/06/24. Would you be so kind as to distribute this to Commissioner Segerblom and the other Commissioners for the 10/02/24 Board of County Commissioners Meeting? Also, potentially forwarding to any others I may have missed. Planning is cc'd on this email. Thank you in advance for your assistance!

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone

(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

From: Ala Gray
To: Gloria Wells
Cc: Andrea Cole; Beatriz Martinez
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Today Mtg w//Tick Segerblom -Rescheduling
Date: Tuesday, September 24, 2024 10:20:31 AM
Attachments: image001.png

Hi Gloria,

Thank you for available dates and times to reschedule today's meeting. We will confirm with George and let you know. I sent you the cancelation calendar for today.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Sent: Tuesday, September 24, 2024 10:13 AM
To: Ala Gray <agray@gcgarciainc.com>
Cc: Andrea Cole <acole@gcgarciainc.com>; Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Subject: RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Today Mtg w//Tick Segerblom -Rescheduling

Good morning,

It's not a problem. Here is the Commissioner's availability:

9/30 – 3:00 p.m.
10/1 – 1:30 p.m.
10/3 – 11 or 11:30 a.m.
10/8 – 1:00 or 1:30 p.m.

Hope George feels well soon.

Gloria

Gloria Wells
Executive Assistant to
Clark County Commission Chair Tick Segerblom
500 S. Grand Central Parkway
Las Vegas, NV
Office: (702) 455-3500

Office Hours: Monday-Thursday: 7:30-5:30 p.m.

COMMISSIONER TICK SEGERBLOM
District E

From: Ala Gray <agray@gcgarciainc.com>
Sent: Tuesday, September 24, 2024 9:41 AM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Today Mtg w//Tick Segerblom -Rescheduling
Importance: High

Good morning Gloria,

Unfortunately, George is not feeling well today, he is out of the office, so we are rescheduling all his meetings. We apologize for any inconvenience, and we want to ask if we can reschedule today's meeting with Commissioner Segerblom. Would you please provide the next couple of available dates and times to reschedule today's meeting?
Thank you.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Ala Gray
Sent: Tuesday, September 17, 2024 2:54 PM
To: 'Gloria Wells' <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom

Thank you very much!

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Gloria Wells <Gloria.Wells@clarkcountynv.gov>

Sent: Tuesday, September 17, 2024 2:52 PM
To: Ala Gray <agray@gcgarciainc.com>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom

The 24th is still open at 2:00 p.m.

Gloria

Gloria Wells
Executive Assistant to
Clark County Commission Chair Tick Segerblom
500 S. Grand Central Parkway
Las Vegas, NV
Office: (702) 455-3500
Office Hours: Monday-Thursday: 7:30-5:30 p.m.
COMMISSIONER TICK SEGERBLOM
District E

From: Ala Gray <agray@gcgarciainc.com>
Sent: Tuesday, September 17, 2024 1:39 PM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom

Hi Gloria,

I'm sorry. Per conversation between George and our client, they would like to change 09/23/24 to 09/24/24 at 2pm if it's still available. Please advise. Thank you.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Ala Gray
Sent: Monday, September 16, 2024 9:43 AM
To: 'Gloria Wells' <Gloria.Wells@clarkcountynv.gov>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom on 09/23/24

Thank you,
Have a wonderful Monday!

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Sent: Monday, September 16, 2024 9:38 AM
To: Ala Gray <agray@gcgarciainc.com>
Subject: RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom on 09/23/24

Thank you.

Gloria

Gloria Wells
Executive Assistant to
Clark County Commission Chair Tick Segerblom
500 S. Grand Central Parkway
Las Vegas, NV
Office: (702) 455-3500
Office Hours: Monday-Thursday: 7:30-5:30 p.m.
COMMISSIONER TICK SEGERBLOM
District E

From: Ala Gray <agray@gcgarciainc.com>
Sent: Monday, September 16, 2024 9:14 AM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom on 09/23/24

Hi Gloria,

Thank you. September 23 at 10:00 am would work. I sent you our calendar invite.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Sent: Monday, September 16, 2024 9:02 AM
To: Ala Gray <agray@gcgarciainc.com>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Setting up briefing w/Tick Segerblom for 10/02/24 BCC

Good morning,

Commissioner Segerblom has the following availability:

9/18 – 1:30
9/23 – 10 a.m. or noon
9/24 – 2:00

Thank you.

Gloria

Gloria Wells
Executive Assistant to
Clark County Commission Chair Tick Segerblom
500 S. Grand Central Parkway
Las Vegas, NV
Office: (702) 455-3500
Office Hours: Monday-Thursday: 7:30-5:30 p.m.
COMMISSIONER TICK SEGERBLOM
District E

From: Ala Gray <agray@gcgarciainc.com>
Sent: Monday, September 16, 2024 8:22 AM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Setting up briefing w/Tick Segerblom for 10/02/24 BCC

Good morning Gloria,

I hope you had a nice weekend. Just following up on a couple of available dates and times for next week for the briefing. Please let me know. Thank you.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014

Office (702) 435-9909
https://gcgarciainc.com

From: Ala Gray
Sent: Thursday, September 12, 2024 3:30 PM
To: 'Gloria Wells' <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Setting up briefing w/Tick Segerblom for 10/02/24 BCC

Hi Gloria,

Since you close tomorrow, wanted to follow up to see if you had a chance to look for the week of September 23 if anything is available. Thank you.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Ala Gray
Sent: Thursday, September 12, 2024 10:14 AM
To: 'Gloria Wells' <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Setting up briefing w/Tick Segerblom for 10/02/24 BCC

Hi Gloria,

Thank you for your response. I look forward to hearing from you today.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Sent: Thursday, September 12, 2024 9:54 AM
To: Ala Gray <agray@gcgarciainc.com>
Cc: Andrea Cole <acole@gcgarciainc.com>

Subject: RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Setting up briefing w/Tick Segerblom for 10/02/24 BCC

Hi Ala,

I received your email yesterday. We've been out of the office. I will get back to you soon.

Thank you.

Gloria

Gloria Wells
Executive Assistant to
Clark County Commission Chair Tick Segerblom
500 S. Grand Central Parkway
Las Vegas, NV
Office: (702) 455-3500
Office Hours: Monday-Thursday: 7:30-5:30 p.m.
COMMISSIONER TICK SEGERBLOM
District E

From: Ala Gray <agray@gcgarciainc.com>
Sent: Wednesday, September 11, 2024 11:39 AM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Setting up briefing w/Tick Segerblom for 10/02/24 BCC

Good morning Gloria,

I hope you are doing well. We would like to set up a briefing with Commissioner Segerblom for the item that is on the 10/02/24 Board of County Commissioners meeting. Would you please see if something is available for the week of September 23? Thank you.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From:	Sami Real
To:	Beatriz Martinez
Cc:	Jennifer Ammerman; Tick Segerblom
Subject:	RE: HOLD Items VS-24-0277 and WS-24-0276
Date:	Thursday, October 31, 2024 11:39:24 AM
Attachments:	image001.png

Perfect.
Thank you!

Sami R. Real
Director, Department of Comprehensive Planning
Ph: (702) 455-3129
Business Hours: Mon. – Thurs., 7:30am to 5:30pm

From: Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Sent: Thursday, October 31, 2024 11:39 AM
To: Sami Real <Sami.Real@ClarkCountyNV.gov>
Cc: Jennifer Ammerman <jad@ClarkCountyNV.gov>; Tick Segerblom <Tsegerblom@ClarkCountyNV.gov>
Subject: RE: HOLD Items VS-24-0277 and WS-24-0276

Sorry about that! I will be to the second meeting in November.

Thank you!

Beatriz Martinez
***Community Liaison* | District E, Commissioner Tick Segerblom**
500 S. Grand Central Parkway, 6th Floor, Las Vegas, NV 89155
Email: Beatriz.Martinez@ClarkCountyNV.gov
Office: 702.455.0560



From: Sami Real <Sami.Real@ClarkCountyNV.gov>
Sent: Thursday, October 31, 2024 11:37 AM
To: Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Cc: Jennifer Ammerman <jad@ClarkCountyNV.gov>; Tick Segerblom <Tsegerblom@ClarkCountyNV.gov>
Subject: RE: HOLD Items VS-24-0277 and WS-24-0276

Bea..
How long will these items be held for???
No date? Second meeting in November? Or???

Sami R. Real
Director, Department of Comprehensive Planning
Ph: (702) 455-3129
Business Hours: Mon. – Thurs., 7:30am to 5:30pm

From: Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Sent: Thursday, October 31, 2024 11:23 AM
To: Sami Real <Sami.Real@ClarkCountyNV.gov>
Cc: Jennifer Ammerman <jad@ClarkCountyNV.gov>; Tick Segerblom <Tsegerblom@ClarkCountyNV.gov>
Subject: HOLD Items VS-24-0277 and WS-24-0276

Hi Sami,

Commissioner Segerblom would like to hold items VS-24-0277 and WS-24-0276, we have made the consultant aware of the hold.

Thank you,

Beatriz Martinez
***Community Liaison* | District E, Commissioner Tick Segerblom**
500 S. Grand Central Parkway, 6th Floor, Las Vegas, NV 89155
Email: Beatriz.Martinez@ClarkCountyNV.gov
Office: 702.455.0560



From:	Gloria Wells
To:	Ala Gray
Cc:	Andrea Cole; Beatriz Martinez
Subject:	RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom -Rescheduling
Date:	Thursday, September 26, 2024 10:37:18 AM
Attachments:	image001.png

perfect

Gloria

Gloria Wells
Executive Assistant to
Clark County Commission Chair Tick Segerblom
500 S. Grand Central Parkway
Las Vegas, NV
Office: (702) 455-3500
Office Hours: Monday-Thursday: 7:30-5:30 p.m.
COMMISSIONER TICK SEGERBLOM
District E

From: Ala Gray <agray@gcgarciainc.com>
Sent: Thursday, September 26, 2024 10:19 AM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>; Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom - Rescheduling

Good morning Gloria,

November 4th at 1:00pm would work. Thank you.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Sent: Thursday, September 26, 2024 10:09 AM
To: Ala Gray <agray@gcgarciainc.com>
Cc: Andrea Cole <acole@gcgarciainc.com>; Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Subject: RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom - Rescheduling

Good morning Ala,

Here is some availability for the Commissioner:

10/29 – 10 a.m. – noon or 2-3:00 p.m.
10/30 – anytime
10/31 – 10:00 a.m., 1-3:99 p.m.
11/4 – 1:00 p.m.

Thank you.

Gloria

Gloria Wells
Executive Assistant to
Clark County Commission Chair Tick Segerblom
500 S. Grand Central Parkway
Las Vegas, NV
Office: (702) 455-3500
Office Hours: Monday-Thursday: 7:30-5:30 p.m.
COMMISSIONER TICK SEGERBLOM
District E

From: Ala Gray <agray@gcgarciainc.com>
Sent: Tuesday, September 24, 2024 4:09 PM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>; Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom - Rescheduling

Gloria,

We have requested the continuance for these applications from the 10/02/24 meeting to the 11/06/24 meeting. So, for this reason, we would like to hold the briefing with Commissioner Segerblom close to 11/06/24. Can you please see if anything is available in the week of 10/28/24 or 11/04/24 or 11/05/24? Thank you for your time and help.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Ala Gray
Sent: Tuesday, September 24, 2024 10:20 AM
To: 'Gloria Wells' <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>; Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Today Mtg w//Tick Segerblom -Rescheduling

Hi Gloria,

Thank you for available dates and times to reschedule today's meeting. We will confirm with George and let you know. I sent you the cancelation calendar for today.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Sent: Tuesday, September 24, 2024 10:13 AM
To: Ala Gray <agray@gcgarciainc.com>
Cc: Andrea Cole <acole@gcgarciainc.com>; Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Subject: RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Today Mtg w//Tick Segerblom -Rescheduling

Good morning,

It's not a problem. Here is the Commissioner's availability:

9/30 – 3:00 p.m.
10/1 – 1:30 p.m.
10/3 – 11 or 11:30 a.m.
10/8 – 1:00 or 1:30 p.m.

Hope George feels well soon.

Gloria

Gloria Wells
Executive Assistant to
Clark County Commission Chair Tick Segerblom

500 S. Grand Central Parkway
Las Vegas, NV
Office: (702) 455-3500
Office Hours: Monday-Thursday: 7:30-5:30 p.m.

COMMISSIONER TICK SEGERBLOM
District E

From: Ala Gray <agray@gcgarciainc.com>
Sent: Tuesday, September 24, 2024 9:41 AM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Today Mtg w//Tick Segerblom -Rescheduling
Importance: High

Good morning Gloria,

Unfortunately, George is not feeling well today, he is out of the office, so we are rescheduling all his meetings. We apologize for any inconvenience, and we want to ask if we can reschedule today's meeting with Commissioner Segerblom. Would you please provide the next couple of available dates and times to reschedule today's meeting?
Thank you.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Ala Gray
Sent: Tuesday, September 17, 2024 2:54 PM
To: 'Gloria Wells' <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom

Thank you very much!

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909

https://gcgarciainc.com

From: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Sent: Tuesday, September 17, 2024 2:52 PM
To: Ala Gray <agray@gcgarciainc.com>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom

The 24th is still open at 2:00 p.m.

Gloria

Gloria Wells
Executive Assistant to
Clark County Commission Chair Tick Segerblom
500 S. Grand Central Parkway
Las Vegas, NV
Office: (702) 455-3500
Office Hours: Monday-Thursday: 7:30-5:30 p.m.
COMMISSIONER TICK SEGERBLOM
District E

From: Ala Gray <agray@gcgarciainc.com>
Sent: Tuesday, September 17, 2024 1:39 PM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom

Hi Gloria,

I'm sorry. Per conversation between George and our client, they would like to change 09/23/24 to 09/24/24 at 2pm if it's still available. Please advise. Thank you.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Ala Gray
Sent: Monday, September 16, 2024 9:43 AM
To: 'Gloria Wells' <Gloria.Wells@clarkcountynv.gov>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom on 09/23/24

Thank you,
Have a wonderful Monday!

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Sent: Monday, September 16, 2024 9:38 AM
To: Ala Gray <agray@gcgarciainc.com>
Subject: RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom on 09/23/24

Thank you.

Gloria

Gloria Wells
Executive Assistant to
Clark County Commission Chair Tick Segerblom
500 S. Grand Central Parkway
Las Vegas, NV
Office: (702) 455-3500
Office Hours: Monday-Thursday: 7:30-5:30 p.m.
COMMISSIONER TICK SEGERBLOM
District E

From: Ala Gray <agray@gcgarciainc.com>
Sent: Monday, September 16, 2024 9:14 AM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom on 09/23/24

Hi Gloria,

Thank you. September 23 at 10:00 am would work. I sent you our calendar invite.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.

1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Sent: Monday, September 16, 2024 9:02 AM
To: Ala Gray <agray@gcgarciainc.com>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Setting up briefing w/Tick Segerblom for 10/02/24 BCC

Good morning,

Commissioner Segerblom has the following availability:

9/18 – 1:30
9/23 – 10 a.m. or noon
9/24 – 2:00

Thank you.

Gloria

Gloria Wells
Executive Assistant to
Clark County Commission Chair Tick Segerblom
500 S. Grand Central Parkway
Las Vegas, NV
Office: (702) 455-3500
Office Hours: Monday-Thursday: 7:30-5:30 p.m.
COMMISSIONER TICK SEGERBLOM
District E

From: Ala Gray <agray@gcgarciainc.com>
Sent: Monday, September 16, 2024 8:22 AM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Setting up briefing w/Tick Segerblom for 10/02/24 BCC

Good morning Gloria,

I hope you had a nice weekend. Just following up on a couple of available dates and times for next week for the briefing. Please let me know. Thank you.

Ala Gray,

Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Ala Gray
Sent: Thursday, September 12, 2024 3:30 PM
To: 'Gloria Wells' <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Setting up briefing w/Tick Segerblom for 10/02/24 BCC

Hi Gloria,

Since you close tomorrow, wanted to follow up to see if you had a chance to look for the week of September 23 if anything is available. Thank you.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Ala Gray
Sent: Thursday, September 12, 2024 10:14 AM
To: 'Gloria Wells' <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Setting up briefing w/Tick Segerblom for 10/02/24 BCC

Hi Gloria,

Thank you for your response. I look forward to hearing from you today.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Sent: Thursday, September 12, 2024 9:54 AM
To: Ala Gray <agray@gcgarciainc.com>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Setting up briefing w/Tick Segerblom for 10/02/24 BCC

Hi Ala,

I received your email yesterday. We've been out of the office. I will get back to you soon.

Thank you.

Gloria

Gloria Wells
Executive Assistant to
Clark County Commission Chair Tick Segerblom
500 S. Grand Central Parkway
Las Vegas, NV
Office: (702) 455-3500
Office Hours: Monday-Thursday: 7:30-5:30 p.m.
COMMISSIONER TICK SEGERBLOM
District E

From: Ala Gray <agray@gcgarciainc.com>
Sent: Wednesday, September 11, 2024 11:39 AM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Setting up briefing w/Tick Segerblom for 10/02/24 BCC

Good morning Gloria,

I hope you are doing well. We would like to set up a briefing with Commissioner Segerblom for the item that is on the 10/02/24 Board of County Commissioners meeting. Would you please see if something is available for the week of September 23? Thank you.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Beatriz Martinez
To: Ala Gray
Cc: Gloria Wells; ggarcia@gcgarciainc.com
Subject: FW: HOLD Items VS-24-0277 and WS-24-0276
Date: Thursday, October 31, 2024 11:29:00 AM
Attachments: image001.png

FYI for your records.

Beatriz Martinez
***Community Liaison* | District E, Commissioner Tick Segerblom**
500 S. Grand Central Parkway, 6th Floor, Las Vegas, NV 89155
Email: Beatriz.Martinez@ClarkCountyNV.gov
Office: 702.455.0560



From: Beatriz Martinez
Sent: Thursday, October 31, 2024 11:22 AM
To: ggarcia@gcgarciainc.com
Cc: Tick Segerblom <Tsegerblom@ClarkCountyNV.gov>
Subject: RE: HOLD Items VS-24-0277 and WS-24-0276

Hi George

The Commissioner will be requesting to hold the item. Let me know if you have any questions

Thank you,

Beatriz Martinez
***Community Liaison* | District E, Commissioner Tick Segerblom**
500 S. Grand Central Parkway, 6th Floor, Las Vegas, NV 89155
Email: Beatriz.Martinez@ClarkCountyNV.gov
Office: 702.455.0560



From: Beatriz Martinez
Sent: Wednesday, October 30, 2024 9:16 AM
To: ggarcia@gcgarciainc.com
Cc: Tick Segerblom <Tsegerblom@ClarkCountyNV.gov>
Subject: HOLD Items VS-24-0277 and WS-24-0276

Good morning George,

The Commissioner would like to hold items VS-24-0277 and WS-24-0276 to the November 20 BCC meeting, is that ok with the applicant?

Thank you,

Beatriz Martinez
***Community Liaison* | District E, Commissioner Tick Segerblom**
500 S. Grand Central Parkway, 6th Floor, Las Vegas, NV 89155
Email: Beatriz.Martinez@ClarkCountyNV.gov
Office: 702.455.0560



From: Beatriz Martinez
To: Jesus Ruiz
Subject: RE: LEDGE BCC Action - Nellis & Happy Valley
Date: Wednesday, November 13, 2024 10:51:00 AM
Attachments: image002.png

Yes, that is correct. The applicant's consultant passed away unexpectedly so the Commissioner wanted to hold it for two more weeks.

Thank you,

Beatriz Martinez
***Community Liaison* | District E, Commissioner Tick Segerblom**
500 S. Grand Central Parkway, 6th Floor, Las Vegas, NV 89155
Email: Beatriz.Martinez@ClarkCountyNV.gov
Office: 702.455.0560



From: Jesus Ruiz <Jesus.Ruiz@ClarkCountyNV.gov>
Sent: Wednesday, November 13, 2024 7:31 AM
To: Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Subject: FW: LEDGE BCC Action - Nellis & Happy Valley

Ms., Beatriz,

Can you confirm that the earing for 3125 S. Nellis Blvd. was pushed back to 11-20-24.

Please and thank you in advance.

Jesus Ruiz
Code Enforcement Officer, Clark County
service integrity respect accountability excellence leadership

From: Andrea Cole <acole@gcgarciainc.com>
Sent: Wednesday, November 6, 2024 4:31 PM
To: Jesus Ruiz <Jesus.Ruiz@ClarkCountyNV.gov>
Subject: LEDGE BCC Action - Nellis & Happy Valley

Officer Ruiz,

The applications were continued at the request of the Commissioner from today's BCC hearing to the 11/20/24 hearing date.

If you have any questions please feel free to contact me at the number listed

below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

From: Jesus Ruiz <Jesus.Ruiz@ClarkCountyNV.gov>
Sent: Friday, October 4, 2024 2:18 PM
To: Andrea Cole <acole@gcgarciainc.com>
Cc: George Garcia <ggarcia@gcgarciainc.com>
Subject: RE: LEDGE BCC Action - Nellis & Happy Valley

I am sure we are well aware that this has gone on well past what was agreed upon after the appeal hearing. I am waiting to hear back from the commissioners office as well before I talk to my supervisor about the case.

Jesus Ruiz
Code Enforcement Officer, Clark County
service integrity respect accountability excellence leadership

---

From: Andrea Cole <acole@gcgarciainc.com>
Sent: Friday, October 4, 2024 2:14 PM
To: Jesus Ruiz <Jesus.Ruiz@ClarkCountyNV.gov>
Cc: George Garcia <ggarcia@gcgarciainc.com>
Subject: LEDGE BCC Action - Nellis & Happy Valley

Good Afternoon Officer Ruiz,

I hope you are doing well! We are continuing to work with the Commissioner and his office on the site. The applications were continued from the 10/02/24 BCC meeting to 11/06/24.

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager

G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

From: Jesus Ruiz <Jesus.Ruiz@ClarkCountyNV.gov>
Sent: Friday, October 4, 2024 2:08:44 PM
To: George Garcia <ggarcia@gcgarciainc.com>
Subject: RE: LEDGE BCC Action - Nellis & Happy Valley

Sir,

Can I get an update on your meeting on 10-2-24.

Please and thank you.

Jesus Ruiz
Code Enforcement Officer, Clark County
service integrity respect accountability excellence leadership

---

From: George Garcia <ggarcia@gcgarciainc.com>
Sent: Wednesday, September 4, 2024 4:19 PM
To: Jesus Ruiz <Jesus.Ruiz@ClarkCountyNV.gov>
Subject: Re: LEDGE BCC Action - Nellis & Happy Valley

Oct 2nd

Sent via the Samsung Galaxy S22 Ultra 5G, an AT&T 5G smartphone
Get Outlook for Android

From: Jesus Ruiz <Jesus.Ruiz@ClarkCountyNV.gov>
Sent: Wednesday, September 4, 2024 4:05:53 PM
To: George Garcia <ggarcia@gcgarciainc.com>
Subject: RE: LEDGE BCC Action - Nellis & Happy Valley
Do you have a date for the next BCC meeting?

Jesus Ruiz
Code Enforcement Officer, Clark County
service integrity respect accountability excellence leadership

---

From: George Garcia <ggarcia@gcgarciainc.com>

Sent: Wednesday, September 4, 2024 1:40 PM
To: Jesus Ruiz <Jesus.Ruiz@ClarkCountyNV.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>; Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Subject: LEDGE BCC Action - Nellis & Happy Valley

Officer Ruiz,

Today the BCC continued our item for 30 days. We are still working with the Commissioner's office.

Call/rely with any comments or questions you may have.

George Garcia

Sent via the Samsung Galaxy S22 Ultra 5G, an AT&T 5G smartphone

Get Outlook for Android

From: Beatriz Martinez
To: Melissa Eure
Cc: Andrea Cole
Subject: RE: Nellis & Happy Valley WS-24-0276
Date: Thursday, November 21, 2024 4:04:00 PM
Attachments: image001.png

Hi Melissa,

I spoke to Code Enforcement on the issue and they will give the applicant a couple of months to comply as long as the applicant is making process on remediating the site. Code will probably be making monthly status checks on the property to check on the progress.

Beatriz Martinez
***Community Liaison* | District E, Commissioner Tick Segerblom**
500 S. Grand Central Parkway, 6th Floor, Las Vegas, NV 89155
Email: Beatriz.Martinez@ClarkCountyNV.gov
Office: 702.455.0560



From: Melissa Eure <meure@gcgarciainc.com>
Sent: Thursday, November 21, 2024 1:53 PM
To: Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: Nellis & Happy Valley WS-24-0276

Hi Beatriz,

We had told the code enforcement officer that we would update him after the meeting on the status of the approval. I have a feeling that once we do that, he will quickly move on to looking to enforce fines. Would it be appropriate to have you reach out to him and copy me? Or should we reach out with you copied on it that way you can reach out to him afterwards to make sure that he stands down as discussed for the next few months?

Just trying to figure out how to make this as little of a headache as possible.

Thank You,

Melissa Eure
President/Director of Planning

G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210

Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
E-mail meure@gcgarciainc.com
Website https://gcgarciainc.com

From:	Andrea Cole
To:	Jesus Ruiz
Cc:	Melissa Eure; Beatriz Martinez
Subject:	LEDGE BCC Action - Nellis & Happy Valley
Date:	Monday, November 25, 2024 4:42:30 PM

The contact is Rob Lauer, email is roblauer@protonmail.com & phone number is (702) 271-4436.

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

From: Jesus Ruiz <Jesus.Ruiz@ClarkCountyNV.gov>
Sent: Friday, November 22, 2024 12:26 PM
To: Andrea Cole <acole@gcgarciainc.com>
Cc: Melissa Eure <meure@gcgarciainc.com>; Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Subject: RE: LEDGE BCC Action - Nellis & Happy Valley

Understood. I will wait to hear back from the commissioners office on some of the details/directives given to correct the violation.

Who will be my point of contact for the property owner after today?

Jesus Ruiz
Code Enforcement Officer, Clark County


From: Andrea Cole <acole@gcgarciainc.com>
Sent: Friday, November 22, 2024 9:01 AM
To: Jesus Ruiz <Jesus.Ruiz@ClarkCountyNV.gov>
Cc: Melissa Eure <meure@gcgarciainc.com>; Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Subject: LEDGE BCC Action - Nellis & Happy Valley

Officer Ruiz,

The applications were denied without prejudice at the 11/20/24 Board of County Commissioners meeting.

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

From: Ala Gray
To: Gloria Wells
Cc: Andrea Cole; Beatriz Martinez
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom 11/04/24
Date: Monday, September 30, 2024 10:06:56 AM
Attachments: image001.png

I'll go ahead and send the calendar invite so we both have it on the schedule.
Please let me know if you will have any changes.
Have a great day!

Ala Gray
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Sent: Monday, September 30, 2024 9:59 AM
To: Ala Gray <agray@gcgarciainc.com>
Cc: Andrea Cole <acole@gcgarciainc.com>; Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Subject: RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom 11/04/24

If you like, but we already have it on the calendar.

Gloria

Gloria Wells
Executive Assistant to
Clark County Commission Chair Tick Segerblom
500 S. Grand Central Parkway
Las Vegas, NV
Office: (702) 455-3500
Office Hours: Monday-Thursday: 7:30-5:30 p.m.
COMMISSIONER TICK SEGERBLOM
District E

From: Ala Gray <agray@gcgarciainc.com>
Sent: Monday, September 30, 2024 9:45 AM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>; Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom 11/04/24

Good morning Gloria,

I hope you had a nice weekend. Would you like me to send you our calendar invite for 11/04/24?

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Sent: Thursday, September 26, 2024 10:37 AM
To: Ala Gray <agray@gcgarciainc.com>
Cc: Andrea Cole <acole@gcgarciainc.com>; Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Subject: RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom - Rescheduling

perfect

Gloria

Gloria Wells
Executive Assistant to
Clark County Commission Chair Tick Segerblom
500 S. Grand Central Parkway
Las Vegas, NV
Office: (702) 455-3500
Office Hours: Monday-Thursday: 7:30-5:30 p.m.
COMMISSIONER TICK SEGERBLOM
District E

From: Ala Gray <agray@gcgarciainc.com>
Sent: Thursday, September 26, 2024 10:19 AM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>; Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom - Rescheduling

Good morning Gloria,

November 4th at 1:00pm would work. Thank you.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Sent: Thursday, September 26, 2024 10:09 AM
To: Ala Gray <agray@gcgarciainc.com>
Cc: Andrea Cole <acole@gcgarciainc.com>; Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Subject: RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom - Rescheduling

Good morning Ala,

Here is some availability for the Commissioner:

10/29 – 10 a.m. – noon or 2-3:00 p.m.
10/30 – anytime
10/31 – 10:00 a.m., 1-3:99 p.m.
11/4 – 1:00 p.m.

Thank you.

Gloria

Gloria Wells
Executive Assistant to
Clark County Commission Chair Tick Segerblom
500 S. Grand Central Parkway
Las Vegas, NV
Office: (702) 455-3500
Office Hours: Monday-Thursday: 7:30-5:30 p.m.
COMMISSIONER TICK SEGERBLOM
District E

From: Ala Gray <agray@gcgarciainc.com>
Sent: Tuesday, September 24, 2024 4:09 PM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>; Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom -

Rescheduling

Gloria,

We have requested the continuance for these applications from the 10/02/24 meeting to the 11/06/24 meeting. So, for this reason, we would like to hold the briefing with Commissioner Segerblom close to 11/06/24. Can you please see if anything is available in the week of 10/28/24 or 11/04/24 or 11/05/24? Thank you for your time and help.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Ala Gray
Sent: Tuesday, September 24, 2024 10:20 AM
To: 'Gloria Wells' <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>; Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Today Mtg w//Tick Segerblom -Rescheduling

Hi Gloria,

Thank you for available dates and times to reschedule today's meeting. We will confirm with George and let you know. I sent you the cancelation calendar for today.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Sent: Tuesday, September 24, 2024 10:13 AM
To: Ala Gray <agray@gcgarciainc.com>
Cc: Andrea Cole <acole@gcgarciainc.com>; Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Subject: RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Today Mtg w//Tick

Segerblom -Rescheduling

Good morning,

It's not a problem. Here is the Commissioner's availability:

9/30 – 3:00 p.m.
10/1 – 1:30 p.m.
10/3 – 11 or 11:30 a.m.
10/8 – 1:00 or 1:30 p.m.

Hope George feels well soon.

Gloria

Gloria Wells
Executive Assistant to
Clark County Commission Chair Tick Segerblom
500 S. Grand Central Parkway
Las Vegas, NV
Office: (702) 455-3500
Office Hours: Monday-Thursday: 7:30-5:30 p.m.
COMMISSIONER TICK SEGERBLOM
District E

From: Ala Gray <agray@gcgarciainc.com>
Sent: Tuesday, September 24, 2024 9:41 AM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Today Mtg w//Tick Segerblom -Rescheduling
Importance: High

Good morning Gloria,

Unfortunately, George is not feeling well today, he is out of the office, so we are rescheduling all his meetings. We apologize for any inconvenience, and we want to ask if we can reschedule today's meeting with Commissioner Segerblom. Would you please provide the next couple of available dates and times to reschedule today's meeting?
Thank you.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014

Office (702) 435-9909
https://gcgarciainc.com

From: Ala Gray
Sent: Tuesday, September 17, 2024 2:54 PM
To: 'Gloria Wells' <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom

Thank you very much!

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Sent: Tuesday, September 17, 2024 2:52 PM
To: Ala Gray <agray@gcgarciainc.com>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom

The 24th is still open at 2:00 p.m.

Gloria

Gloria Wells
Executive Assistant to
Clark County Commission Chair Tick Segerblom
500 S. Grand Central Parkway
Las Vegas, NV
Office: (702) 455-3500
Office Hours: Monday-Thursday: 7:30-5:30 p.m.
COMMISSIONER TICK SEGERBLOM
District E

From: Ala Gray <agray@gcgarciainc.com>
Sent: Tuesday, September 17, 2024 1:39 PM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom

Hi Gloria,

I'm sorry. Per conversation between George and our client, they would like to change 09/23/24 to 09/24/24 at 2pm if it's still available. Please advise. Thank you.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Ala Gray
Sent: Monday, September 16, 2024 9:43 AM
To: 'Gloria Wells' <Gloria.Wells@clarkcountynv.gov>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom on 09/23/24

Thank you,
Have a wonderful Monday!

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Sent: Monday, September 16, 2024 9:38 AM
To: Ala Gray <agray@gcgarciainc.com>
Subject: RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom on 09/23/24

Thank you.

Gloria

Gloria Wells
Executive Assistant to
Clark County Commission Chair Tick Segerblom
500 S. Grand Central Parkway
Las Vegas, NV
Office: (702) 455-3500
Office Hours: Monday-Thursday: 7:30-5:30 p.m.

COMMISSIONER TICK SEGERBLOM
District E

From: Ala Gray <agray@gcgarciainc.com>
Sent: Monday, September 16, 2024 9:14 AM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Mtg w//Tick Segerblom on 09/23/24

Hi Gloria,

Thank you. September 23 at 10:00 am would work. I sent you our calendar invite.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Sent: Monday, September 16, 2024 9:02 AM
To: Ala Gray <agray@gcgarciainc.com>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Setting up briefing w/Tick Segerblom for 10/02/24 BCC

Good morning,

Commissioner Segerblom has the following availability:

9/18 – 1:30
9/23 – 10 a.m. or noon
9/24 – 2:00

Thank you.

Gloria

Gloria Wells
Executive Assistant to
Clark County Commission Chair Tick Segerblom
500 S. Grand Central Parkway
Las Vegas, NV
Office: (702) 455-3500

Office Hours: Monday-Thursday: 7:30-5:30 p.m.

COMMISSIONER TICK SEGERBLOM
District E

From: Ala Gray <agray@gcgarciainc.com>
Sent: Monday, September 16, 2024 8:22 AM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Setting up briefing w/Tick Segerblom for 10/02/24 BCC

Good morning Gloria,

I hope you had a nice weekend. Just following up on a couple of available dates and times for next week for the briefing. Please let me know. Thank you.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Ala Gray
Sent: Thursday, September 12, 2024 3:30 PM
To: 'Gloria Wells' <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Setting up briefing w/Tick Segerblom for 10/02/24 BCC

Hi Gloria,

Since you close tomorrow, wanted to follow up to see if you had a chance to look for the week of September 23 if anything is available. Thank you.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Ala Gray
Sent: Thursday, September 12, 2024 10:14 AM

To: 'Gloria Wells' <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Setting up briefing w/Tick Segerblom for 10/02/24 BCC

Hi Gloria,

Thank you for your response. I look forward to hearing from you today.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Sent: Thursday, September 12, 2024 9:54 AM
To: Ala Gray <agray@gcgarciainc.com>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: RE: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Setting up briefing w/Tick Segerblom for 10/02/24 BCC

Hi Ala,

I received your email yesterday. We've been out of the office. I will get back to you soon.

Thank you.

Gloria

Gloria Wells
Executive Assistant to
Clark County Commission Chair Tick Segerblom
500 S. Grand Central Parkway
Las Vegas, NV
Office: (702) 455-3500
Office Hours: Monday-Thursday: 7:30-5:30 p.m.
COMMISSIONER TICK SEGERBLOM
District E

From: Ala Gray <agray@gcgarciainc.com>
Sent: Wednesday, September 11, 2024 11:39 AM
To: Gloria Wells <Gloria.Wells@clarkcountynv.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>

Subject: LEDGE Nellis & Happy Valley (WS-24-0276 & VS-24-0277) RE: Setting up briefing w/Tick Segerblom for 10/02/24 BCC

Good morning Gloria,

I hope you are doing well. We would like to set up a briefing with Commissioner Segerblom for the item that is on the 10/02/24 Board of County Commissioners meeting. Would you please see if something is available for the week of September 23? Thank you.

Ala Gray,
Associate Planner
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
Office (702) 435-9909
https://gcgarciainc.com

From:	Beatriz Martinez
To:	Andrea Cole
Cc:	Melissa Eure
Subject:	RE: Nellis & Happy Valley- Air Quality
Date:	Wednesday, January 29, 2025 9:40:00 AM
Attachments:	image001.png

Hi Andrea,

No update, I would suggest the owner follows the direction the department has provided him.

Beatriz Martinez
***Community Liaison* | District E, Commissioner Tick Segerblom**
500 S. Grand Central Parkway, 6th Floor, Las Vegas, NV 89155
Email: Beatriz.Martinez@ClarkCountyNV.gov
Office: 702.455.0560



From: Andrea Cole <acole@gcgarciainc.com>
Sent: Wednesday, January 29, 2025 9:39 AM
To: Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Cc: Melissa Eure <meure@gcgarciainc.com>
Subject: Nellis & Happy Valley- Air Quality

Good Morning Beatriz,

I hope your week is going well! I just wanted to follow up on the below to see if there is any update. Please advise when you have a moment.

If you have any questions please feel free to contact me at the number listed below.

Thanks and Best Regards.

Andrea Cole, Project Coordination Manager
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone
(702) 435-0457 Fax
acole@gcgarciainc.com E-mail
https://gcgarciainc.com Website

From: Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>

Sent: Tuesday, January 14, 2025 2:59 PM
To: Melissa Eure <meure@gcgarciainc.com>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: RE: Nellis & Happy Valley- Air Quality

Hi!

Unfortunately I have not. I will circle back with them.

Beatriz Martinez
***Community Liaison* | District E, Commissioner Tick Segerblom**
500 S. Grand Central Parkway, 6th Floor, Las Vegas, NV 89155
Email: Beatriz.Martinez@ClarkCountyNV.gov
Office: 702.455.0560



From: Melissa Eure <meure@gcgarciainc.com>
Sent: Tuesday, January 14, 2025 1:24 PM
To: Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Cc: Andrea Cole <acole@gcgarciainc.com>
Subject: RE: Nellis & Happy Valley- Air Quality

Hi Beatriz,

I hope you had a happy holiday and a very happy new year's! I just wanted to check in on the below and see if you had heard anything back from Air Quality? I haven't heard from the client, so I'm assuming he hasn't received any additional letters but still wanted to follow up.

Thank You,

Melissa Eure
President/Director of Planning

From: Beatriz Martinez <Beatriz.Martinez@ClarkCountyNV.gov>
Sent: Thursday, December 12, 2024 2:36 PM
To: Melissa Eure <meure@gcgarciainc.com>
Cc: Andrea Cole <acole@gcgarciainc.com>; Robert Lauer (roblauer@protonmail.com) <roblauer@protonmail.com>
Subject: RE: Nellis & Happy Valley- Air Quality

Hi Melissa,

I am still waiting on a response from Air Quality. I know they did send an email out to Robert yesterday but they are doing some research.

Thank you,

Beatriz Martinez
***Community Liaison* | District E, Commissioner Tick Segerblom**
500 S. Grand Central Parkway, 6th Floor, Las Vegas, NV 89155
Email: Beatriz.Martinez@ClarkCountyNV.gov
Office: 702.455.0560



From: Melissa Eure
Sent: Tuesday, December 10, 2024 12:20 PM
To: Beatriz Martinez
Cc: Andrea Cole ; Robert Lauer (roblauer@protonmail.com)
Subject: Nellis & Happy Valley- Air Quality

Hi Beatriz,

I hope you've had a good start to your week. The client for the Nellis & Happy Valley issue hasn't had any issues with code enforcement, but he is getting constant emails/calls from Air Quality. He was willing to submit for a dust permit, but was told her couldn't because the project wasn't approved. I know the Commissioner is granting him the additional time and you were able to let code enforcement know about the situation. Would you be able to reach out to Air Quality as well and let them know what is going so that they understand?

Thank You,

Melissa Eure
President/Director of Planning

G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Suite 210
Henderson, NV 89014
(702) 435-9909 Phone

(702) 435-0457 Fax
E-mail meure@gcgarciainc.com
Website https://gcgarciainc.com

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
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4701 W. Russell Road 2nd Floor
Las Vegas, NV 89118-2231
Phone: (702) 455-5942 • Fax: (702) 383-9994
Marci Henson, Director

April 24, 2025

Cara Monday

Re: Records Request Submitted on April 14, 2025

Requested NOV's from 4/14/2023 to 4/14/2025

Dear Mr. / Ms. Monday

Enclosed are the documents/files you requested above. Notices of Noncompliance issued from 4/14/2023 thru 3/31/2025 have been uploaded. No NOVs issued during this time frame.

If you have any questions or concerns, please call us at (702) 455-5942 for assistance.

Sincerely,

John Hill, Operations Manager
DES Division of Air Quality

BOARD OF COUNTY COMMISSIONERS
TICK SEGERBLOM, Chair • WILLIAM MCCURDY II, Vice Chair • APRIL BECKER
JAMES B. GIBSON • JUSTIN JONES • MARILYN KIRKPATRICK • MICHAEL NAFT
KEVIN SCHILLER, County Manager

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4701 W. Russell Road 2nd Floor
Las Vegas, NV 89118-2231
Phone: (702) 455-5942 • Fax: (702) 383-9994
Marci Henson, Director

April 16, 2025

Amy Sugden

Sugden Law

Re: Records Request Submitted on April 10, 2025

Requested NOV's from 1/1/2024 to 4/10/2025

Dear Mr. / Ms. Sugden

Enclosed are the documents/files you requested. Notices of Noncompliance issued from 1/1/2024 thru 3/31/2025 have been uploaded. No NOVs issued during this time frame. If you have any questions or concerns, please call us at (702) 455-5942 for assistance.

Sincerely,

John Hill, Operations Manager
DES Division of Air Quality

BOARD OF COUNTY COMMISSIONERS
KEVIN SCHILLER, County Manager
TICK SEGERBLOM, Chair • WILLIAM MCCURDY II, Vice Chair • APRIL BECKER
JAMES B. GIBSON • JUSTIN JONES • MARILYN KIRKPATRICK • MICHAEL NAFT

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7749 2783 5671

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	DEMETER INVESTMENTS LLC	Date: Jan 24, 2024
Mailing Address:	5520 W Harold Gatty Dr., Salt Lake City, UT 84116	
Assessor's Parcels:	123-28-801-004	
Property Location:	NWC of Ann Rd & Sloan Ln	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Richard Wyse at 702-277-1187 or by email at richard.wyse@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	9.42		
Complaint Received:	Yes	**Complaint No.:**	75681, 75682
Soil Condition:	Unstable	**Note:**	Dry, loose, powdery
Disturbance Factors:	Vehicular Travel, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Andrew Kirk

I conducted a complaint investigation and observed over 5,000 square feet of unpaved parking/storage being used on parcel #123-28-801-004 located North West of Ann Road & Sloan Lane. There were over 50 semi-truck trailers parked on this parcel. This unpaved parking/storage lot was created after January 1, 2003, which is not in compliance with AQR 92.3.1. I took photos of the sites to document the current conditions. A Notice of Noncompliance (NON) will be issued to the Property Owner. The NON will instruct the property owner to pave the parcel or remove all equipment storage/materials and vehicles within 30 days from the receipt of NON and to stabilize all soils immediately.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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7749 3091 6403

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	Ziegler Michael G	Date: Jan 24, 2024
Mailing Address:	1960 Leonard Lane, Las Vegas, NV 89108	
Assessor's Parcels:	138-24-702-001	
Property Location:	5095 West Lake Mead Boulevard	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.46		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Vehicular Travel, Material Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a Re-inspection and observed an unpaved storage yard on 138-24-702-001. The yard consisted of over 5,000 square feet of trucks, cars, and materials. As of January 10, 2024, all necessary control measures to meet AQRs have not been implemented since the original Notice of Non-Compliance (NON) was sent to the Property Owner on November 30, 2024.

Following the issuance of this NON, and a request for more time by the owner, an extension until April 5, 2024, to stabilize the soils and vacate the parcel (reduce the disturbed area to under 5,000 square feet) has been granted. Failure to implement all necessary control measures by April 5, 2024, may result in a Notice of Violation (NOV) with civil monetary penalties.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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7748 2697 6870

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	EWING INVESTMENTS	Date: Jan 16, 2024
Mailing Address:	1400 NORTH A STREET, LAS VEGAS, NV 89106-3220	
Assessor's Parcels:	139-02-802-016	
Property Location:	2102 E ALEXANDER ROAD, NORTH LAS VEGAS 89030	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	4.04		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose, and powdery
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	N/A
Fugitive Dust Observed:	No	**Generated By:**	N/A
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved landscaping storage yard greater than 5,000 square feet on APN 139-02-802-016. There were over one hundred truck/trailers, service trucks and boats throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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7749 3109 5862

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	2 MORCO L L P	Date: Jan 24, 2024
Mailing Address:	11710 West Tioga Street, Boise, ID 83709	
Assessor's Parcels:	139-17-301-003	
Property Location:	NW of Citizen Avenue & Simmons Street	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.64		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a Re-inspection on APN 139-17-301-003 and observed an unpaved storage yard. I observed over two dozen rubber-tire service trucks, work vehicles, outhouses, nine-yard trash container and trailers stored on dirt. As of January 9, 2024, all necessary control measures to meet AQRs have not been implemented since the original Notice of Non-Compliance (NON) was sent to the Property Owner on December 6, 2023.

Following the issuance of this NON, failure to implement all necessary control measures by February 9, 2024, may result in a Notice of Violation (NOV) with civil monetary penalties.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
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7749 2839 9105

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	Mejia Hermes Etal and Mejia Miquirray Revocable Living Trust	Date: Jan 24, 2024
Mailing Address:	3260 W. Richmar Avenue, Las Vegas, NV, NV 89139	
Assessor's Parcels:	140-20-301-002	
Property Location:	4383 E. Lake Mead Blvd	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	1.13		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved landscaping storage yard greater than 5,000 square feet on APN 140-20-301-002. There were approximately one dozen truck/trailers, passenger vehicle and service trucks throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
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7748 2771 4807

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Pre) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	Tonopah & Tidewater Railroad Co	Date: Jan 16, 2024
Mailing Address:	4680 N Cimarron Rd, Las Vegas, NV 89129	
Assessor's Parcels:	161-07-103-014, 161-07-103-016	
Property Location:	SW of Stratford Avenue and Glen Avenue	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), property owners/operators shall implement and maintain control measures to prevent fugitive dust on any unpaved parking lot or storage yard established before January 1, 2003, that is equal to or greater than 5,000 square feet.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance. You may resolve this matter by implementing one or more of the control measures described in AQR 92.3.4 or by discontinuing use of this parcel as a parking lot/storage yard and returning all soils to a stable condition in accordance with AQR 92.4.

Within 30 days of receiving this notice, you must have implemented one or more of the control measures described in AQR 92.3.4. You may also discontinue the use of this parcel by removing all equipment and materials from the property and stabilizing the soil in accordance with AQR 92.4.

Failure to comply with the provisions of AQR Section 92 may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Upon receipt of this Noncompliance Notice, immediately contact Canduella Rowsell at 725-377-4270 or by email at canduella.rowsell@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action.

Section 92 (Pre) Inspection Form – Summary

Acreage:	0.92		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose, powdery
Disturbance Factors:	Parking, Vehicular Travel, Equipment Storage, Salvage Yard	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Andrew Kirk

I conducted a routine patrol inspection and observed over 5,000 square feet of unpaved parking/storage being used on parcel #16107103016 and 16107103014 located southwest of Stratford Ave and Glen Avenue. There were multiple semi-trucks and trailers parked on these parcels. These unpaved parking/storage lots were created after January 1, 2003, which is not in compliance with AQR 92.3.1. I took photos of the sites to document the current conditions. A Notice of Noncompliance (NON) will be issued to the Property Owner. The NON will instruct the property owner to pave both parcels or remove all equipment storage/materials and vehicles within 30 days from the receipt of NON and to stabilize all soils immediately.

PPLRL_2197

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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

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7748 2939 8764

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	USA and County of Clark (Pk & Rec) Lease	Date: Jan 16, 2024
Mailing Address:	500 S GRAND CENTRAL PKWY, LAS VEGAS, NV, NV 89155	
Assessor's Parcels:	176-29-601-025	
Property Location:	8800 Sparkling Chandon Dr., Las Vegas, NV 89178	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	20.00		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel, dirt
Disturbance Factors:	Vehicular Travel, Equipment Storage	**Other:**	N/A
Fugitive Dust Observed:	No	**Generated By:**	N/A
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a re-inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 176-29-601-025 that contained two conex boxes, two nine-yard storage containers, three trailers, three work trucks, multiple metal lamp posts and landscaping materials. As of January 9, 2024, all necessary control measures to meet Air Quality Regulations (AQRs) have not been implemented since the original Notice of Non-Compliance (NON) was sent to the property owner on November 2, 2023.

This storage yard was created after January 1, 2003, which is a violation of AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	BENCHMARK CONTRACTING INC	Date: Feb 22, 2024
Mailing Address:	5553 SUMAC RIDGE CT, LAS VEGAS, NV 89149-4020	
Assessor's Parcels:	138-12-111-004	
Property Location:	3820 N JONES BLVD	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.63		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, powdery, loose soils
Disturbance Factors:	Parking, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 138-12-111-004. There was heavy construction equipment, traffic cones/safety equipment, metal beams, three service vehicles and other material throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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7752 7434 1323

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	ROQUE PATRICIA GOMEZ	Date: Feb 22, 2024
Mailing Address:	3600 BEESON CT, LAS VEGAS, NV 89130	
Assessor's Parcels:	138-12-612-001	
Property Location:	3600 BEESON CT	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.54		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Parking, Vehicular Travel, Material Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved landscaping equipment/vehicle storage yard greater than 5,000 square feet on APN 138-12-612-001. There were approximately one dozen service truck/trailers, construction equipment and landscaping material throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	VEGAS VISION GROUP L L C	Date: Feb 12, 2024
Mailing Address:	2000 STOCKTON AVE, LAS VEGAS, NV 89104	
Assessor's Parcels:	138-12-801-012	
Property Location:	NW of RANCHO DR./CHEYENNE AVE.	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.69		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel, dirt, rain
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 138-12-801-012. There were dozens of trucks, trailers, passenger vehicles, tow trucks and motor homes throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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7751 4982 3118

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	PIERRO'S LANDSCAPE & MAINTENANCE L L C	Date: Feb 12, 2024
Mailing Address:	5852 THAI COAST ST, LAS VEGAS, NV 89130	
Assessor's Parcels:	138-12-810-012	
Property Location:	5249 RICKY ROAD, LAS VEGAS	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	1.24		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel, rain
Disturbance Factors:	Parking, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved landscaping equipment/vehicle storage yard greater than 5,000 square feet on APN 138-12-810-012. There were dozens of landscaping service trucks, trailers, and equipment pieces throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	LINDA PROPERTIES	Date: Feb 12, 2024
Mailing Address:	10217 IMPERIAL POINTE AVE, LAS VEGAS, NV 89134	
Assessor's Parcels:	138-12-810-013	
Property Location:	5300 RICKY ROAD, LAS VEGAS	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	1.30		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel, asphalt millings, rain
Disturbance Factors:	Parking, Vehicular Travel, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved landscaping equipment/vehicle storage yard greater than 5,000 square feet on APN 138-12-810-013. There were over one dozen truck/trailers, passenger vehicles, construction and service trucks throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	CHIRINO LEONARDO M and CORTES MAGDALENA RAMIREZ	Date: Feb 12, 2024
Mailing Address:	5807 SHEILA AVE, LAS VEGAS, NV 89108	
Assessor's Parcels:	138-13-310-037	
Property Location:	5807 SHEILA AVE	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.45		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	rain
Disturbance Factors:	Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved vehicle and material storage yard greater than 5,000 square feet on APN 138-13-310-037. There were approximately two dozen passenger vehicles, trailers and boats throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	MENDOZA CLAUDIA CALIXTO and MARTIN JOSE FRANCISCO	Date: Feb 22, 2024
Mailing Address:	820 ROCK SPRINGS DR, LAS VEGAS, NV 89128	
Assessor's Parcels:	138-24-305-018	
Property Location:	1841 N MICHAEL WAY	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.42		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Parking, Vehicular Travel, Material Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved masonry material storage yard greater than 5,000 square feet on APN 138-24-305-018. There were over one dozen brick pallets, one nine-yard trash container, pallet truck, wood beams, service trucks and other material throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	M E C INC	Date: Feb 12, 2024
Mailing Address:	4090 W HACIENDA AVE # 100, LAS VEGAS, NV 89118	
Assessor's Parcels:	139-10-603-003	
Property Location:	116 E GOWAN RD, NORTH LAS VEGAS	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	4.44		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel, dirt, rain
Disturbance Factors:	Parking, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved vehicle storage yard greater than 5,000 square feet on APN 139-10-603-003. There were dozens of passenger vehicles, trucks and truck trailers throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	IGLESIA EVANGELICA N J D L A D D	Date: Feb 12, 2024
Mailing Address:	2727 CIVIC CENTER DR., NORTH LAS VEGAS, NV 89030	
Assessor's Parcels:	139-14-710-028	
Property Location:	2727 CIVIC CENTER DR., NORTH LAS VEGAS	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.00		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel, dirt, rain
Disturbance Factors:	Parking, Vehicular Travel, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved landscaping equipment/vehicle storage yard greater than 5,000 square feet on APN 139-14-710-028. There were over one dozen haul trucks, trailers, construction vehicles and service trucks throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	ANDRADE-MORENO FAMILY TRUST ETAL ANDRADE EFRAIN CARREON TRS	Date: Feb 13, 2024
Mailing Address:	4304 WEST LA MADRE WAY, LAS VEGAS, NV 89031	
Assessor's Parcels:	139-17-301-011	
Property Location:	SWC of CITIZEN AVE/SIMMONS ST, NORTH LAS VEGAS	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	1.00		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel, dirt, rain
Disturbance Factors:	Parking, Material Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved heavy equipment/construction material storage yard greater than 5,000 square feet on APN 139-17-301-011. There were dozens of pieces of heavy construction equipment, haul trucks, trailers, storage containers and passenger vehicles throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	INZUNZA JUAN MANUEL	Date: Feb 22, 2024
Mailing Address:	3900 SIX GUN RD, NORTH LAS VEGAS, NV 89032	
Assessor's Parcels:	140-19-601-019	
Property Location:	4000 E LAKE MEAD BLVD	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.48		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	Dry, Loose, Powdery
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 140-19-601-019. There were approximately two dozen vehicles and conex boxes throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Pre) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	KELL LN TRUST	Date: Feb 27, 2024
Mailing Address:	5151 Kell Ln, Las Vegas, NV 89156	
Assessor's Parcels:	140-21-401-003	
Property Location:	5151 Kell Ln	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), property owners/operators shall implement and maintain control measures to prevent fugitive dust on any unpaved parking lot or storage yard established before January 1, 2003, that is equal to or greater than 5,000 square feet.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance. You may resolve this matter by implementing one or more of the control measures described in AQR 92.3.4 or by discontinuing use of this parcel as a parking lot/storage yard and returning all soils to a stable condition in accordance with AQR 92.4.

Within 30 days of receiving this notice, you must have implemented one or more of the control measures described in AQR 92.3.4. You may also discontinue the use of this parcel by removing all equipment and materials from the property and stabilizing the soil in accordance with AQR 92.4.

Failure to comply with the provisions of AQR Section 92 may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Upon receipt of this Noncompliance Notice, immediately contact Noel Crandall at 702-455-1658 or by email at crandall@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action.

Section 92 (Pre) Inspection Form – Summary

Acreage:	1.01		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	Could not determine the soils condition, area fenced in, looked stable from recent rains.
Disturbance Factors:	Vehicular Travel, Storage	**Other:**	storage of vehicles.
Fugitive Dust Observed:	No	**Generated By:**	NA
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage lot on parcel 140-21-401-003. There were approximately 10 tractors, 1 tractor trailer, a boat, and approximately 3 cars parked throughout the parcel. This storage lot was created after January 1, 2003, which is not in compliance with AQR 92.3.1.

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Main Number: (702)455-5942
Number: (702)383-9994

9489 0090 0027 6451 8633 68

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	Seabass Realty LLC	Date: Feb 29, 2024
Mailing Address:	PO Box 786, Carroll, IA 51401	
Assessor's Parcels:	177-02-603-026, 177-02-603-017	
Property Location:	2050 E. Maule Avenue & 2076 E. Maule Avenue, Las Vegas, NV 89119	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Canduella Rowsell at 725-377-4270 or by email at canduella.rowsell@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.92		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	
Disturbance Factors:		**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved parking lot on parcels #177-02-603-026 and 177-02-603-017 located at 2076 E Maule Ave and 2050 E. Maule Ave, Las Vegas, NV 89119. There were 8 tour buses parked on-site on unpaved areas over 5,000 square feet. This parking lot was created after January 1, 2003, which is not in compliance with AQR 92.3.1. There were no workers present onsite. I also took photos of the site. I will be issuing a Notice of Noncompliance to the parcels owner to remove the buses or pave the parking lot.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

- **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
  - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	PANCIROV GREGORY T & CYNTHIA M FAMILY TRUST and PANCIROV GREGORY T & CYNTHIA M TRS	Date: Feb 12, 2024
Mailing Address:	444 East Warm Springs Road, STE 120, Las Vegas, NV 89119	
Assessor's Parcels:	177-05-202-002	
Property Location:	Southeast of Valley View Blvd./Martin Ave., Las Vegas 89118	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.98		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	recent rain
Disturbance Factors:	Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 177-05-202-002. There were approximately eight 53-foot long truck trailers throughout the parcel. This storage yard was created after January 1, 2003, which is a violation of AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Previously, a Notice of Non-Compliance was issued to the landowner on December 6, 2023, for an unpaved storage yard greater than 5,000 sq. ft. The sight was brought into compliance on January 8, 2024, because the area used for parking/storage was under 5,000 sq. ft. at that time. However, the site has since once again exceeded the 5,000 sq. ft. limitation.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	NEVADA POWER COMPANY	Date: Mar 21, 2024
Mailing Address:	PO Box 98910, Las Vegas, NV 89193-8910	
Assessor's Parcels:	123-22-801-022	
Property Location:	6580 E CENTENNIAL PKWY	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Noel Crandall at 702-455-1658 or by email at crandall@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	3.99		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	Dry and powdery
Disturbance Factors:	Vehicular Travel	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:		**Percent Silt Content:**	
Opacity Test:		**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved parking lot on parcel 123-22-801-022. There were approximately 4 RVs parked throughout the parcel. This parking lot was created after January 1, 2003, which is not in compliance with AQR 92.3.1. I conducted a Soil Stabilization Test in accordance with AQR Section 90.4.1.1., which failed.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	GEAR NORTHGATE 4 L L C	Date: Mar 4, 2024
Mailing Address:	5251 DTC PKWY STE 1000, GREENWOOD VILLAGE, CO 80111	
Assessor's Parcels:	123-29-310-008	
Property Location:	SWC of TROPICAL PARKWAY/PUEBLA STREET, LAS VEGAS 89115	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	13.25		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 123-29-310-008. There were approximately two dozen RVs stored throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	Gonzalez-Garden Carlos and Gonzalez Maria G	Date: Mar 6, 2024
Mailing Address:	5420 N 5th Street, North Las Vegas, NV, NV 89081	
Assessor's Parcels:	124-35-103-003	
Property Location:	5420 North 5th Street, North Las Vegas, NV 89031	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	1.90		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	asphalt millings and dry, loose & powdery
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 124-35-103-003. There were approximately 16 semi-trucks, semi-truck trailers, motor homes and passenger vehicles throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
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7753 9853 8973

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	BISMI SERIES HOLDINGS	Date: Mar 4, 2024
Mailing Address:	13861 ADARE MANOR, FRISCO, TX 75035	
Assessor's Parcels:	125-27-410-008	
Property Location:	SW of Tenaya Way and Skypoint Drive, Las Vegas 89130	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	1.03		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel, dirt
Disturbance Factors:	Parking, Vehicular Travel, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 125-27-410-008. There were approximately six nine-yard trash trailers, three RV's, one service truck and six passenger vehicles throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
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7755 1937 8987

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	MAGGARD WESLEY & CAMILLE	Date: Mar 12, 2024
Mailing Address:	7714 WEST LONE MOUNTAIN ROAD, LAS VEGAS, NV 89129	
Assessor's Parcels:	125-33-803-020	
Property Location:	7714 WEST LONE MOUNTAIN ROAD	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	1.06		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Parking, Vehicular Travel, Storage, Material Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 125-33-803-020. There were approximately two skit steers, four passenger vehicles, three work service vehicles, one nine-yard trash container, two tool sheds and over one dozen stacks of pallets and construction materials throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
air quality | desert conservation program | sustainability

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	ADVANCED TRUCK & TRAILER L L C	Date: Mar 12, 2024
Mailing Address:	1114 GEORGE AVE, NORTH LAS VEGAS, NV 89030	
Assessor's Parcels:	139-11-302-001	
Property Location:	SEC of GOWAN ROAD & DONNA STREET, NORTH LAS VEGAS	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.58		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	asphalt millings, gravel
Disturbance Factors:	Parking, Vehicular Travel, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 139-11-302-001. There were approximately two dozen water trucks, a water tank, front end loaders, shovels, accordion lifts, a work-site office trailer and other pieces construction related material throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

7755 1741 3085

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
air quality | desert conservation program | sustainability

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	Herrera Ramon Loya & Teresa Jean Reifer	Date: Mar 12, 2024
Mailing Address:	1835 Mt. Hood Street, LAS VEGAS NV, NV 89156	
Assessor's Parcels:	140-20-101-001	
Property Location:	4625 E. Carey Avenue, North Las Vegas, NV	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	2.33		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Parking, Vehicular Travel, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 140-20-101-001. There were over a dozen semi-trucks, semi-truck trailers, belly dumps, tilt dumps, passenger vehicles and construction equipment throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
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7755 1868 7354

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	PENA VICTOR & MARIA	Date: Mar 12, 2024
Mailing Address:	3825 JUDSON AVE, LAS VEGAS, NV 89115	
Assessor's Parcels:	140-20-610-002	
Property Location:	4735 JUDSON AVE	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.90		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Parking, Vehicular Travel, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 140-20-610-002. There were over one dozen semi-trucks, semi-truck trailers, conex boxes, equipment and passenger vehicles throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

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   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

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    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
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7755 1886 2091

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	DUTTS REAL ESTATE HOLDING L L C	Date: Mar 12, 2024
Mailing Address:	1160 SAX FIFTH AVE, HENDERSON, NV 89052	
Assessor's Parcels:	140-20-610-017	
Property Location:	5083 JUDSON AVE	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.89		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	asphalt millings and dry, loose & powdery soils
Disturbance Factors:	Parking, Vehicular Travel, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 140-20-610-017. There were approximately five trucks, two flat-bed trailers, pallets of material and other construction material strewn across the storage area. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

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Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

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  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
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2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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7755 1793 7741

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	STIMPSON KENNETH O	Date: Mar 12, 2024
Mailing Address:	7723 VILLA ANDRADE AVE, LAS VEGAS, NV 89131	
Assessor's Parcels:	140-20-610-040	
Property Location:	2140 MARION DR	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.86		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery soils; gravel
Disturbance Factors:	Parking, Vehicular Travel, Material Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 140-20-610-040. There were approximately 16 semi-trucks, semi-truck trailers, motor homes and passenger vehicles throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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7755 1641 2380

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	ZUFFA RE LLC	Date: Mar 12, 2024
Mailing Address:	6650 S TORREY PINES DR, LAS VEGAS, NV 89118	
Assessor's Parcels:	176-02-101-020, 176-02-101-022	
Property Location:	SWC of SUNSET ROAD/TORREY PINES, LAS VEGAS 89118	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	9.34		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APNs 176-02-101-020 & 022. There were approximately two dozen trucks and truck trailers throughout the parcels. This unpaved storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	Provident Realty & Development Corp	Date: Mar 12, 2024
Mailing Address:	4007 Toulon Court, Merced, CA 95348	
Assessor's Parcels:	177-28-301-007	
Property Location:	10160 S LAS VEGAS BLVD, Las Vegas, NV 89183	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Canduella Rowsell at 725-377-4270 or by email at canduella.rowsell@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	2.53		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	Dry, Loose, Powdery
Disturbance Factors:	Parking, Vehicular Travel	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved parking lot on parcel #177-28-301-007 located at 10160 S. Las Vegas Blvd, Las Vegas, NV 89183. There were 5 semis and trailers parked on-site on unpaved areas over 5,000 square feet and approximately 0.37 acres of dry, loose, and powdery site soils. This parking lot was created after January 1, 2003, which is not in compliance with AQR 92.3.1. There were no workers present onsite. I also took photos of the site. I will be issuing a Notice of Noncompliance to the parcel owner to immediately stabilize all site soils and to remove the semis or meet Section 92 Control Measures for the parking lot.

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Division of Air Quality
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Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	O S I 4825 E. CAREY AVE LLC	Date: Apr 23, 2024
Mailing Address:	800 BRICKELL AVE STE 904, MIAMI, FL 33131	
Assessor's Parcels:	140-20-501-006	
Property Location:	4825 Carey Ave., Las Vegas 89115	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	4.45		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel, Type II
Disturbance Factors:	Parking, Vehicular Travel, Material Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved vehicle storage yard greater than 5,000 square feet on APN 140-20-501-006. There were dozens of work service vehicles, construction materials and trailers throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	WEATHERS VERONICA L	Date: Apr 23, 2024
Mailing Address:	7448 Redbreast Ct., N Las Vegas, NV 89084	
Assessor's Parcels:	140-21-305-014	
Property Location:	NEC Kell Ln. and Betty Ln.	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Noel Crandall at 702-455-1658 or by email at crandall@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	1.01		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	0.41 acres of unstable soils
Disturbance Factors:	Parking, Vehicular Travel	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection of parcel 140-21-305-014 and observed an unpaved parking lot. There were tractor trailers and tractors parked on the lot disturbing over 18,000 Sq. Ft. This parking lot was created after January 1, 2003, which is not in compliance with AQR 92.3.1. I conducted a Soil Stabilization Test in accordance with AQR Section 90.4.1.1., which failed. I took photos of the vehicles and will begin routine inspections of the site.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	ESCRIBA SASHA	Date: Apr 11, 2024
Mailing Address:	9720 TRAIL RIDER DRIVE, LAS VEGAS, NV 89117	
Assessor's Parcels:	175-14-702-003	
Property Location:	SOUTHEAST OF BLUE DIAMOND ROAD/FORTNEY ROAD, LAS VEGAS, NV 89161	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.66		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Parking, Vehicular Travel, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 175-14-702-003. There were approximately nine Conex boxes, five cars, four trailers and various other materials throughout the parcel. This unpaved storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	SILVER MULE L L C	Date: Apr 30, 2024
Mailing Address:	PO BOX 91330, HENDERSON, NV 89009-1330	
Assessor's Parcels:	179-33-110-032, 179-33-110-031	
Property Location:	820 SAN EDUARDO AVE., HENDERSON 89002	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	1.83		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Parking, Vehicular Travel, Material Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved equipment/vehicle storage yard greater than 5,000 square feet on APNs 179-33-110-031 & 179-33-110-032. There were hundreds of pieces of construction material, vehicles, trailers and construction equipment throughout the parcels. These storage yards were created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
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7761 7306 4286

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	BENITEZ-SALDANA JOEL	Date: Apr 30, 2024
Mailing Address:	828 SANTA HELENA AVENUE, HENDERSON, NV 89002	
Assessor's Parcels:	179-33-210-043	
Property Location:	828 SANTA HELENA AVE., HENDERSON 89002	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.92		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Parking, Vehicular Travel, Material Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 179-33-210-043. There were two work vehicles, one front end loader/backhoe, multiple boxes of stone pavers, pallets of construction materials and one trailer throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	FLOWERS BAKING CO HENDERSON LLC	Date: Apr 24, 2024
Mailing Address:	1919 FLOWERS CIRCLE, THOMASVILLE, GA 31757	
Assessor's Parcels:	179-34-204-002	
Property Location:	501 CONESTOGA WAY, HENDERSON, NV 89002	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	22.69		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powery
Disturbance Factors:	Parking, Vehicular Travel, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	Yes	**Generated By:**	winds
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 179-34-204-002. There were over half-a dozen semi-trucks, semi-truck trailers, nine-yard trash containers, construction equipment and materials throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	TRONSON GORDON LIVING TRUST and TRONSON GORDON TRS	Date: Apr 23, 2024
Mailing Address:	1215 SAN EDUARDO AVE, HENDERSON, NV 89002-9437	
Assessor's Parcels:	179-34-310-003	
Property Location:	1211 SAN EDUARDO AVE, HENDERSON 89002	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.97		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Parking, Vehicular Travel, Storage, Material Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved vehicle storage yard greater than 5,000 square feet on APN 179-34-310-003. There were approximately half-a dozen passenger vehicles, half-a dozen trailers, construction equipment materials and haul truck throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	FRAME NANCY L FAMILY TRUST and FRAME NANCY L TRS	Date: May 16, 2024
Mailing Address:	220 S MAGIC WAY, HENDERSON, NV 89015-4857	
Assessor's Parcels:	179-16-603-001	
Property Location:	220 S MAGIC WAY	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	3.44		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Parking, Vehicular Travel, Storage, Material Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved equipment/vehicle storage yard greater than 5,000 square feet on APN 179-16-603-001. There were two water trucks, various stockpiles of construction materials, skit steer, two diesel generators, cougar/screen, a pickup truck, multiple haul trucks and one storage garage throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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7766 8173 1150

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	R & V PROPERTIES L L C	Date: May 20, 2024
Mailing Address:	3521 Perching Bird Ln, North Las Vegas, NV, NV 89084	
Assessor's Parcels:	125-24-601-006	
Property Location:	6900 Unicorn St., Las Vegas	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Nahulu Kahananui at 725-272-3550 or by email at nahulu.kahananui@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	1.16		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	Sporadic dry, loose, powdery site soil
Disturbance Factors:	Storage, Material Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Andrew Kirk

I conducted a routine inspection and observed multiple areas of dry loose, powdery site soils and an unpaved parking/storage lot, greater than 5,000 sq. ft. in size, being used on parcel #125-24-601-006 located at 6900 Unicorn St. There were multiple small Conex boxes, construction materials, a telehandler, and various parked vehicles and trailers on the parcel. This unpaved parking/storage lot was created after January 1, 2003, which is not in compliance with AQR 92.3.1. I took photos of the site to document the current conditions and spoke with Adalberto Rivera, Property Owner, and informed him of Air Quality's Section 92 Regulation. I directed Mr. Rivera to either remove all items from the parcel and block access, pave the areas that will be used for parking/storage, or to keep the unpaved storage under 5,000 sq. ft. in size. I advised Mr. Rivera that if he will be keeping the unpaved area under 5,000 sq. ft. in size, then the area must have clean gravel applied and all other areas must have access blocked. A Notice of Noncompliance is being issued to R & V Properties, LLC.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	COLEMAN ST LLC	Date: May 9, 2024
Mailing Address:	3246 COLEMAN ST, NORTH LAS VEGAS, NV 89032	
Assessor's Parcels:	138-12-710-059, 138-12-810-011	
Property Location:	SWC of Ricky Road/Thom Blvd., Las Vegas	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	1.42		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Parking, Vehicular Travel, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved equipment/vehicle storage yards greater than 5,000 square feet on APN 138-12-710-059 and 138-12-810-011. There were about a dozen vehicles, pieces of construction material and construction equipment throughout the parcel.

The storage yards are not in compliance with AQR Section 92. APN 138-12-710-059 was created after January 1, 2003, which is out of compliance with AQR Section 92.3.1. APN 138-12-810-011 is either out of compliance with AQR Section 92.3.1 if there is no land use allowing unpaved parking prior to January 1, 2003, or out of compliance with AQR 92.3.2 if no such land use exists.

Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
air quality | desert conservation program | sustainability

7764 8933 1897

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	CASAS BONITAS LV LLC	Date: May 14, 2024
Mailing Address:	1003 HOLLOWBLUFF AVE., NORTH LAS VEGAS, NV 89031	
Assessor's Parcels:	139-19-703-004	
Property Location:	1889 CYPRESS TRL	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.63		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery soils
Disturbance Factors:	Parking, Vehicular Travel, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 139-19-703-004. There were approximately two passenger vehicles, one utility service truck, four scrapers, one 10,000 gallon water truck, one flat-bed trailer hauling a water truck tank and one rubber-tired front-end loader throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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7764 8962 3989

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	Ryan & Danielle Sprague Family Trust Ryan G & Danielle T TRS	Date: May 15, 2024
Mailing Address:	733 Mooney Drive, Monterey Park, CA 91755	
Assessor's Parcels:	139-19-812-019	
Property Location:	1775 North Rancho Drive, Las Vegas 89106	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	1.25		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery soils
Disturbance Factors:	Parking, Vehicular Travel, Storage, Material Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard over 5,000 square feet on parcel 139-19-812-019. There were approximately one dozen trailers, pallets with materials, over one dozen wooden crates of material and multiple storage containers throughout the parcel. This unpaved storage yard was created after January 1, 2003, which is not in compliance with AQR 92.3.1 Please contact me to discuss your Compliance Plan.

Previously, a Notice of Non-Compliance was issued to the landowner on June 6, 2023, for an unpaved storage yard greater than 5,000 sq. ft. The sight was brought into compliance on September 20, 2023, because the unpaved area used for parking/storage was under 5,000 sq. ft. at that time. However, the site has since once again exceeded the 5,000 sq. ft. limitation.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
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7764 8787 8749

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	N V D D HOLDING R P 7 L L C	Date: May 16, 2024
Mailing Address:	4830 E CARTIER AVE, LAS VEGAS, NV 89115	
Assessor's Parcels:	140-20-610-001	
Property Location:	2164 MARION DR	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.86		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel, secure fence
Disturbance Factors:	Parking, Vehicular Travel, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 140-20-610-001. There were approximately two dozen passenger vehicles, 52" foot tractor trailers, utility service truck, haul truck and forklift throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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7767 9101 8904

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	FRAME NANCY L FAMILY TRUST and FRAME NANCY L TRS	Date: May 16, 2024
Mailing Address:	220 S MAGIC WAY, HENDERSON, NV 89015-4857	
Assessor's Parcels:	179-16-603-001	
Property Location:	220 S MAGIC WAY	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	3.44		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Parking, Vehicular Travel, Storage, Material Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved equipment/vehicle storage yard greater than 5,000 square feet on APN 179-16-603-001. There were two water trucks, various stockpiles of construction materials, skit steer, two diesel generators, cougar/screen, a pickup truck, multiple haul trucks and one storage garage throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

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  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7771 0248 3356

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	F G INDEPENDENT HAULING INC	Date: Jun 25, 2024
Mailing Address:	6929 HORIZON GLEN CT, North Las Vegas, NV 89084	
Assessor's Parcels:	123-34-310-018, 123-34-310-015, 123-34-310-014, 123-34-310-029, 123-34-310-033	
Property Location:	SEC of N Las Vegas Blvd & Beesley Dr., NORTH LAS VEGAS 89115	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	1.00		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	ashalt millings
Disturbance Factors:	Parking, Vehicular Travel, Storage, Material Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed five unpaved storage yards, each greater than 5,000 square feet on APNS 123-34-310-014, -015, -018, -029, & -033. There were over four dozen passenger vehicles, 52" foot trailers, utility service trucks, haul trucks, and forklifts throughout the parcels. APNS 123-34-310-014, -015, and -018 were inspected and photographed on 06/25/2024. APNs 123-34-310-029 & -033 were inspected and photographed after these two APNs were observed on 6/25/24. These storage yards were created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Mayor
John J. Lee

Council Members
Isaac E. Barron
Pamela A. Goynes-Brown
Scott Black
Richard J. Cherchio



City Manager
Ryann Juden

Land Development & Community Services
Marc Jordan, Director
Building & Fire Safety Division
2250 Las Vegas Boulevard, North · Suite #125 · North Las Vegas, Nevada 89030
Telephone: (702) 633-1577 Fax: (702) 633-5278 · TDD: (800) 326-6868
www.cityofnorthlasvegas.com

January 30, 2019

Temporary fence used to enclose vacant land to prevent trespassing for the purpose of dust control is permitted with the following conditions.

1. A fence is not temporary when a site is developed
2. No storage of any kind is allowed
3. Any fence taller than 6 feet in height will require a building permit
4. The temporary fencing shall be chain-link only.
5. Barbed wire, razor wire, or electric fencing is not permitted
6. A grading permit from Public Works is required for any berms constructed on the site

Marc Jordan, Director
Land Development and Community Services

Dale Daffern, Director
Public Works

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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Pre) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	NELSON LIVING TRUST and NELSON RICHARD A & NANCY O TRS	Date: Jun 12, 2024
Mailing Address:	18532 AQUINO WAY, SARATOGA, CA 95070	
Assessor's Parcels:	139-10-603-005	
Property Location:	412 EAST GOWAN ROAD	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), property owners/operators shall implement and maintain control measures to prevent fugitive dust on any unpaved parking lot or storage yard established before January 1, 2003, that is equal to or greater than 5,000 square feet.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance. You may resolve this matter by implementing one or more of the control measures described in AQR 92.3.4 or by discontinuing use of this parcel as a parking lot/storage yard and returning all soils to a stable condition in accordance with AQR 92.4.

Within 30 days of receiving this notice, you must have implemented one or more of the control measures described in AQR 92.3.4. You may also discontinue the use of this parcel by removing all equipment and materials from the property and stabilizing the soil in accordance with AQR 92.4.

Failure to comply with the provisions of AQR Section 92 may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action.

Section 92 (Pre) Inspection Form – Summary

Acreage:	4.45		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery soils
Disturbance Factors:	Parking, Vehicular Travel, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Katrinka Byers

I conducted a Complaint (#76013) investigation of fugitive dust emissions from APN 139-10-603-005 and observed the site to be in non-compliance. I met and spoke on-site with Assistant Site Supervisor James Donnelly and discussed the Anonymous Complaint. The site is covered with layers of loose, dry and powdery dirt. I directed Mr. Donnelly to immediately stabilize all site soils. I will issue the property owner a AQR Section 92 Notice of Non-compliance to remove all dry, loose and powdery soils so compliance with Section 92 can be verified: Mr. Donnelly indicated the site was paved underneath the soils. They will need to meet AQR Section 92, Unpaved Parking/Storage Requirements, Pre-1/1/03.

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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	CECO ENTERPRISES L L C	Date: Jun 6, 2024
Mailing Address:	3300 ST ROSE PKWY, HENDERSON, NV 89052	
Assessor's Parcels:	177-35-110-002	
Property Location:	1385 E CACTUS AVE, HENDERSON, NV 89183	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	44.74		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Parking, Vehicular Travel, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	Yes	**Generated By:**	vehicular transit
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard lot over 5,000 sq. ft. on APN 177-35-110-002 created after 1/1/03. There were dozens of rubber-tired construction vehicles and equipment stored on-site on unpaved dry, loose and powdery soils, which is a violation of AQR Section 92.3.1 Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

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Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

Signs

Signs or notices required for the purpose of preventing soil disturbance of unauthorized access that result in fugitive dust of nuisance conditions will not require a sign permit.

Lot Maintenance

1. Property owners are required to maintain their properties in compliance with the adopted ordinances (trash and rubbish are not allowed to accumulate and/or must be removed).
2. You may wish to design your fence in a manner that trash will not accumulate.

Lot Grading

Lots may not be graded without an approved hydrology study and grading permit. The homeowner may wish to cover the property with gravel to prevent fugitive dust and may do so if the natural terrain in not disturbed. Washes and low flow areas may not be filled in.

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4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Pre) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	MIRANDA FAVIOLA and MARQUEZ HOMERO MERAZ	Date: Jul 2, 2024
Mailing Address:	7019 ALABASTER PEAK ST, Las Vegas, NV 89166	
Assessor's Parcels:	126-08-801-002	
Property Location:	Kyle Canyon Rd & Reymore St	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), property owners/operators shall implement and maintain control measures to prevent fugitive dust on any unpaved parking lot or storage yard established before January 1, 2003, that is equal to or greater than 5,000 square feet.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance. You may resolve this matter by implementing one or more of the control measures described in AQR 92.3.4 or by discontinuing use of this parcel as a parking lot/storage yard and returning all soils to a stable condition in accordance with AQR 92.4.

Within 30 days of receiving this notice, you must have implemented one or more of the control measures described in AQR 92.3.4. You may also discontinue the use of this parcel by removing all equipment and materials from the property and stabilizing the soil in accordance with AQR 92.4.

Failure to comply with the provisions of AQR Section 92 may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Upon receipt of this Noncompliance Notice, immediately contact Heath Richards at 702-249-4325 or by email at heath@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action.

Section 92 (Pre) Inspection Form – Summary

Acreage:	3.27		
Complaint Received:	Yes	**Complaint No.:**	76066
Soil Condition:	Stable	**Note:**	
Disturbance Factors:	Parking, Vehicular Travel, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Andrew Kirk

I conducted a Vacant Land Inspection on parcel 126-08-801-002, and observed an unpaved storage yard over 5,000 square feet that was created after January 1, 2003. There were approximately 8 construction vehicles, construction equipment and trailers parked throughout the parcel. A Post 2003 Section 92 Vacant Land Notice of Noncompliance is being issued to the property owner.

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Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	KELL LN TRUST	Date: Jul 10, 2024
Mailing Address:	5151 Kell Ln, Las Vegas, NV 89156	
Assessor's Parcels:	140-21-401-003	
Property Location:	5151 Kell Lane, CC Sunrise Manor - 89156	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Noel Crandall at 702-455-1658 or by email at crandall@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	1.01		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	
Disturbance Factors:	Equipment Storage	**Other:**	Vehicles, tractor trailers, and Semi trucks.
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage lot on parcel 140-21-401-003. There were approximately 10 tractors, 1 tractor trailer, one boat, and approximately 3 cars parked throughout the parcel. This parking lot was created after January 1, 2003, which is not in compliance with AQR 92.3.1.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	TUCKER MICHAEL L	Date: Jul 2, 2024
Mailing Address:	10232 GLEN ORA AVE, LAS VEGAS, NV 89134	
Assessor's Parcels:	191-19-601-002	
Property Location:	14055 Hinson St., Sloan, NV 89054	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	2.00		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	gravel and dry, loose and powdery soils
Disturbance Factors:	Parking, Vehicular Travel, Storage, Material Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved equipment/vehicle storage yard greater than 5,000 square feet on APN 191-19-601-002. There were approximately one dozen passenger vehicles, pieces of heavy construction equipment, service trucks, port-a potties, stacks of construction, equipment and motor homes on-site. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

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Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**
    1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**
    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
       - **All access, parking and loading areas used by on-road vehicles shall be paved.**
    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**
  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	CHEVEZ JOSE DANIEL ROMERO AND RIVAS AURA ELIZABETH	Date: Aug 5, 2024
Mailing Address:	1712 BRACKEN AVE., LAS VEGAS, NV 89104	
Assessor's Parcels:	161-07-110-029	
Property Location:	SW Startford Ave. & Glen Ave., CC Sunrise Manor - 89121	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.00		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	chat
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 161-07-110-029. There were approximately two dozen 52" truck cabs and trailers throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	G V R COMMERCIAL LAND L L C	Date: Aug 21, 2024
Mailing Address:	2360 CORPORATE CIR # 330, HENDERSON, NV 89074	
Assessor's Parcels:	178-19-210-009	
Property Location:	2215 VILLAGE VIEW DR., HENDERSON - 89052	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	1.08		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel and patches of dirt
Disturbance Factors:	Parking, Vehicular Travel, Storage, Material Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 178-19-210-009 containing one landscaping pick-up truck and trailer, two nine-yard trash containers, dozens of clay panting pots, multiple material stockpiles and multiple tire tracks. This storage yard was created after 1/1/03, which is a violation of AQR Section 92.3.1. If needed, I photographed the landscaping contractor service truck with company logo working on-site. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

City of Henderson
Department of Building and Fire Safety
240 Water Street, P.O. Box 95050
Henderson, NV 89009-5050
(702)267-3600 Fax (702)267-3601

Requirements to Obtain a Building Permit

Chain Link Fence

The following are required to obtain a Building Permit for a chain link fence:

1. A completed Building Permit Application must be submitted. The form may be obtained from the Building Department
2. A site drawing showing the subject property and location of the fence to be constructed. The plan should indicate the length and height of each section of fence. The chain link fence shall not exceed six feet in height.
3. The fence shall be designed in such a manner that existing drainage will not be altered in any fashion. As an alternate, Hydrology Sudies and a Grading Plan may be submitted.
4. A structural detail of the construction of the fence is not required unless the fence is unusually tall.
5. Building Permit and review fees. The fees may be estimated by completing the permit fee calculation on the Building Permit Application.

Masonry (Concrete) Fence

The following are required to obtain a Building Permit for a masonry fence:

1. A completed Building Permit Application must be submitted. The form may be obtained from the Building Department
2. A site drawing showing the subject property and location of the fence to be constructed. The plan should indicate the length and height of each section of fence. The fence shall be a maximum of six feet except in the required front yard setback where the maximum is 32 inches.
3. The fence shall be designed in such a manner that existing drainage will not be altered in any fashion. As an alternate, Hydrology Sudies and a Grading Plan may be submitted.
4. A structural detail of the construction of the fence including footings, reinforcement, dimensions, etc. As an alternate, the city will provide a standard fence wall detail that may be used.
5. Building Permit and review fees. The fees may be estimated by completing the permit fee calculation on the Building Permit Application.
6. If future development is impending, different wall options may be considered.
7. Masonry fences cannot be constructed on vacant property.

Signs

Signs or notices required for the purpose of preventing soil disturbance of unauthorized access that result in fugitive dust of nuisance conditions will not require a sign permit.

Lot Maintenance

1. Property owners are required to maintain their properties in compliance with the adopted ordinances (trash and rubbish are not allowed to accumulate and/or must be removed).
2. You may wish to design your fence in a manner that trash will not accumulate.

Lot Grading

Lots may not be graded without an approved hydrology study and grading permit. The homeowner may wish to cover the property with gravel to prevent fugitive dust and may do so if the natural terrain in not disturbed. Washes and low flow areas may not be filled in.

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Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	TONOPAH & TIDEWATER RAILROAD CO/ TRUMAN	Date: Sep 5, 2024
Mailing Address:	4680 N. Cimarron Road, Las Vegas, NV 89129	
Assessor's Parcels:	161-07-103-015, 161-07-103-016, 161-07-103-014	
Property Location:	2596 STRATFORD AVE Jurisdiction: CC Sunrise Manor - 89121	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Andrew Kirk at 702-306-0257 or by email at andrew.kirk@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	4.11		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	RAP applied to unpaved parking areas and storage
Disturbance Factors:	Parking, Vehicular Travel, Storage, Material Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a Vacant Land Inspection on parcel #161-07-103-015 (3.19 acres) & 161-07-103-014 (.46 acres), 161-07-103-016 (.46 acres), due to the expiration of the DCOP 57148 that expired on August 29, 2024. During my inspection, I observed a new unpaved storage yard created with approximately two dozen semi-trucks, PVC pipes, stand tanks, construction vehicles, three mechanical maintenance bays, and multiple Connex boxes and material stored inside the 4.11 acres of the fenced parcels. I observed the soil was treated with Recycled Asphalt (RAP). I determined that parcel #161-07-103-015, 161-07-103-014, and 161-07-103-016 to be operating out of compliance with Clark County Air Quality Regulations (CCAQRs) Section 92. I am issuing a Notice of Noncompliance to the property owner to remove all equipment and materials stored onsite within 30 days of receipt of this notice. Failure to comply may result in the issuance of a Notice of Violation (NOV), which may include civil penalties.

Air Quality Regulations:
Section 92 CONTROL MEASURES

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Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	BARRIENTOS EMMANUEL and CAZARES BELEM	Date: Sep 18, 2024
Mailing Address:	4940 EL CAPITAN WAY, LAS VEGAS, NV 89149	
Assessor's Parcels:	161-08-810-069	
Property Location:	4877 LINDA AVE, CC Sunrise Manor - 89121	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.70		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Parking, Vehicular Travel, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 161-08-810-069 containing over one dozen nine-yard trash containers, trucks and passenger vehicles. This storage yard was created after 1/1/03, which is a violation of AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

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Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	PALM PROPERTIES, LLC.	Date: Sep 18, 2024
Mailing Address:	6050 S FORT APACHE RD, # 100, LAS VEGAS, NV 89148	
Assessor's Parcels:	161-08-810-083, 161-08-810-082	
Property Location:	3125 SOUTH NELLIS BLVD. - CC SUNRISE MANOR - 89121	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	2.83		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APNs 161-08-810-082 and -083 containing over two dozen trucks, trailers, service trucks and passenger vehicles. This storage yard was created after 1/1/03, which is a violation of AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

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Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	STEVENS CLARENCE SCOTT and MITIKU-COTTON MESKEREM G	Date: Oct 10, 2024
Mailing Address:	6800 BRADLEY RD., LAS VEGAS, NV 89131-2836	
Assessor's Parcels:	125-24-203-018	
Property Location:	6800 BRADLEY RD., LAS VEGAS - 89131	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.57		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	soil, chat, pea gravel
Disturbance Factors:	Vehicular Travel, Material Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 125-24-203-018 containing dozens of pallets of materials, as well as material containers. This storage yard was created after 1/1/03 and is subject to AQR 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Pre) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	ARIANA PROPERTIES L L C	Date: Oct 2, 2024
Mailing Address:	2776 CULLODEN AVE, HENDERSON, NV 89044	
Assessor's Parcels:	161-07-102-007	
Property Location:	3535 BOULDER HWY CC Sunrise Manor - 89121	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), property owners/operators shall implement and maintain control measures to prevent fugitive dust on any unpaved parking lot or storage yard established before January 1, 2003, that is equal to or greater than 5,000 square feet.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance. You may resolve this matter by implementing one or more of the control measures described in AQR 92.3.4 or by discontinuing use of this parcel as a parking lot/storage yard and returning all soils to a stable condition in accordance with AQR 92.4.

Within 30 days of receiving this notice, you must have implemented one or more of the control measures described in AQR 92.3.4. You may also discontinue the use of this parcel by removing all equipment and materials from the property and stabilizing the soil in accordance with AQR 92.4.

Failure to comply with the provisions of AQR Section 92 may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action.

Section 92 (Pre) Inspection Form – Summary

Acreage:	2.43		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 161-07-102-007 containing over two dozen nine-yard trash containers, trucks, trailers, passenger vehicles and various construction materials This storage yard was created before 1/1/03 and is subject to AQR 92.3.2. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

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Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	GONZALEZ MARCELINO	Date: Oct 2, 2024
Mailing Address:	2524 DALHART AVE, LAS VEGAS, NV 89121	
Assessor's Parcels:	161-07-110-008, 161-07-110-009, 161-07-110-010	
Property Location:	SOUTH and WEST OF THE INTERSECTION OF GLEN AVE. & McLAURINE AVE., CC Sunrise Manor - 89121	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.00		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Parking, Vehicular Travel, Storage, Material Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APNs 161-07-110-008, -009 and -010 containing over two dozen nine-yard trash containers, trucks, trailers and passenger vehicles. This storage yard was created after 1/1/03, which is a violation of AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
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Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Pre) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	SILVER CITY M H C L L C	Date: Oct 17, 2024
Mailing Address:	9111 CROSS PARK DR # D200 # 103U, KNOXVILLE, TN 37923	
Assessor's Parcels:	162-01-703-007	
Property Location:	1615 S. MOJAVE ROAD - CC Sunrise Manor - 89104	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), property owners/operators shall implement and maintain control measures to prevent fugitive dust on any unpaved parking lot or storage yard established before January 1, 2003, that is equal to or greater than 5,000 square feet.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance. You may resolve this matter by implementing one or more of the control measures described in AQR 92.3.4 or by discontinuing use of this parcel as a parking lot/storage yard and returning all soils to a stable condition in accordance with AQR 92.4.

Within 30 days of receiving this notice, you must have implemented one or more of the control measures described in AQR 92.3.4. You may also discontinue the use of this parcel by removing all equipment and materials from the property and stabilizing the soil in accordance with AQR 92.4.

Failure to comply with the provisions of AQR Section 92 may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action.

Section 92 (Pre) Inspection Form – Summary

Acreage:	3.27		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Parking, Vehicular Travel, Storage, Material Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 162-01-703-007. The site contains dozens of motor homes, multiple trailers, trucks, Conex boxes, passenger vehicles and other materials. This storage yard was created before January 1, 2003, and is not in compliance with AQR 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

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7792 6840 1517

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Pre) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	C D C LAND L L C SERIES D	Date: Oct 11, 2024
Mailing Address:	60 Corporate Park Drive, Henderson, NV 89074	
Assessor's Parcels:	176-23-401-015	
Property Location:	6665 W GARY AVE Jurisdiction: CC	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), property owners/operators shall implement and maintain control measures to prevent fugitive dust on any unpaved parking lot or storage yard established before January 1, 2003, that is equal to or greater than 5,000 square feet.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance. You may resolve this matter by implementing one or more of the control measures described in AQR 92.3.4 or by discontinuing use of this parcel as a parking lot/storage yard and returning all soils to a stable condition in accordance with AQR 92.4.

Within 30 days of receiving this notice, you must have implemented one or more of the control measures described in AQR 92.3.4. You may also discontinue the use of this parcel by removing all equipment and materials from the property and stabilizing the soil in accordance with AQR 92.4.

Failure to comply with the provisions of AQR Section 92 may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Upon receipt of this Noncompliance Notice, immediately contact Katrinka Byers at 702-249-6093 or by email at katrinka.chapek@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action.

Section 92 (Pre) Inspection Form – Summary

Acreage:	2.06		
Complaint Received:	Yes	**Complaint No.:**	76370
Soil Condition:	Unstable	**Note:**	Dry, loose and powdery site soils
Disturbance Factors:	Vehicular Travel	**Other:**	Parking large haul vehicles on unpaved lot
Fugitive Dust Observed:	Yes	**Generated By:**	Haul Trucks driving and parking on lot
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a complaint investigation for an unpaved parking lot located on parcel#176-23-401-015 with haul trucks parking on the lot creating dust. I observed several haul trucks parked on the unpaved lot with winds approximately 5-10 mph creating fugitive dust blowing onto Gary Street. I observed no control measures applied to the unpaved parking lot at this time. A Notice of Non-Compliance with a possible NOV is being issued to the land owner to apply one of the following control measures per Section 92.3.4: a) Pave, b)Alternative Asphalt (must be approved by Air Quality Supervisor) c) Uniformly apply and maintain clean gravel to a depth of two inches, d)Apply and maintain an alternative control measure with prior written approval from the Control Officer.

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4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

9489 0090 0027 6451 8632 83

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4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	STEP UP INVESTMENTS L L C	Date: Oct 23, 2024
Mailing Address:	P.O. BOX 751496, LAS VEGAS, NV 89136	
Assessor's Parcels:	178-12-401-007	
Property Location:	SEC of Fourth Street/Avenue H, CC Unincorporated - 89015	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	3.76		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	recycled asphalt
Disturbance Factors:	Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 178-12-401-007 containing over a dozen truck trailers. This storage yard was created after 1/1/03 and is subject to AQR 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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7700 4743 6771

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	RODRIGUEZ FERNANDO GOMEZ	Date: Nov 6, 2024
Mailing Address:	6212 GLACIER AVE, Las Vegas, NV 89156	
Assessor's Parcels:	161-18-510-032	
Property Location:	West of Backstage Blvd. and Raymert Drive, CC Paradise - 89121	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.39		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard on APN 161-18-510-032. There were over one dozen trucks, trailers, passenger vehicles and various other materials throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss you plan to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	MEXICAN GOLD & OIL TRUST and PARADISE HILLS TRUST	Date: Nov 6, 2024
Mailing Address:	5040 PARK GROVE CT, LAS VEGAS, NV 89120	
Assessor's Parcels:	161-18-510-034	
Property Location:	East of the intersection of Sandhill Road and Raymert Drive, CC Paradise - 89121	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.30		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard on APN 161-18-510-034. There were approximately one dozen trucks, trailers, passenger vehicles, motor homes and various other materials throughout the parcel. This storage yard was created post January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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7704 5212 1440

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	A K E MORONES L L C SERIES 5 and MACKENZIE SCOTT	Date: Nov 25, 2024
Mailing Address:	1962 LA VANTE AVE, LAS VEGAS, NV 89169	
Assessor's Parcels:	161-18-510-030	
Property Location:	SWC of Backstage Blvd. and Raymert Drive, CC Paradise - 89121	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.00		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Parking, Vehicular Travel, Storage, Material Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard on APN 161-18-510-030. There were over one dozen trucks, trailers, passenger vehicles and various other materials throughout the parcel. Approximately 5,400 square feet, one-quarter of the lot, is stabilized with pavement/RAP, as measured on the September 2021 OpenDoor image of the site. This storage yard was created after January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	VEGAS COMMANDER LEASING CO	Date: Nov 6, 2024
Mailing Address:	1780 S MOJAVE RD, LAS VEGAS, NV 89104-4505	
Assessor's Parcels:	162-01-602-013	
Property Location:	1780 S MOJAVE RD	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	5.75		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard on APN 161-07-102-007. There were dozens of pallets, over two dozen 52' trailers and trucks parked throughout the parcel. This storage yard was created after 1/1/03 which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	MIRANDA FAVIOLA and MARQUEZ HOMERO MERAZ	Date: Dec 13, 2024
Mailing Address:	7019 ALABASTER PEAK ST, Las Vegas, NV 89166	
Assessor's Parcels:	126-08-801-002	
Property Location:	Kyle Canyon Rd & Reymore St Jurisdiction: CC Lower Kyle Canyon	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Damon Lindsay at 702-455-0151 or by email at damon.lindsay@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	3.27		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	
Disturbance Factors:	Parking, Vehicular Travel, Material Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a Vacant Land Inspection on parcel 126-08-801-002, and observed an unpaved storage yard over 5,000 square feet that was created after January 1, 2003. There was stockpiling, staging, construction vehicles, construction equipment and trailers parked throughout the parcel. A Post 2003 Section 92 Vacant Land Notice of Noncompliance is being issued to the property owner.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	COLLINS 12K LLC	Date: Dec 13, 2024
Mailing Address:	4485 RIVIERA RIDGE AVE, Las Vegas, NV 89115	
Assessor's Parcels:	126-09-501-017	
Property Location:	North of intersection of Kyle Canyon Road and Elvis Alive Drive Jurisdiction: CC Lower Kyle Canyon	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Damon Lindsay at 702-455-0151 or by email at damon.lindsay@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	2.55		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	
Disturbance Factors:	Vehicular Travel, Storage, Material Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a Vacant Land Inspection on parcel 126-09-501-017, and observed an unpaved storage yard over 5,000 square feet that was created after January 1, 2003. There was stockpiling, staging, and trailers parked throughout the parcel. A Post 2003 Section 92 Vacant Land Notice of Noncompliance is being issued to the property owner.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	TONOPAH & TIDEWATER RAILROAD CO/ TRUMAN	Date: Dec 5, 2024
Mailing Address:	4680 N. Cimarron Road, Las Vegas, NV 89129	
Assessor's Parcels:	161-07-103-015, 161-07-103-014, 161-07-103-016	
Property Location:	2596 STRATFORD AVE Jurisdiction: CC Sunrise Manor - 89121	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Andrew Kirk at 702-306-0257 or by email at andrew.kirk@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	4.11		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	Soils had recently been watered prior to my inspection
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted an unpaved parking/storage yard Inspection on parcel #161-07-103-015 (3.19 acres), 161-07-103-014 (.46 acres), and 161-07-103-016 (.46 acres), due to the expiration of Dust Control Operating Permit (DCOP) #57148 on August 29, 2024. During this inspection, I observed an active unpaved parking/storage yard containing dozens of trucks, some heavy equipment, three mechanical maintenance bays, multiple Connex boxes, and miscellaneous materials being stored inside this 4.11 acre facility surrounded by fencing on the western, southern, and northern ends. Multiple people were observed working within the maintenance bays and portable offices and vehicles were seen entering/exiting the property. Based on all of this, I determined that parcel #161-07-103-014, 161-07-103-015, and 161-07-103-016 were out of compliance with Clark County Air Quality Regulations (CCAQRs) Section 92. I am issuing a Notice of Noncompliance (NON) with possible Notice of Violation (NOV) to the property owner to pave the entire site or remove all vehicles, equipment, and materials stored onsite within 30 days of receipt of this notice.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	TAJALLI HAMID R	Date: Dec 11, 2024
Mailing Address:	7844 DESERT BELL AVE, LAS VEGAS, NV 89128-7996	
Assessor's Parcels:	161-18-510-054	
Property Location:	3909 E DESERT INN RD., CC Paradise - 89121	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.00		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	gravel, soils
Disturbance Factors:	Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard on APN 161-18-510-054. There were over two dozen trucks and passenger vehicles stored throughout the parcel. This storage yard was created post January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your sites into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	KANDEL SCOTT M	Date: Dec 11, 2024
Mailing Address:	3905 TIORA ST, Las Vegas, NV 89129	
Assessor's Parcels:	161-27-302-001, 161-27-311-003	
Property Location:	6000 Clark Street - CC Whitney - 89122	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.37		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Parking, Vehicular Travel, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard on APNs 161-27-302-001 & -003. There were over one dozen trucks, trailers, containers, passenger vehicles and dozens of portable toilets throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss you plan to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

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   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	DANIELS LAS VEGAS L L C	Date: Dec 12, 2024
Mailing Address:	12313 PORTSMOUTH TERR, LAKEWOOD RANCH, FL 34211	
Assessor's Parcels:	161-27-306-005, 161-27-311-015	
Property Location:	6080 BOULDER HWY, CC Whitney - 89122	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	4.48		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	Type II, gravel
Disturbance Factors:	Parking, Vehicular Travel, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard on APNs 161-27-306-005 & 161-27-311-015. There are dozens of trucks and trailers throughout the parcels. These storage yards were created post January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your sites into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

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  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
air quality | desert conservation program | sustainability

7708 7779 6232

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	DHALAI NAGI	Date: Dec 11, 2024
Mailing Address:	6583 AMERICAN BEAUTY AVE, LAS VEGAS, NV 89142	
Assessor's Parcels:	161-27-312-002	
Property Location:	6046 BOULDER HWY., CC Whitney - 89122	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.24		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard on APN 161-27-312-002. There were approximately one dozen trucks trailers throughout the parcel. This storage yards was created post January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your sites into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
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7708 7830 8736

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	BAYVIEW ACQUISITIONS L L C	Date: Dec 11, 2024
Mailing Address:	74 HUNT VALLEY TRL, HENDERSON, NV 89052	
Assessor's Parcels:	161-28-510-033	
Property Location:	5717 BOULDER HWY., CC Whitney - 89122	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.71		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Parking, Vehicular Travel, Storage, Material Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard on APN 161-28-510-033. There were approximately one dozen trucks, trailers, passenger vehicles and mobile homes throughout the parcel. This storage yard was created post January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your sites into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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7709 0773 7398

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	AMALIA L L C	Date: Dec 11, 2024
Mailing Address:	5810 MISSOURI, LAS VEGAS, NV 89122	
Assessor's Parcels:	161-28-611-003	
Property Location:	SE of Missouri St./Stephanie St., CC Whitney - 89122	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.23		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard on APN 161-28-611-003. There are over a dozen trucks and passenger vehicles throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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7706 1014 2333

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	Dewey & Decatur LLC	Date: Dec 2, 2024
Mailing Address:	5130 Mountain Top Circle, Las Vegas, NV, NV 89148	
Assessor's Parcels:	162-30-401-001	
Property Location:	NEC of Decatur Blvd./Dewey Dr., Las Vegas 89118	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	8.14		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, powdery soils
Disturbance Factors:	Parking, Vehicular Travel, Material Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a re-inspection and observed an unpaved storage yard on APN 162-30-401-001. I observed over two dozen automobiles, dozens of pallets of materials and other construction materials covering an area over 5,000 sq. ft. DCOP 57422, covering a portion of parcel, was issued on November 29, 2023, to apply pavement for a parking/outside material storage lot, due to it being a Post January 1, 2003, unpaved storage lot. There is no construction activity on-site, no paving has been done, the permit has expired, and the permittee's DCOP renewal application has been denied due to failure to meet Section 92 Requirements.
A Section 92 Notice of Non-compliance is being issued to remove all unpaved parking/storage over 5,000 square feet throughout the parcel within 30 days.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
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9489 0090 0027 6451 8632 76

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	REPUBLIC SILVER STATE DISPOSAL	Date: Dec 11, 2024
Mailing Address:	REPUBLIC SILVER STATE DISPOSAL C/O PPTY TAX DEPT PO BOX 29246, PHOENIX, AZ 85038-9246	
Assessor's Parcels:	178-02-701-006	
Property Location:	SEC of Sunset Road & Eastgate Road, Henderson - 89011	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	5.83		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Material Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard on APN 178-02-701-006. There were approximately two dozen nine-yard containers on the northern part of the parcel: these containers are in the 50,000 sq. ft. area on the north side of the parcel. This storage yard was created post January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
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- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
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   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	CHRISTY LORRETTA S and MEZA CHRISTY JO	Date: Dec 11, 2024
Mailing Address:	5039 TITANIUM AVE, LAS VEGAS, NV 89120-1578	
Assessor's Parcels:	161-28-510-023	
Property Location:	5675 BOULDER HWY., CC Whitney - 89122	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.99		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Parking, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard on APN161-28-510-023. There were dozens of passenger vehicles and trucks throughout the parcel. This storage yards was created post January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your sites into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

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  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
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2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
air quality | desert conservation program | sustainability

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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	Lewis Thanh	Date: Jan 6, 2025
Mailing Address:	5066 Pearlite Ave., Las Vegas, NV 89120	
Assessor's Parcels:	140-20-610-009	
Property Location:	4925 Judson Ave - CC Sunrise Manor	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.89		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	dirt, Type II
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted an inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 140-20-610-009. There were dozens of passenger vehicles, service trucks, flatbed tow trucks and truck trailers on-site. As of January 6, 2025, all necessary control measures to meet Air Quality Regulations (AQRs) have not been implemented since the original Notice of Non-Compliance (NON) was sent to the property owner on November 21, 2022. DCOP 56200, a Section 92 Conditional renewal, was issued on February 16, 2024, and expired December 27, 2024. I informed the Responsible Official, Mr. Gia Nguyen, I will send a Section 92 Notice of Non-compliance to the landowner, Ms. Than Lewis, to remove everything from the site or restrict on-site materials to an area no larger than 5,000 square feet on clean gravel, by February 6, 2025. Mr. Nguyen stated he understood and would comply.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

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DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	CITY OF HENDERSON	Date: Jan 15, 2025
Mailing Address:	240 WATER ST., HENDERSON, NV 89009-5050	
Assessor's Parcels:	178-01-102-008	
Property Location:	2101 MOSER DR., HENDERSON - 89011	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Satyra George at 702-455-1609 or by email at satyra.george@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	34.67		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	some of it is stabilized with gravel and RAP
Disturbance Factors:	Parking, Material Storage	**Other:**	some of it is stabilized with gravel and RAP, while other areas have unstable soils created by frequent travel
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APN 178-01-102-008. There were over three dozen rubber-tire vehicles, heavy construction equipment, service trucks, and various construction materials on-site. This storage yard was created after 1/1/03 and is subject to AQR 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.3.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments, and Code Enforcement within Clark County, City of Las Vegas, City of Henderson, and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use, and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

  - **Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement, or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

    1) **Paving may not apply to rural public parking facilities such as trail heads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate, or similar bulk materials.**
       - **All access, parking, and loading areas used by on-road vehicles shall be paved.**

    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking, and loading areas used primarily by rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and sign–off by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

January 2025

City of Henderson
Department of Building and Fire Safety
240 Water Street, P.O. Box 95050
Henderson, NV 89009-5050
(702)267-3600 Fax (702)267-3601

Requirements to Obtain a Building Permit

Chain Link Fence

The following are required to obtain a Building Permit for a chain link fence:

1. A completed Building Permit Application must be submitted. The form may be obtained from the Building Department
2. A site drawing showing the subject property and location of the fence to be constructed. The plan should indicate the length and height of each section of fence. The chain link fence shall not exceed six feet in height.
3. The fence shall be designed in such a manner that existing drainage will not be altered in any fashion. As an alternate, Hydrology Sudies and a Grading Plan may be submitted.
4. A structural detail of the construction of the fence is not required unless the fence is unusually tall.
5. Building Permit and review fees. The fees may be estimated by completing the permit fee calculation on the Building Permit Application.

Masonry (Concrete) Fence

The following are required to obtain a Building Permit for a masonry fence:

1. A completed Building Permit Application must be submitted. The form may be obtained from the Building Department
2. A site drawing showing the subject property and location of the fence to be constructed. The plan should indicate the length and height of each section of fence. The fence shall be a maximum of six feet except in the required front yard setback where the maximum is 32 inches.
3. The fence shall be designed in such a manner that existing drainage will not be altered in any fashion. As an alternate, Hydrology Sudies and a Grading Plan may be submitted.
4. A structural detail of the construction of the fence including footings, reinforcement, dimensions, etc. As an alternate, the city will provide a standard fence wall detail that may be used.
5. Building Permit and review fees. The fees may be estimated by completing the permit fee calculation on the Building Permit Application.
6. If future development is impending, different wall options may be considered.
7. Masonry fences cannot be constructed on vacant property.

Signs

Signs or notices required for the purpose of preventing soil disturbance of unauthorized access that result in fugitive dust of nuisance conditions will not require a sign permit.

Lot Maintenance

1. Property owners are required to maintain their properties in compliance with the adopted ordinances (trash and rubbish are not allowed to accumulate and/or must be removed).
2. You may wish to design your fence in a manner that trash will not accumulate.

Lot Grading

Lots may not be graded without an approved hydrology study and grading permit. The homeowner may wish to cover the property with gravel to prevent fugitive dust and may do so if the natural terrain in not disturbed. Washes and low flow areas may not be filled in.

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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Pre) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	1800 MOJAVE PARTNERS L L C C/O ALTERRA PROPERTY GROUP	Date: Jan 23, 2025
Mailing Address:	414 S 16TH ST., STE. 100, PHILADELPHIA, PA 19146	
Assessor's Parcels:	162-01-703-024	
Property Location:	1800 S Mojave Rd, Las Vegas, NV 89104	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), property owners/operators shall implement and maintain control measures to prevent fugitive dust on any unpaved parking lot or storage yard established before January 1, 2003, that is equal to or greater than 5,000 square feet.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance. You may resolve this matter by implementing one or more of the control measures described in AQR 92.3.4 or by discontinuing use of this parcel as a parking lot/storage yard and returning all soils to a stable condition in accordance with AQR 92.4.

Within 30 days of receiving this notice, you must have implemented one or more of the control measures described in AQR 92.3.4. You may also discontinue the use of this parcel by removing all equipment and materials from the property and stabilizing the soil in accordance with AQR 92.4.

Failure to comply with the provisions of AQR Section 92 may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action.

Section 92 (Pre) Inspection Form – Summary

Acreage:	2.73		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, powdery soil
Disturbance Factors:	Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard over 5,000 square feet on APN 162-01-703-024. This storage yard was created pre-January 1, 2003, and does not apply at least one control measures listed in Air Quality Regulations (AQRs) 92.3.4. There are half-a dozen trucks on-site, but this site is actively used for truck trailer storage with dozens of trailers on-site as various times of the year. Please contact me to discuss your plan to bring your sites into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.3.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments, and Code Enforcement within Clark County, City of Las Vegas, City of Henderson, and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use, and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

  - **Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement, or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trail heads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate, or similar bulk materials.**
   - **All access, parking, and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking, and loading areas used primarily by rubber tired vehicles shall be paved.**

- **Approval for exceptions 1 – 3 above requires review and sign–off by the local entity's development services or building department and DAQ.**
  - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

January 2025

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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	PRICE RYAN INC	Date: Feb 11, 2025
Mailing Address:	1610 Nevada Hwy, Boulder City, NV 89005-1903	
Assessor's Parcels:	178-12-504-004	
Property Location:	118 King St. Henderson	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.40		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Parking, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Katrinka Byers

I conducted a routine inspection and observed an unpaved storage yard on APN 178-12-504-004. There were over one dozen boats, trailers and motor homes stored throughout the parcel. this storage yard was created after January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.3.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments, and Code Enforcement within Clark County, City of Las Vegas, City of Henderson, and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use, and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

  - **Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement, or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

    1) **Paving may not apply to rural public parking facilities such as trail heads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate, or similar bulk materials.**
       - **All access, parking, and loading areas used by on-road vehicles shall be paved.**

    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking, and loading areas used primarily by rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and sign–off by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

January 2025

City of Henderson
Department of Building and Fire Safety
240 Water Street, P.O. Box 95050
Henderson, NV 89009-5050
(702)267-3600 Fax (702)267-3601

Requirements to Obtain a Building Permit

Chain Link Fence

The following are required to obtain a Building Permit for a chain link fence:

1. A completed Building Permit Application must be submitted. The form may be obtained from the Building Department
2. A site drawing showing the subject property and location of the fence to be constructed. The plan should indicate the length and height of each section of fence. The chain link fence shall not exceed six feet in height.
3. The fence shall be designed in such a manner that existing drainage will not be altered in any fashion. As an alternate, Hydrology Sudies and a Grading Plan may be submitted.
4. A structural detail of the construction of the fence is not required unless the fence is unusually tall.
5. Building Permit and review fees. The fees may be estimated by completing the permit fee calculation on the Building Permit Application.

Masonry (Concrete) Fence

The following are required to obtain a Building Permit for a masonry fence:

1. A completed Building Permit Application must be submitted. The form may be obtained from the Building Department
2. A site drawing showing the subject property and location of the fence to be constructed. The plan should indicate the length and height of each section of fence. The fence shall be a maximum of six feet except in the required front yard setback where the maximum is 32 inches.
3. The fence shall be designed in such a manner that existing drainage will not be altered in any fashion. As an alternate, Hydrology Sudies and a Grading Plan may be submitted.
4. A structural detail of the construction of the fence including footings, reinforcement, dimensions, etc. As an alternate, the city will provide a standard fence wall detail that may be used.
5. Building Permit and review fees. The fees may be estimated by completing the permit fee calculation on the Building Permit Application.
6. If future development is impending, different wall options may be considered.
7. Masonry fences cannot be constructed on vacant property.

Signs

Signs or notices required for the purpose of preventing soil disturbance of unauthorized access that result in fugitive dust of nuisance conditions will not require a sign permit.

Lot Maintenance

1. Property owners are required to maintain their properties in compliance with the adopted ordinances (trash and rubbish are not allowed to accumulate and/or must be removed).
2. You may wish to design your fence in a manner that trash will not accumulate.

Lot Grading

Lots may not be graded without an approved hydrology study and grading permit. The homeowner may wish to cover the property with gravel to prevent fugitive dust and may do so if the natural terrain in not disturbed. Washes and low flow areas may not be filled in.

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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	3975 HACIENDA L L C	Date: Feb 11, 2025
Mailing Address:	4025 JACOBS LADDER TR, HAYDEN LAKE, ID 83835	
Assessor's Parcels:	162-30-701-011, 162-30-701-012	
Property Location:	3975 W Hacienda Ave and 4055 W HACIENDA AVE, CC Paradise - 89118	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	4.32		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel, covered in layer of dirt
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed unstable soil conditions on unpaved storage yards greater than 5,000 square feet on APNs 162-30-701-011 & -012. There were approximately two dozen trucks/trailers and dozens of passenger vehicles on-site. These storage yards were created after January 1, 2003, and not in compliance with AQR 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.3.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments, and Code Enforcement within Clark County, City of Las Vegas, City of Henderson, and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use, and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

  - **Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement, or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

    1) **Paving may not apply to rural public parking facilities such as trail heads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate, or similar bulk materials.**
       - **All access, parking, and loading areas used by on-road vehicles shall be paved.**

    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking, and loading areas used primarily by rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and sign–off by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

January 2025

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
air quality | desert conservation program | sustainability

7723 7667 1353

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	LOPEZ ALBERTO FLORES & VERONICA	Date: Feb 24, 2025
Mailing Address:	6120 SHELTER CREEK, LAS VEGAS, NV 89110	
Assessor's Parcels:	140-20-101-004, 140-20-101-002	
Property Location:	4684 E CAREY AVE, CC Sunrise Manor - 89115	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.98		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel, Type II
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard over 5,000 square feet on APNs 140-20-101-002 & -004. There were dozens of passenger vehicles stored throughout each of the parcels. These storage yards were created after January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.3.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments, and Code Enforcement within Clark County, City of Las Vegas, City of Henderson, and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use, and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

  - **Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement, or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

    1) **Paving may not apply to rural public parking facilities such as trail heads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate, or similar bulk materials.**
       - **All access, parking, and loading areas used by on-road vehicles shall be paved.**

    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking, and loading areas used primarily by rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and sign–off by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

January 2025

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
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7723 7638 7023

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	NEW MARION L L C	Date: Feb 25, 2025
Mailing Address:	9337 Canyon Shadow Lane, Las Vegas, NV 89117-7126	
Assessor's Parcels:	140-20-202-004	
Property Location:	NW Marion Dr/Lake Mead - CC Sunrise Manor	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	3.38		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard over 5,000 square feet on APN 140-20-202-004. There were dozens of passenger vehicles and portable toilets stored throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.3.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments, and Code Enforcement within Clark County, City of Las Vegas, City of Henderson, and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use, and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

  - **Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement, or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

    1) **Paving may not apply to rural public parking facilities such as trail heads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate, or similar bulk materials.**
       - **All access, parking, and loading areas used by on-road vehicles shall be paved.**

    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking, and loading areas used primarily by rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and sign–off by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

January 2025

7723 3779 4268

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	2925 FREMONT HOLDINGS L L C	Date: Feb 13, 2025
Mailing Address:	5201S TORREY PINES DR UNIT 1244, LAS VEGAS, NV 89118	
Assessor's Parcels:	162-01-202-014	
Property Location:	2909 FREMONT ST, CC Sunrise Manor - 89104	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.46		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	crusted
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Katrinka Byers

I conducted a routine inspection and observed an unpaved storage yard over 5,000 square feet on APN 162-01-202-014. There were dozens of passenger vehicles stored throughout each of the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.3.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments, and Code Enforcement within Clark County, City of Las Vegas, City of Henderson, and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use, and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

  - **Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement, or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

    1) **Paving may not apply to rural public parking facilities such as trail heads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate, or similar bulk materials.**
       - **All access, parking, and loading areas used by on-road vehicles shall be paved.**

    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking, and loading areas used primarily by rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and sign–off by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

January 2025

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
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7723 7729 1486

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	REY DE AUTOS TRUST and KABOLI RAMON STEVE TRS	Date: Feb 12, 2025
Mailing Address:	2434 PING DR., HENDERSON, NV 89074	
Assessor's Parcels:	178-01-312-027, 178-01-312-026	
Property Location:	1717 PALM ST., HENDERSON - 89011	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.32		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Katrinka Byers

I conducted a routine inspection and observed an unpaved storage yard over 5,000 square feet on APNs 178-01-312-026 & -027. There were dozens of passenger vehicles stored throughout each of the two parcels. These storage yards was created after January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.3.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments, and Code Enforcement within Clark County, City of Las Vegas, City of Henderson, and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use, and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

  - **Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement, or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

    1) **Paving may not apply to rural public parking facilities such as trail heads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate, or similar bulk materials.**
       - **All access, parking, and loading areas used by on-road vehicles shall be paved.**

    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking, and loading areas used primarily by rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and sign–off by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

January 2025

City of Henderson
Department of Building and Fire Safety
240 Water Street, P.O. Box 95050
Henderson, NV 89009-5050
(702)267-3600 Fax (702)267-3601

Requirements to Obtain a Building Permit

Chain Link Fence

The following are required to obtain a Building Permit for a chain link fence:

1. A completed Building Permit Application must be submitted. The form may be obtained from the Building Department
2. A site drawing showing the subject property and location of the fence to be constructed. The plan should indicate the length and height of each section of fence. The chain link fence shall not exceed six feet in height.
3. The fence shall be designed in such a manner that existing drainage will not be altered in any fashion. As an alternate, Hydrology Sudies and a Grading Plan may be submitted.
4. A structural detail of the construction of the fence is not required unless the fence is unusually tall.
5. Building Permit and review fees. The fees may be estimated by completing the permit fee calculation on the Building Permit Application.

Masonry (Concrete) Fence

The following are required to obtain a Building Permit for a masonry fence:

1. A completed Building Permit Application must be submitted. The form may be obtained from the Building Department
2. A site drawing showing the subject property and location of the fence to be constructed. The plan should indicate the length and height of each section of fence. The fence shall be a maximum of six feet except in the required front yard setback where the maximum is 32 inches.
3. The fence shall be designed in such a manner that existing drainage will not be altered in any fashion. As an alternate, Hydrology Sudies and a Grading Plan may be submitted.
4. A structural detail of the construction of the fence including footings, reinforcement, dimensions, etc. As an alternate, the city will provide a standard fence wall detail that may be used.
5. Building Permit and review fees. The fees may be estimated by completing the permit fee calculation on the Building Permit Application.
6. If future development is impending, different wall options may be considered.
7. Masonry fences cannot be constructed on vacant property.

Signs

Signs or notices required for the purpose of preventing soil disturbance of unauthorized access that result in fugitive dust of nuisance conditions will not require a sign permit.

Lot Maintenance

1. Property owners are required to maintain their properties in compliance with the adopted ordinances (trash and rubbish are not allowed to accumulate and/or must be removed).
2. You may wish to design your fence in a manner that trash will not accumulate.

Lot Grading

Lots may not be graded without an approved hydrology study and grading permit. The homeowner may wish to cover the property with gravel to prevent fugitive dust and may do so if the natural terrain in not disturbed. Washes and low flow areas may not be filled in.

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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	SUNSET PROPERTY 1 L L C ALL CITY AUTO BODY INC LEASE	Date: Feb 12, 2025
Mailing Address:	3446 W HACIENDA AVE, LAS VEGAS NV, NV 891181729	
Assessor's Parcels:	178-02-202-018	
Property Location:	700 W Sunset Rd., Henderson - 89011	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	2.50		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Katrinka Byers

I conducted a routine inspection and observed an unpaved storage yard on APN 178-02-202-018. There were over two dozen boats, passenger cars, trailers and motor homes stored throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.3.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments, and Code Enforcement within Clark County, City of Las Vegas, City of Henderson, and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use, and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

  - **Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement, or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

    1) **Paving may not apply to rural public parking facilities such as trail heads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate, or similar bulk materials.**
       - **All access, parking, and loading areas used by on-road vehicles shall be paved.**

    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking, and loading areas used primarily by rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and sign–off by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

January 2025

City of Henderson
Department of Building and Fire Safety
240 Water Street, P.O. Box 95050
Henderson, NV 89009-5050
(702)267-3600 Fax (702)267-3601

Requirements to Obtain a Building Permit

Chain Link Fence

The following are required to obtain a Building Permit for a chain link fence:

1. A completed Building Permit Application must be submitted. The form may be obtained from the Building Department
2. A site drawing showing the subject property and location of the fence to be constructed. The plan should indicate the length and height of each section of fence. The chain link fence shall not exceed six feet in height.
3. The fence shall be designed in such a manner that existing drainage will not be altered in any fashion. As an alternate, Hydrology Sudies and a Grading Plan may be submitted.
4. A structural detail of the construction of the fence is not required unless the fence is unusually tall.
5. Building Permit and review fees. The fees may be estimated by completing the permit fee calculation on the Building Permit Application.

Masonry (Concrete) Fence

The following are required to obtain a Building Permit for a masonry fence:

1. A completed Building Permit Application must be submitted. The form may be obtained from the Building Department
2. A site drawing showing the subject property and location of the fence to be constructed. The plan should indicate the length and height of each section of fence. The fence shall be a maximum of six feet except in the required front yard setback where the maximum is 32 inches.
3. The fence shall be designed in such a manner that existing drainage will not be altered in any fashion. As an alternate, Hydrology Sudies and a Grading Plan may be submitted.
4. A structural detail of the construction of the fence including footings, reinforcement, dimensions, etc. As an alternate, the city will provide a standard fence wall detail that may be used.
5. Building Permit and review fees. The fees may be estimated by completing the permit fee calculation on the Building Permit Application.
6. If future development is impending, different wall options may be considered.
7. Masonry fences cannot be constructed on vacant property.

Signs

Signs or notices required for the purpose of preventing soil disturbance of unauthorized access that result in fugitive dust of nuisance conditions will not require a sign permit.

Lot Maintenance

1. Property owners are required to maintain their properties in compliance with the adopted ordinances (trash and rubbish are not allowed to accumulate and/or must be removed).
2. You may wish to design your fence in a manner that trash will not accumulate.

Lot Grading

Lots may not be graded without an approved hydrology study and grading permit. The homeowner may wish to cover the property with gravel to prevent fugitive dust and may do so if the natural terrain in not disturbed. Washes and low flow areas may not be filled in.

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DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
air quality | desert conservation PROGRAM | sustainability

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	NICOLA AMPAC I & II L P C/O NICOLA WLTH REAL EST ACQ LTD ETAL	Date: Feb 12, 2025
Mailing Address:	1508 W BROADWAY 5TH FLR, VANCOUVER, BC V6J 1W8	
Assessor's Parcels:	178-14-111-029	
Property Location:	931 AMERICAN PACIFIC DR., Henderson - 89014	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	13.59		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Parking, Vehicular Travel, Storage, Material Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Katrinka Byers

I conducted a routine inspection and observed an unpaved storage yard on APN 178-14-111-029. There were over three dozen passenger cars, pieces of construction equipment, boats, trailers and motor homes stored throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.3.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments, and Code Enforcement within Clark County, City of Las Vegas, City of Henderson, and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use, and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

  - **Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement, or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

    1) **Paving may not apply to rural public parking facilities such as trail heads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate, or similar bulk materials.**
       - **All access, parking, and loading areas used by on-road vehicles shall be paved.**

    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking, and loading areas used primarily by rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and sign–off by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

January 2025

City of Henderson
Department of Building and Fire Safety
240 Water Street, P.O. Box 95050
Henderson, NV 89009-5050
(702)267-3600 Fax (702)267-3601

Requirements to Obtain a Building Permit

Chain Link Fence

The following are required to obtain a Building Permit for a chain link fence:

1. A completed Building Permit Application must be submitted. The form may be obtained from the Building Department
2. A site drawing showing the subject property and location of the fence to be constructed. The plan should indicate the length and height of each section of fence. The chain link fence shall not exceed six feet in height.
3. The fence shall be designed in such a manner that existing drainage will not be altered in any fashion. As an alternate, Hydrology Sudies and a Grading Plan may be submitted.
4. A structural detail of the construction of the fence is not required unless the fence is unusually tall.
5. Building Permit and review fees. The fees may be estimated by completing the permit fee calculation on the Building Permit Application.

Masonry (Concrete) Fence

The following are required to obtain a Building Permit for a masonry fence:

1. A completed Building Permit Application must be submitted. The form may be obtained from the Building Department
2. A site drawing showing the subject property and location of the fence to be constructed. The plan should indicate the length and height of each section of fence. The fence shall be a maximum of six feet except in the required front yard setback where the maximum is 32 inches.
3. The fence shall be designed in such a manner that existing drainage will not be altered in any fashion. As an alternate, Hydrology Sudies and a Grading Plan may be submitted.
4. A structural detail of the construction of the fence including footings, reinforcement, dimensions, etc. As an alternate, the city will provide a standard fence wall detail that may be used.
5. Building Permit and review fees. The fees may be estimated by completing the permit fee calculation on the Building Permit Application.
6. If future development is impending, different wall options may be considered.
7. Masonry fences cannot be constructed on vacant property.

Signs

Signs or notices required for the purpose of preventing soil disturbance of unauthorized access that result in fugitive dust of nuisance conditions will not require a sign permit.

Lot Maintenance

1. Property owners are required to maintain their properties in compliance with the adopted ordinances (trash and rubbish are not allowed to accumulate and/or must be removed).
2. You may wish to design your fence in a manner that trash will not accumulate.

Lot Grading

Lots may not be graded without an approved hydrology study and grading permit. The homeowner may wish to cover the property with gravel to prevent fugitive dust and may do so if the natural terrain in not disturbed. Washes and low flow areas may not be filled in.

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7724 4052 5375

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	OCEAN SPRAY CRANBERRIES INC C/O M BRUMFIELD	Date: Feb 6, 2025
Mailing Address:	1301 AMERICAN PACIFIC DR., HENDERSON, NV 89074-8806	
Assessor's Parcels:	178-15-110-002	
Property Location:	1301 American Pacific Dr., Henderson - 89074	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.00		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Parking, Vehicular Travel, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard over 5,000 square feet on APN 178-15-110-002. There were dozens of pieces of construction site vehicles, buggies, emergency lights, trailers, construction equipment, and various other construction materials throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.3.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments, and Code Enforcement within Clark County, City of Las Vegas, City of Henderson, and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use, and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

  - **Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement, or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trail heads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate, or similar bulk materials.**
   - **All access, parking, and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking, and loading areas used primarily by rubber tired vehicles shall be paved.**

- **Approval for exceptions 1 – 3 above requires review and sign–off by the local entity's development services or building department and DAQ.**
  - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

January 2025

City of Henderson
Department of Building and Fire Safety
240 Water Street, P.O. Box 95050
Henderson, NV 89009-5050
(702)267-3600 Fax (702)267-3601

Requirements to Obtain a Building Permit

Chain Link Fence

The following are required to obtain a Building Permit for a chain link fence:

1. A completed Building Permit Application must be submitted. The form may be obtained from the Building Department
2. A site drawing showing the subject property and location of the fence to be constructed. The plan should indicate the length and height of each section of fence. The chain link fence shall not exceed six feet in height.
3. The fence shall be designed in such a manner that existing drainage will not be altered in any fashion. As an alternate, Hydrology Sudies and a Grading Plan may be submitted.
4. A structural detail of the construction of the fence is not required unless the fence is unusually tall.
5. Building Permit and review fees. The fees may be estimated by completing the permit fee calculation on the Building Permit Application.

Masonry (Concrete) Fence

The following are required to obtain a Building Permit for a masonry fence:

1. A completed Building Permit Application must be submitted. The form may be obtained from the Building Department
2. A site drawing showing the subject property and location of the fence to be constructed. The plan should indicate the length and height of each section of fence. The fence shall be a maximum of six feet except in the required front yard setback where the maximum is 32 inches.
3. The fence shall be designed in such a manner that existing drainage will not be altered in any fashion. As an alternate, Hydrology Sudies and a Grading Plan may be submitted.
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5. Building Permit and review fees. The fees may be estimated by completing the permit fee calculation on the Building Permit Application.
6. If future development is impending, different wall options may be considered.
7. Masonry fences cannot be constructed on vacant property.

Signs

Signs or notices required for the purpose of preventing soil disturbance of unauthorized access that result in fugitive dust of nuisance conditions will not require a sign permit.

Lot Maintenance

1. Property owners are required to maintain their properties in compliance with the adopted ordinances (trash and rubbish are not allowed to accumulate and/or must be removed).
2. You may wish to design your fence in a manner that trash will not accumulate.

Lot Grading

Lots may not be graded without an approved hydrology study and grading permit. The homeowner may wish to cover the property with gravel to prevent fugitive dust and may do so if the natural terrain in not disturbed. Washes and low flow areas may not be filled in.

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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	FURBER DEVELOPMENT	Date: Feb 6, 2025
Mailing Address:	2341 DEERFIELD DR., FORT MILL, SC 29715-8298	
Assessor's Parcels:	178-15-111-019	
Property Location:	175 PACIFIC CENTER DR, Henderson - 89074	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	2.33		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose, powdery, possible rap covered in layers of dirt
Disturbance Factors:	Parking, Vehicular Travel, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard over 5,000 square feet on APN 178-15-111-019. There are over a dozen trailers, forklifts, and various pieces of rubber-tired construction vehicles on-site. This storage yard was created post-January 1, 2003, and is not in compliance with Air Quality Regulations (AQRs) 92.3.1. Please contact me to discuss your plan to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.3.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments, and Code Enforcement within Clark County, City of Las Vegas, City of Henderson, and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use, and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

  - **Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement, or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

    1) **Paving may not apply to rural public parking facilities such as trail heads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate, or similar bulk materials.**
       - **All access, parking, and loading areas used by on-road vehicles shall be paved.**

    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking, and loading areas used primarily by rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and sign–off by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

January 2025

City of Henderson
Department of Building and Fire Safety
240 Water Street, P.O. Box 95050
Henderson, NV 89009-5050
(702)267-3600 Fax (702)267-3601

Requirements to Obtain a Building Permit

Chain Link Fence

The following are required to obtain a Building Permit for a chain link fence:

1. A completed Building Permit Application must be submitted. The form may be obtained from the Building Department
2. A site drawing showing the subject property and location of the fence to be constructed. The plan should indicate the length and height of each section of fence. The chain link fence shall not exceed six feet in height.
3. The fence shall be designed in such a manner that existing drainage will not be altered in any fashion. As an alternate, Hydrology Sudies and a Grading Plan may be submitted.
4. A structural detail of the construction of the fence is not required unless the fence is unusually tall.
5. Building Permit and review fees. The fees may be estimated by completing the permit fee calculation on the Building Permit Application.

Masonry (Concrete) Fence

The following are required to obtain a Building Permit for a masonry fence:

1. A completed Building Permit Application must be submitted. The form may be obtained from the Building Department
2. A site drawing showing the subject property and location of the fence to be constructed. The plan should indicate the length and height of each section of fence. The fence shall be a maximum of six feet except in the required front yard setback where the maximum is 32 inches.
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Signs

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Lot Maintenance

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Lot Grading

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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	SCHOOL BOARD OF TRUSTEES	Date: Feb 6, 2025
Mailing Address:	1180 MILITARY TRIBUTE PL, Henderson, NV 89074	
Assessor's Parcels:	178-15-202-001, 178-15-210-004	
Property Location:	S & SW of Intersection of Pacific Center Drive/Center Point Drive, Henderson - 89074	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

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Section 92 (Post) Inspection Form – Summary

Acreage:	10.85		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Unstable	**Note:**	dry, loose and powdery
Disturbance Factors:	Parking, Vehicular Travel, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed unpaved storage yards over 5,000 square feet on APN 178-15-202-001 & 178-15-210-004. There are dozens of trailers, portable school trailers and other pieces of construction equipment throughout the parcels. These storage yards were created post January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your sites into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

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Applicability:

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    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

January 2025

City of Henderson
Department of Building and Fire Safety
240 Water Street, P.O. Box 95050
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Requirements to Obtain a Building Permit

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2. A site drawing showing the subject property and location of the fence to be constructed. The plan should indicate the length and height of each section of fence. The fence shall be a maximum of six feet except in the required front yard setback where the maximum is 32 inches.
3. The fence shall be designed in such a manner that existing drainage will not be altered in any fashion. As an alternate, Hydrology Sudies and a Grading Plan may be submitted.
4. A structural detail of the construction of the fence including footings, reinforcement, dimensions, etc. As an alternate, the city will provide a standard fence wall detail that may be used.
5. Building Permit and review fees. The fees may be estimated by completing the permit fee calculation on the Building Permit Application.
6. If future development is impending, different wall options may be considered.
7. Masonry fences cannot be constructed on vacant property.

Signs

Signs or notices required for the purpose of preventing soil disturbance of unauthorized access that result in fugitive dust of nuisance conditions will not require a sign permit.

Lot Maintenance

1. Property owners are required to maintain their properties in compliance with the adopted ordinances (trash and rubbish are not allowed to accumulate and/or must be removed).
2. You may wish to design your fence in a manner that trash will not accumulate.

Lot Grading

Lots may not be graded without an approved hydrology study and grading permit. The homeowner may wish to cover the property with gravel to prevent fugitive dust and may do so if the natural terrain in not disturbed. Washes and low flow areas may not be filled in.

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
air quality | desert conservation program | sustainability

7724 3897 6322

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	FIRETRUCKS UNLIMITED 1181 CENTERPOINT L L C	Date: Feb 6, 2025
Mailing Address:	15410 US HWY 231, UNION GROVE, AL 35175	
Assessor's Parcels:	178-15-511-055	
Property Location:	1179 CENTER POINT DR., HENDERSON - 89074	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	0.98		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Andrew Kirk

I conducted a routine inspection and observed an unpaved storage yard on APN 178-15-511-055. There were approximately two dozen fire trucks stored throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your site into compliance with Air Quality Regulations.

City of Henderson
Department of Building and Fire Safety
240 Water Street, P.O. Box 95050
Henderson, NV 89009-5050
(702)267-3600 Fax (702)267-3601

Requirements to Obtain a Building Permit

Chain Link Fence

The following are required to obtain a Building Permit for a chain link fence:

1. A completed Building Permit Application must be submitted. The form may be obtained from the Building Department
2. A site drawing showing the subject property and location of the fence to be constructed. The plan should indicate the length and height of each section of fence. The chain link fence shall not exceed six feet in height.
3. The fence shall be designed in such a manner that existing drainage will not be altered in any fashion. As an alternate, Hydrology Sudies and a Grading Plan may be submitted.
4. A structural detail of the construction of the fence is not required unless the fence is unusually tall.
5. Building Permit and review fees. The fees may be estimated by completing the permit fee calculation on the Building Permit Application.

Masonry (Concrete) Fence

The following are required to obtain a Building Permit for a masonry fence:

1. A completed Building Permit Application must be submitted. The form may be obtained from the Building Department
2. A site drawing showing the subject property and location of the fence to be constructed. The plan should indicate the length and height of each section of fence. The fence shall be a maximum of six feet except in the required front yard setback where the maximum is 32 inches.
3. The fence shall be designed in such a manner that existing drainage will not be altered in any fashion. As an alternate, Hydrology Sudies and a Grading Plan may be submitted.
4. A structural detail of the construction of the fence including footings, reinforcement, dimensions, etc. As an alternate, the city will provide a standard fence wall detail that may be used.
5. Building Permit and review fees. The fees may be estimated by completing the permit fee calculation on the Building Permit Application.
6. If future development is impending, different wall options may be considered.
7. Masonry fences cannot be constructed on vacant property.

Signs

Signs or notices required for the purpose of preventing soil disturbance of unauthorized access that result in fugitive dust of nuisance conditions will not require a sign permit.

Lot Maintenance

1. Property owners are required to maintain their properties in compliance with the adopted ordinances (trash and rubbish are not allowed to accumulate and/or must be removed).
2. You may wish to design your fence in a manner that trash will not accumulate.

Lot Grading

Lots may not be graded without an approved hydrology study and grading permit. The homeowner may wish to cover the property with gravel to prevent fugitive dust and may do so if the natural terrain in not disturbed. Washes and low flow areas may not be filled in.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.3.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments, and Code Enforcement within Clark County, City of Las Vegas, City of Henderson, and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use, and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

  - **Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement, or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

    1) **Paving may not apply to rural public parking facilities such as trail heads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate, or similar bulk materials.**
       - **All access, parking, and loading areas used by on-road vehicles shall be paved.**

    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking, and loading areas used primarily by rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and sign–off by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

January 2025

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
air quality | desert conservation PROGRAM | sustainability

8802 2652 6970

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	Series C and D of EMA HOLDINGS, LLC	Date: Mar 25, 2025
Mailing Address:	74 HUNT VALLEY TRL., Henderson, NV 89052	
Assessor's Parcels:	140-08-501-002, 140-08-501-001	
Property Location:	4229 N LAS VEGAS BLVD., CC Sunrise Manor - 89115	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	5.71		
Complaint Received:	Yes	**Complaint No.:**	76831
Soil Condition:	Stable	**Note:**	asphalt millings
Disturbance Factors:	Parking, Vehicular Travel, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a Complaint investigation, Complaint #76831 , and observed an unpaved storage yard over 5,000 square feet on APNs 140-08-501-001 & -002. There was approximately three dozen passenger vehicles and haul trucks/trailers on-site. This storage yard was created after January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.3.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments, and Code Enforcement within Clark County, City of Las Vegas, City of Henderson, and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use, and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

  - **Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement, or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

    1) **Paving may not apply to rural public parking facilities such as trail heads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate, or similar bulk materials.**
       - **All access, parking, and loading areas used by on-road vehicles shall be paved.**

    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking, and loading areas used primarily by rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and sign–off by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

January 2025

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
air quality | desert conservation program | sustainability

7728 3639 7594

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	S A M I M I L L C	Date: Mar 12, 2025
Mailing Address:	2479 FIELD ROSE DR., SALT LAKE CITY, UT 84121-1571	
Assessor's Parcels:	177-28-101-023	
Property Location:	NEC of Las Vegas Blvd./Le Baron Ave., CC - Enterprise - 89183	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	1.09		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Parking	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved parking lot over 5,000 square feet on APN 177-28-101-023. There are over half-a dozen cars and trucks & trailers parked throughout the parcel. This parking lot was created after January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.3.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments, and Code Enforcement within Clark County, City of Las Vegas, City of Henderson, and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use, and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

  - **Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement, or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

    1) **Paving may not apply to rural public parking facilities such as trail heads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate, or similar bulk materials.**
       - **All access, parking, and loading areas used by on-road vehicles shall be paved.**

    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking, and loading areas used primarily by rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and sign–off by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

January 2025

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
air quality | desert conservation program | sustainability

7728 4197 9400

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	SALOMONSON FAMILY TRUST	Date: Mar 12, 2025
Mailing Address:	10780 GILES ST., LAS VEGAS, NV 89183	
Assessor's Parcels:	177-33-201-011	
Property Location:	10780 GILES ST., CC Enterprise - 89183	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	1.12		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Parking, Vehicular Travel, Storage, Equipment Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard over 5,000 square feet on APN 177-33-201-011. There were dozens of stacks of various pieces of construction material and about one dozen vehicles throughout the parcel. This storage yard was created after January 1, 2003, which is not in compliance with AQR 92.3.1. Please contact me to discuss your plan to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.3.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments, and Code Enforcement within Clark County, City of Las Vegas, City of Henderson, and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use, and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

  - **Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement, or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

    1) **Paving may not apply to rural public parking facilities such as trail heads and campgrounds.**
       - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

    2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate, or similar bulk materials.**
       - **All access, parking, and loading areas used by on-road vehicles shall be paved.**

    3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
       - **All access, parking, and loading areas used primarily by rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and sign–off by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

January 2025

2014- 2023 EPA DUST STANDARDS

In 2014, the EPA's primary (health-based) standard for PM10 (particulate matter with a diameter of 10 microns or less) remained at 150 µg/m3 for a 24-hour period, with an area meeting the standard if it doesn't exceed this level more than once per year on average over a three-year period.

Pm10 maximum allowed levels on average is 150 µg/m3

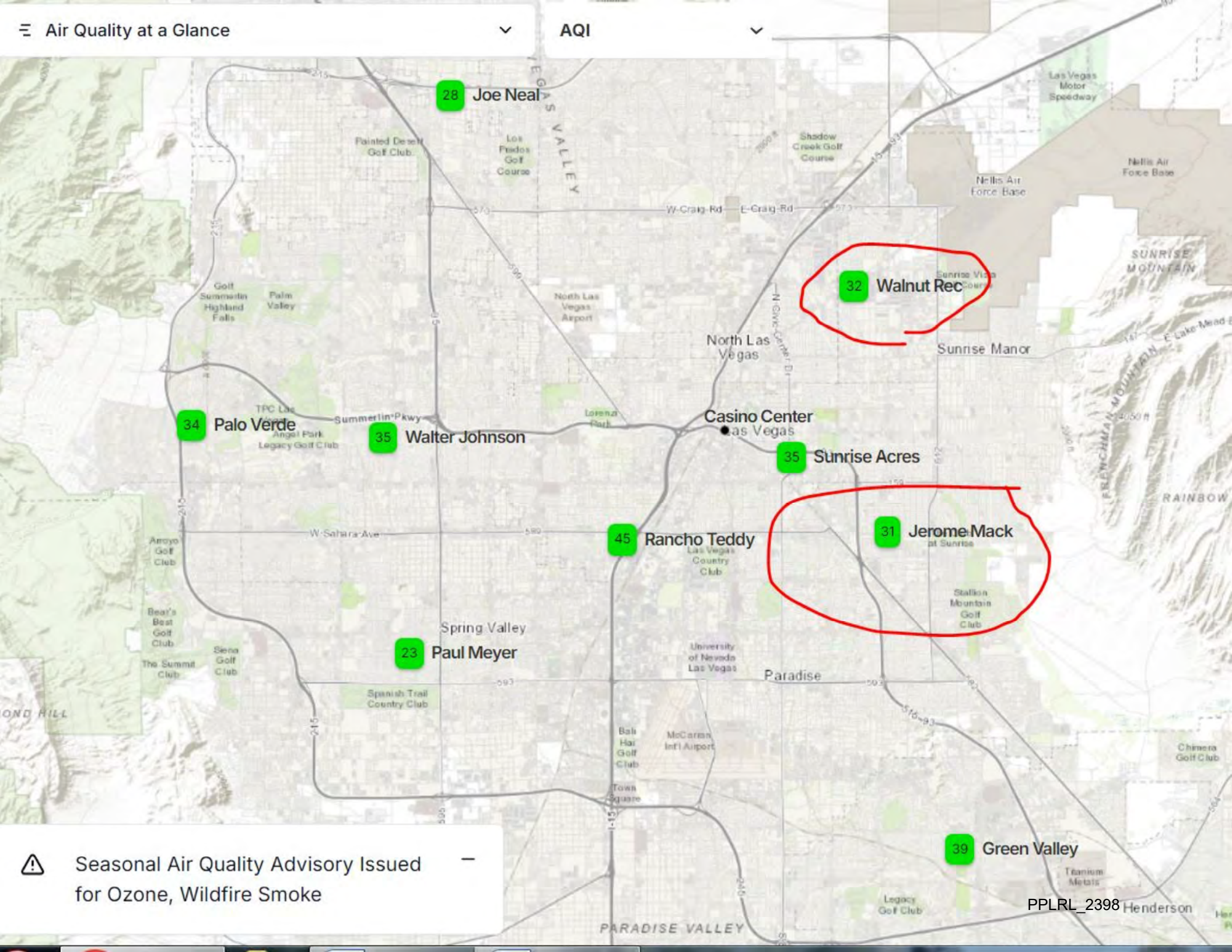
Clark County Air Quality Walnut Recording Station average by month and year

	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec
2021	42	42	45	39	46	46	34					
2022	41	50	38	54	58	42	33	36	58	45	29	38
2023	19	36	19	38	35	33	45	26	32	41	42	42
2024	30	18	23	24	30	38	37	34	46	47	27	43

https://desaqmonitoring.clarkcountynv.gov/

Clark County Air Quality Jerome Mack Recording Station average by month and year

	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec
2021	37	32	30	41	34	31	26	35	33	34	44	33
2022	40	48	35	48	57	37	26	30	53	44	32	42
2023	22	37	19	37	30	30	37	21	35	41	44	53
2024	39	22	23	25	32	39	38	31	44	50	35	57


Air Quality at a Glance
AQI
28 Joe Neal
32 Walnut Rec
34 Palo Verde
35 Walter Johnson
35 Sunrise Acres
45 Rancho Teddy
31 Jerome Mack
23 Paul Meyer
39 Green Valley
Seasonal Air Quality Advisory Issued for Ozone, Wildfire Smoke
North Las Vegas
Sunrise Manor
Casino Center
Las Vegas
Spring Valley
Paradise
Henderson
PARADISE VALLEY
PPLRL_2398

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
4701 W. Russell Road 2nd Floor
Las Vegas, NV 89118-2231
Phone: (702) 455-5942 • Fax: (702) 383-9994
Marci Henson, Director

April 30, 2025

FEDERAL EXPRESS TRK #8809 2782 5429
Rajwinder S. Dhaliwal, Managing Manager
E-mail: raj@milestoneconst.us
Dhanminder K. Dhaliwal, Managing Manager
Palm Properties, LLC
6050 South Fort Apache Road, Suite 100
Las Vegas, NV 89148

FEDERAL EXPRESS TRK #8809 2805 6000
Robert Lauer
E-mail: roblauer@pm.me
3125 South Nellis Boulevard
Las Vegas, NV 89121

FEDERAL EXPRESS TRK #8809 2824 7158
Amy L. Sugden, Esq.
E-mail: amy@sugdenlaw.com
375 East Warm Springs Road, Suite 104
Las Vegas, NV 89119

NOTICE OF VIOLATION #10150

Clark County Department of Environment and Sustainability, Division of Air Quality (**Air Quality**) provides this notice to Palm Properties, LLC (**Palm Properties**) and Robert Lauer (**Lauer**), individually, for the violation of the Clark County Air Quality Regulations (**AQRs**) as alleged below and recommends a civil penalty of Fifteen Thousand and no/100 Dollars ($15,000.00) be assessed as shown in the penalty calculation table attached hereto as **Exhibit A** and incorporated herein.

I. FACTS

A. Palm Properties owns approximately 2.83 acres of unpaved parcels of vacant land located at 3125 South Nellis Boulevard, in Clark County, Nevada (Assessor's Parcel Numbers 161-08-810-082 and 161-08-810-083)(**Property**) in Hydrographic Area 212. The property is being utilized as an unpaved parking lot/storage yard by Lauer.

B. Air Quality Specialist Allan Gutierrez (**Gutierrez**) discovered the alleged violation while performing a routine inspection on September 18, 2024, and follow up inspections on November 19, 2024, December 5, 2024, and January 9, February 24, and March 18, 2025, at the Property.

C. On September 18, 2024, at approximately 8:45 a.m., Gutierrez arrived at the Property to conduct a routine inspection. The inspection report is attached hereto as **Exhibit B** and incorporated herein. During the inspection, Gutierrez observed an unpaved parking lot/storage yard greater than 5,000 square feet that contained over two dozen trucks, trailers, service trucks and passenger vehicles in violation of AQR Section 92, as shown in Photographs 1 through 4 attached hereto as **Exhibit C** and incorporated herein. Gutierrez identified the storage yard was created after January 1, 2003. Accordingly, Gutierrez issued a Notice of Noncompliance (**NON**) to Palm Properties. The NON is attached hereto as **Exhibit D** and incorporated herein. The NON was mailed through FedEx and delivered on October 2, 2024. Gutierrez concluded the inspection at approximately 8:55 a.m.

D. On October 3, 2024, at approximately 9:16 a.m., Gutierrez sent an email to Rob Lauer (**Lauer**), Tenant of the Property, discussing their conversation from the previous day about his observations of noncompliance and the issuance of a NON for the Property. Gutierrez stated, as per their conversation, that Lauer was in the process of securing the Land Use Agreement to pave the Property. Gutierrez requested all documentation regarding the Land Use Agreement application, and the application number issued through Clark County Department of Comprehensive Planning be submitted by October 10, 2024. The email correspondence is attached hereto as **Exhibit E** and incorporated herein.

E. On October 8, 2024, at approximately 4:09 p.m., Gutierrez received an email from Lauer providing the design review case number and vacation case number, DR/WS-24-0276 and VS-24-0277, respectively, and an Administrative Appeal Hearing Order (**Exh. E**) from the Public Response Office.

F. On October 9, 2024, at approximately 1:05 p.m., Gutierrez sent an email to Lauer granting Palm Properties and Lauer 180 days from the delivery date of the NON to comply with the NON by paving or vacating the Property. The extension would allow time for the property owners to secure all applicable Land Use Agreements/Entitlements/Permits required to pave the Property. Gutierrez issued a deadline of March 31, 2025, to comply with AQRs (**Exh. E**).

G. On October 17, 2024, Gutierrez sent the previous email approving an extension to Rajwinder Dhaliwal (**Dhaliwal**), Managing Member for Palm Properties. Lauer responded and provided a letter and site plan from GC Garcia, Lauer's consultant, stating they are running entitlements applications through the County Planning Department and Hearings Process for a Waiver of Development Standards and Design Review. The case number for the applications is DR/WS-24-0276 and was scheduled to be reviewed by the Board of County Commissioners (**BCC**) Meeting on November 6, 2024. The email correspondence, letter, and site plan from GC Garcia are attached hereto as **Exhibit F** and incorporated herein.

H. On November 19, 2024, at approximately 1:10 p.m., Gutierrez arrived at the Property to conduct a follow up inspection. The inspection report is attached hereto as **Exhibit G** and incorporated herein. During the inspection, Gutierrez observed an unpaved parking lot/storage yard greater than 5,000 square feet that contained over a dozen trailers and trucks, as shown in Photographs 5 through 8 (**Exh. C**), and Map 1, attached hereto as **Exhibit H** and incorporated herein. Gutierrez also observed that all necessary control measures to meet AQRs have not been implemented since the NON was delivered to Palm Properties on October 2, 2024. Gutierrez concluded the inspection at approximately 1:20 p.m.

I. On November 20, 2024, at approximately 9:11 a.m., Gutierrez sent an email to Dhaliwal requesting an update on the site Land Use application, DR/WS 24-0276, for a truck parking lot that was scheduled to go before the BCC on November 6, 2024. The email correspondence is attached hereto as **Exhibit I** and incorporated herein.

J. On December 4, 2024, at approximately 2:11 p.m., Gutierrez sent a follow up email to Dhaliwal requesting an update on the site Land Use application, DR/WS 24-0276, for a truck parking lot that was scheduled to go before the BCC on November 20, 2024. Lauer responded, on the same day, that they were waiting on the written notice of the BCC decision, and that code enforcement and other agencies were to hold all actions for at least six months (**Exh. I**).

K. On December 5, 2024, at approximately 11:35 a.m., Gutierrez arrived at the Property to conduct a follow up inspection. The inspection report is attached hereto as **Exhibit J** and incorporated herein. During the inspection, Gutierrez observed an unpaved storage yard greater than 5,000 square feet that contained over a dozen trailers and trucks, as shown in Photographs 9 through 12 (**Exh. C**). Gutierrez also observed that all necessary control measures to meet AQRs have not been implemented since the NON was delivered to Palm Properties on October 2, 2024. Gutierrez concluded the inspection at approximately 11:55 a.m.

L. On December 9, 2024, at approximately 10:42 a.m., Gutierrez sent an email notifying Dhaliwal and Lauer that the Clark County Zoning Commissioner meeting on November 20, 2024, denied the waiver of development standards and design review for a truck parking lot on the Property. Lauer previously stated in an email that Commissioner Segerblom would instruct agencies to hold actions for six months. Gutierrez requested a written record of this direction. Otherwise, Palm Properties and Lauer were required to vacate the site or reduce the storage area to 5,000 square feet or less by January 8, 2025. The email correspondence is attached hereto as **Exhibit K** and incorporated herein. Lauer responded, on the same day, that he would appeal Gutierrez's actions. The email correspondence is attached hereto as **Exhibit L** and incorporated herein.

M. On December 10, 2024, at approximately 10:25 a.m., Senior Air Quality Specialist Satyra George (**George**) responded to Lauer's email (**Exh. L**) requesting clarification on appealing Gutierrez's actions since a Notice of Violation (**NOV**) was not issued for the Property as of yet. George stated that Air Quality has an Administrative Appeal Order (**Exh. E**) that includes a six month stay order to the Public Response Office, not with Air Quality Regulations, which had expired on July 15, 2024. George stated that Air Quality gives 30 days for a property owner to come into compliance when paving is not an option due to Zoning or Public Works

limitations. George re-iterated the deadline of January 8, 2025, to reduce parking/storage to under 5,000 square feet or vacate the parcel, as noted in Gutierrez's email (**Exh. K**). Lauer responded, on the same day, that the six-month stay applied to all county enforcements while they are filing an administrative appeal of the BCC ruling. George responded, later that day, that the administrative process referenced in the Administrative Appeal Order has no jurisdiction over the enforcement of AQRs since Air Quality has its own administrative process for the adjudication of NOVs of AQRs, which are heard before the Air Pollution Control Hearing Office.

N. On December 13, 2024, at approximately 2:53 p.m., Lauer sent an email to Geoge attaching the Petition for Judicial Review of the BCC ruling. Lauer requested that all further demands regarding vacating the property be forwarded to his attorney. The email correspondence is attached hereto as **Exhibit M** and incorporated herein.

O. On December 19, 2024, at approximately 8:50 a.m., George sent an email to Amy Sugden (**Sugden**), attorney representing Lauer and Palm Properties, regarding the unpaved storage yard/parking lot currently used for truck parking on the Property. George stated the Property was out of compliance with AQR Section 92 and described the actions that needed to be taken by March 31, 2025. If the Property continued to be out of compliance after March 31, 2025, the Notice of Violation would be issued to the owner and/or operator of the Property with recommended penalties of $500 per day beginning January 8, 2025, which was the deadline provided in the previous email (**Exh. L**). Sugden replied, on the same day, that she will work on the matter. The email correspondence is attached hereto as **Exhibit N** and incorporated herein.

P. On January 9, 2025, at approximately 10:20 a.m., Gutierrez arrived at the Property to conduct a follow up inspection. The inspection report is attached hereto as **Exhibit O** and incorporated herein. During the inspection, Gutierrez observed an unpaved storage yard greater than 5,000 square feet that contained over a dozen trailers and trucks, as shown in Photographs 13 through 16 (**Exh. C**). Gutierrez also observed that all necessary control measures to meet AQRs have not been implemented since the NON was delivered to Palm Properties on October 2, 2024. Gutierrez concluded the inspection at approximately 10:30 a.m.

Q. On February 24, 2025, at approximately 9:25 a.m., Gutierrez arrived at the Property to conduct a follow up inspection. The inspection report is attached hereto as **Exhibit P** and incorporated herein. During the inspection, Gutierrez observed an unpaved storage yard greater than 5,000 square feet that contained over a dozen trailers and trucks, as shown in Photographs 17 through 20 (**Exh. C**), and Map 2, attached hereto as **Exhibit Q** and incorporated herein. Gutierrez also observed that all necessary control measures to meet AQRs have not been implemented since the NON was sent to Palm Properties. Gutierrez concluded the inspection at approximately 9:35 a.m.

R. On March 4, 2025, at approximately 5:02 p.m., George sent a courtesy email to Sugden regarding her clients' upcoming deadline of March 31, 2025. George stated that Gutierrez observed the Property was still being used for unpaved parking/storage and requested an update. The email correspondence is attached hereto as **Exhibit R** and incorporated herein.

S. On March 18, 2025, at approximately 10:00 a.m., Gutierrez arrived at the Property to conduct a follow up inspection. The inspection report is attached hereto as **Exhibit S** and incorporated herein. During the inspection, Gutierrez observed an unpaved storage yard greater than 5,000 square feet that contained over a dozen trailers and trucks, as shown in Photographs 25 through 28 (**Exh. C**). Gutierrez also observed that all necessary control measures to meet AQRs have not been implemented since the NON was delivered to Palm Properties on October 2, 2024. Gutierrez concluded the inspection at approximately 10:20 a.m.

T. On March 19, 2025, at approximately 4:42 p.m., George sent a follow up email to Sugden in regards to the email sent on March 4, 2025 (**Exh. R**). The email correspondence is attached hereto as **Exhibit T** and incorporated herein.

U. On March 20, 2025, at approximately 12:11 a.m., Sugden responded that they are waiting for the administrative record to be reviewed before updating Air Quality on the Petition for Judicial Review that is pending. The email correspondence is attached hereto as **Exhibit T** and incorporated herein.

V. As of March 31, 2025, Palm Properties and Lauer have not met the requirements of the NON issued on September 18, 2024, and the Property is out of compliance with AQRs. This enforcement action includes 30 days of noncompliance from January 9, 2025, through and including February 7, 2025. Documented noncompliance after February 7, 2025, may be considered in a future NOV.

II. APPLICABLE LAW

AQR Section 8.1 states:

> "All PERSONS owning, operating, or in control of any equipment or property who shall cause, permit, or participate in, any violation of these Regulations shall be individually and collectively liable to any penalty or punishment imposed by and under these Regulations."

AQR Section 92.3.1 states:

> "**New Parking Lots or Storage Areas**
>
> (a) New parking lots constructed after January 1, 2003, or constructed with public access after December 31, 2024, at a stationary source, as applicable, in Hydrographic Areas 212, 216, or 217; in any other hydrographic area upon its being designated as nonattainment for PM_{10}; or in any other hydrographic area that becomes subject to a PM_{10} maintenance plan, as defined under 42 U.S.C. 7505a, must be paved.
>
> (b) New storage areas constructed after January 1, 2003, or constructed with public access after December 31, 2024, at a stationary source, as applicable, in Hydrographic Areas 212, 216, or 217; in any other hydrographic area upon its being designated as nonattainment for PM_{10}; or in any other hydrographic area that becomes subject to a PM_{10} maintenance plan,

as defined under 42 U.S.C. 7505a, must comply with the control measures described in Sections 92.3.4 (a), (b) or (d)."

AQR Section 9.1.a states:

"**Penalties for Violation of Regulation**

(a) Any person who is determined to be in violation of an applicable Nevada Revised Statute or any provision of these Regulations, shall pay a civil penalty levied by the Hearing Officer, or the Hearing Board upon appeal, of not more than $10,000 per day, per violation. These violations include, but are not limited to any of the following:

(1) Failure to comply with requirements to obtain a permit.
(2) Failure to comply with a permit condition.
(3) Failure to pay an applicable fee or to meet a filing requirement.
(4) Failure to grant entry, to allow or perform inspection, or perform monitoring activities."

III. VIOLATION(S)

Violation 1:

By operating an unpaved parking lot/storage yard on the Property from January 9, 2025 through March 9, 2025, Palm Properties and Lauer violated AQR Section 92.3.1.

IV. RECOMMENDED CIVIL PENALTY

Pursuant to AQR Section 9.1, any person who violates any provision of the AQRs, including any permit condition; is guilty of a civil offense and shall pay a civil penalty not to exceed $10,000 per violation. Each day of violation constitutes a separate offense.

Air Quality considered the following in calculating the recommended penalty:

- 30 days of noncompliance from January 9, 2025, through February 7, 2025. Documented noncompliance after February 7, 2025, may be considered in a future NOV.

Air Quality recommends a civil penalty in the amount of $15,000.00 (**Exh. A**).

V. HEARING

Air Quality has scheduled a hearing for **Thursday, May 22, 2025, at 9:00 a.m.** before the Air Pollution Control Hearing Officer to adjudicate the alleged violation(s) and, if appropriate, to levy the recommended penalty. Please complete the enclosed **"Notice of Violation Response Form"** and return it to Air Quality by May 8, 2025. At the hearing, the Hearing Officer will hear evidence

on the alleged violation(s) and render a decision. The hearing will be held at the Clark County Building Services Presentation Room, located at 4701 West Russell Road, Las Vegas, Nevada.

If you intend to present any documentary evidence at the hearing, please provide copies of your evidence to Air Quality with the completed Notice of Violation Response Form. If you fail to provide copies of your evidence prior to the hearing, please be advised that Air Quality may request a continuance to have time to review any evidence you bring to the hearing, which will result in the hearing being postponed and rescheduled to a later date.

If the Hearing Officer finds you in violation and levies a penalty, Air Quality staff will mail the Hearing Officer's order to you along with instructions on remittance of the penalty.

Shibi Paul (Apr 30, 2025 15:31 PDT)

Shibi Paul
Compliance and Enforcement Manager

Exhibits:
A. Penalty Calculation Table, NOV #10150
B. Air Quality Inspection Report #142877, dated September 18, 2024
C. Digital Photographs 1 through 28
D. Air Quality Notice of Noncompliance for September 18, 2024
E. Email Correspondence dated October 3 through October 9, 2024
F. Email Correspondence dated October 17, 2024
G. Air Quality Inspection Report #144390, dated November 19, 2024
H. Map 1: Showing over 5,000 square feet of unpaved parking, aerial flight date October 1, 2024
I. Email Correspondence dated November 20 and December 4, 2024
J. Air Quality Inspection Report #144875, dated December 5, 2024
K. Email Correspondence dated December 9, 2024
L. Email Correspondence dated December 10, 2024
M. Email Correspondence dated December 13, 2024
N. Email Correspondence dated December 19, 2024
O. Air Quality Inspection Report #145663, dated January 9, 2025
P. Air Quality Inspection Report #147954, dated February 24, 2025
Q. Map 2: Showing over 5,000 square feet of unpaved parking, aerial flight date January 29, 2025
R. Email Correspondence dated March 4, 2025
S. Air Quality Inspection Report #147955, dated March 18, 2025
T. Email Correspondence dated March 19, 2025
U. Email Correspondence dated March 20, 2025

sl

Exhibit A

NOV # 10150
Penalty Calculation Table
Palm Properties, LLC and Robert Lauer, Individually

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DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
air quality | desert conservation PROGRAM | sustainability

4701 W. Russell Road 2nd Floor
Las Vegas, NV 89118-2231
Phone: (702) 455-5942 • Fax: (702) 383-9994
Marci Henson, Director

Viol.	Date(s)	Violation Description	AQR Section	Exhibit / Evidence	Base Penalty	Days	Aggravating Description	Agg. Factor	Agg. Amount	Penalty
1	1/9/2025 through and including 2/7/2025	Operated an unpaved parking lot/storage yard.	92.3.1	Exh. C, Photos 1 thru 28 Exh. H, Map 1 Exh. Q, Map 2	$ 500	30	N/A	0%	$ -	$ 15,000
									Total Penalty:	**$ 15,000**

Regulatory maximum: $10,000 per day, per violation
[AQR Section 9.1 & NRS 445B.640]

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Exhibit B

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

INSPECTION REPORT
No. 142877

Date:	Start Time:	End Time:	Specialist:
Sep 18, 2024	8:45 AM	8:55 AM	Allan Gutierrez

Parcels: 161-08-810-083, 161-08-810-082

Location Description: 3125 SOUTH NELLIS BLVD. - CC SUNRISE MANOR - 89121

Inspection Type: Observed Problem Complaint No.:

AQR Section: 92: Unpaved Parking Lots/Storage Areas - Post 1/1/2003

Observations:

Current Land Use Agreement:

Soil Condition:	Stable	Note:	gravel
Disturbance Factors:	Parking, Vehicular Travel, Storage	Other:	
Fugitive Dust Observed:	No	Generated By:	

Control Measures Implemented: **N/A**

Control Measures:		Other:	

Tests Performed:

Drop Ball Test:	N/A	Area #1:	Area #2:	Area #3:
Rock Test:	N/A	Percent:		
Silt Content:	N/A	Percent:		
Opacity:	N/A	Percent:		
Photography:	Yes	Traffic Count (ADT):	N/A	

Inspector Notes: Reviewed By: Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APNs 161-08-810-082 and -083 containing over two dozen trucks, trailers, service trucks and passenger vehicles. This storage yard was created after 1/1/03, which is a violation of AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Action Taken: Issued NON With Possible NOV

Exhibit C

Digital Photographs

Responsible Parties: **Palm Properties, LLC and Rob Lauer**
Parcel(s): **161-08-810-082 and 161-08-810-083** Photos taken by: **Allan Gutierrez**



Photograph # 1 **Alleged Violation # 1**
View looking north at parcel 161-08-810-083, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 2 **Alleged Violation # 1**
View looking northwest at parcels 161-08-810-082 and -083, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 3 **Alleged Violation # 1**
View looking southwest at parcel 161-08-810-082, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 4 **Alleged Violation # 1**
View looking southeast at parcel 161-08-810-083, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 5 **Alleged Violation # 1**
View looking northeast at parcel 161-08-810-083, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 6 **Alleged Violation # 1**
View looking southeast at parcel 161-08-810-083, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 7 **Alleged Violation # 1**
View looking southwest on parcel 161-08-810-082, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 8 **Alleged Violation # 1**
View looking west on parcel 161-08-810-082, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 9 **Alleged Violation # 1**

View looking south at parcel 161-08-810-083, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 10 **Alleged Violation # 1**

View looking southwest on parcel 161-08-810-082, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.

Digital Photographs



Photograph # 11 **Alleged Violation # 1**
View looking northeast at parcel 161-08-810-083, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 12 **Alleged Violation # 1**
View looking southwest on parcel 161-08-810-082, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 13 **Alleged Violation # 1**

View looking south on parcel 161-08-810-082, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 14 **Alleged Violation # 1**

View looking southeast on parcel 161-08-810-083, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 15 **Alleged Violation # 1**
View looking northeast on parcel 161-08-810-083, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 16 **Alleged Violation # 1**
View looking west on parcel 161-08-810-082, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 17 **Alleged Violation # 1**
View looking northeast on parcel 161-08-810-083, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 18 **Alleged Violation # 1**
View looking west on parcel 161-08-810-082, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 19 **Alleged Violation # 1**
View looking southwest on parcel 161-08-810-082, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 20 **Alleged Violation # 1**
View looking southeast on parcel 161-08-810-083, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.

Digital Photographs



Photograph # 21 **Alleged Violation # 1**
View looking southwest on parcel 161-08-810-082, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 22 **Alleged Violation # 1**
View looking northeast on parcel 161-08-810-083, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 23 **Alleged Violation # 1**

View looking southwest on parcel 161-08-810-082, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 24 **Alleged Violation # 1**

View looking northeast on parcel 161-08-810-083, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 25 **Alleged Violation # 1**
View looking southwest at parcel 161-08-810-082, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 26 **Alleged Violation # 1**
View looking west at parcel 161-08-810-082, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 27 **Alleged Violation # 1**
View looking north at parcel 161-08-810-083, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 28 **Alleged Violation # 1**
View looking north at parcel 161-08-810-083, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.

Exhibit D

7789 4758 3797

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	PALM PROPERTIES, LLC.	Date: Sep 18, 2024
Mailing Address:	6050 S FORT APACHE RD, # 100, LAS VEGAS, NV 89148	
Assessor's Parcels:	161-08-810-083, 161-08-810-082	
Property Location:	3125 SOUTH NELLIS BLVD. - CC SUNRISE MANOR - 89121	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	2.83		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APNs 161-08-810-082 and -083 containing over two dozen trucks, trailers, service trucks and passenger vehicles. This storage yard was created after 1/1/03, which is a violation of AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

April 28, 2025

Dear Customer,

The following is the proof-of-delivery for tracking number: 778947583797

Delivery Information:

Status:	Delivered	**Delivered To:**	
Signed for by:	B.Brandy	**Delivery Location:**	
Service type:	FedEx Standard Overnight		
Special Handling:	Deliver Weekday; No Signature Required		LAS VEGAS, NV,
		Delivery date:	Oct 2, 2024 13:54

Shipping Information:

Tracking number:	778947583797	**Ship Date:**	Oct 1, 2024
		Weight:	

Recipient:	**Shipper:**
LAS VEGAS, NV, US,	LAS VEGAS, NV, US,

Reference 161-08-810-083

FedEx Express proof-of-delivery details appear below; however, no signature is currently available for this shipment. Please check again later for a signature.

PPLRL_2424

Thank you for choosing FedEx

Exhibit E

From: Allan Gutierrez
To: Rob lauer
Cc: Satyra George
Subject: RE: APNs 161-08-810-082, -083/Section 92 Post 1/1/03 Notice of non-compliance
Date: Wednesday, October 9, 2024 1:05:00 PM

Hello Mr. Lauer,

The AQR Section 92 Notice of Non-compliance (NON) directs Property Owners to resolve the NON within 30 days of issuance. The Property Owner needs to pave or vacate the site – remove all vehicles and block site access - within 30 days.

The NON issued to APNs 161-08-810-082 & -083 was delivered on 10/2/24.

DAQ, however, grants Landowners more time - up to 180 days - if the site will be paved. This should be ample time to secure all applicable Land Use Agreements/Entitlements/Permits needed to pave the site.

DAQ directs Landowners to vacate their sites in 30 days if the required permits to pave are not received 180 days after issuance of the NON.

180 days from the NON delivery date is March 30, 2025.

You have until March 31, 2025, to come into compliance with Air Quality Regulations through measures such as reducing parking/storage to under 5,000 square feet or vacating the parcel until such time as the parcel can be paved.

Please contact me if you have any questions.

Thank you.

Allan F. Gutierrez, Jr.
Air Quality Specialist II
Department of Environment and Sustainability
Division of Air Quality
4701 W. Russell Road, Ste. 200
Las Vegas, NV 89118
gutierre@clarkcountynv.gov
Office: 702.455.1679
Cellular: 702.370.2199

From: Rob lauer <centurywest1@hotmail.com>
Sent: Tuesday, October 8, 2024 4:09 PM
To: Allan Gutierrez <Gutierre@ClarkCountyNV.gov>
Subject: Re: APNs 161-08-810-082, -083/Section 92 Post 1/1/03 Notice of non-compliance

Mr. Gutierrez,

Here is our design review case # and our vacation case #------> DR/WS-24-0276, VS-24-0277. I also provided you with the court restraining order against the county while we process our application which does apply to your office as well
Thank you
Rob Lauer

From: Allan Gutierrez <Gutierre@ClarkCountyNV.gov>
Sent: Thursday, October 3, 2024 11:16 AM
To: Rob lauer <centurywest1@hotmail.com>
Cc: Satyra George <Satyra.George@ClarkCountyNV.gov>
Subject: RE: APNs 161-08-810-082, -083/Section 92 Post 1/1/03 Notice of non-compliance

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Division of Air Quality
4701 W. Russell Road, Ste. 200
Las Vegas, NV 89118
gutierre@clarkcountynv.gov
Office: 702.455.1679
Cellular: 702.370.2199

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Office: 702.455.1679
Cellular: 702.370.2199

ADMINISTRATIVE APPEAL HEARING

CLARK COUNTY, NEVADA

In the Matter of Administrative Citation Issued to:

Palm Properties, LLC
Attn.: Raj Dhaliwal
6050 S. Fort Apache Rd., #100
Las Vegas, NV 89148

Robert Lauer, Authorized Representative
Leading Edge Ventures
Centurywest1@hotmail.com

Violation Location: 3125 S. Nellis Blvd.
Violation Parcel No: 161-08-810-083

CASE NO.: CE23-05369

ORDER

The above-entitled matter came on for an Appeal Hearing on January 10, 2024, at the request of Robert Lauer at Leading Edge Ventures, the Tenant/Property Manager at the property located at 3125 S. Nellis Blvd. Las Vegas, NV ("Property"). Mr. Lauer stated under oath that he is the authorized representative ("Authorized Representative") of the owner of the Property, Raj Dhaliwal and Palm Properties, LLC ("Owner"), for purposes of the appeal of the Administrative Citation issued to Owner by Public Response Office ("PRO") on November 15, 2023.

More specifically, Owner was served with an Administrative Citation on November 15, 2023, in the amount of ($100.00) [1] for illegal, unsafe and unsightly maintenance of the Property, including but not limited to unpermitted outside storage of commercial and non-commercial vehicles on unpaved surface, occupied recreational vehicles, junk equipment, junk materials, solid waste and debris, causing a nuisance in the community.

Appearances were made at the Appeal Hearing by the Owner's Authorized Representative, Robert Lauer, and also George Garcia, a planning consultant from GC Garcia, Inc., Clark County Code Enforcement Officer, J. Ruiz, ("Officer Ruiz"), and Lieutenant L. Mann ("Lt. Mann").

[1] The total amount of the fine related to the Administrative Citation is $225.00, inclusive of a $125.00 inspection fee which is not subject to the request for an appeal hearing; *See*, Chapter 1.16 of the CCC.

At the commencement of the Appeal Hearing, the undersigned was advised by the parties that an agreement had been reached between the Owner, by and through its Authorized Representative, and Clark County Code Enforcement, by and through Officer Ruiz and Lt. Mann.

The terms and conditions of the parties' agreement and stipulation are as follows:

1. The appeal of the Administration Citation, dated November 15, 2023, has been *withdrawn* by Owner by and through its Authorized Representative, Robert Lauer, and the fine amount related to the Administrative Citation (i.e., $100.00), which is currently on deposit with Clark County, shall be retained by the County.

2. In consideration of the withdrawal of the appeal of the Administrative Citation, and based on the representations made by Owner's Authorized Representative, as well as George Garcia, the planning consultant from GC Garcia, Inc., that they are actively engaged in efforts to abate the violations at the Property (e.g., upcoming meetings with Clark County Comprehensive Planning Department, obtaining applicable permits, etc.), PRO has agreed to refrain from taking any further enforcement action against Owner and the Property for a period of six (6) months, to and including July 15, 2024, as long as:

(a) On a monthly basis, Owner and/or its Authorized Representative, Robert Lauer, keep Officer Ruiz and/or PRO apprised of the status of the progress of its efforts to abate the violations at the Property;

(b) PRO reserves the right to conduct follow up inspections of the Property to assess the extent of any improvements to the existing violations, and/or to determine whether there are any *new* violations at the Property, which are not subject to the agreed upon six (6) month stay of enforcement actions by the County; and

(c) PRO further reserves the right to exercise any and all of its lawful enforcement options to correct the violations at the Property, including assessment of additional fines, in the event the County deems no meaningful action is taken by Owner or its Authorized Representative, Robert Lauer, to remediate the violations.

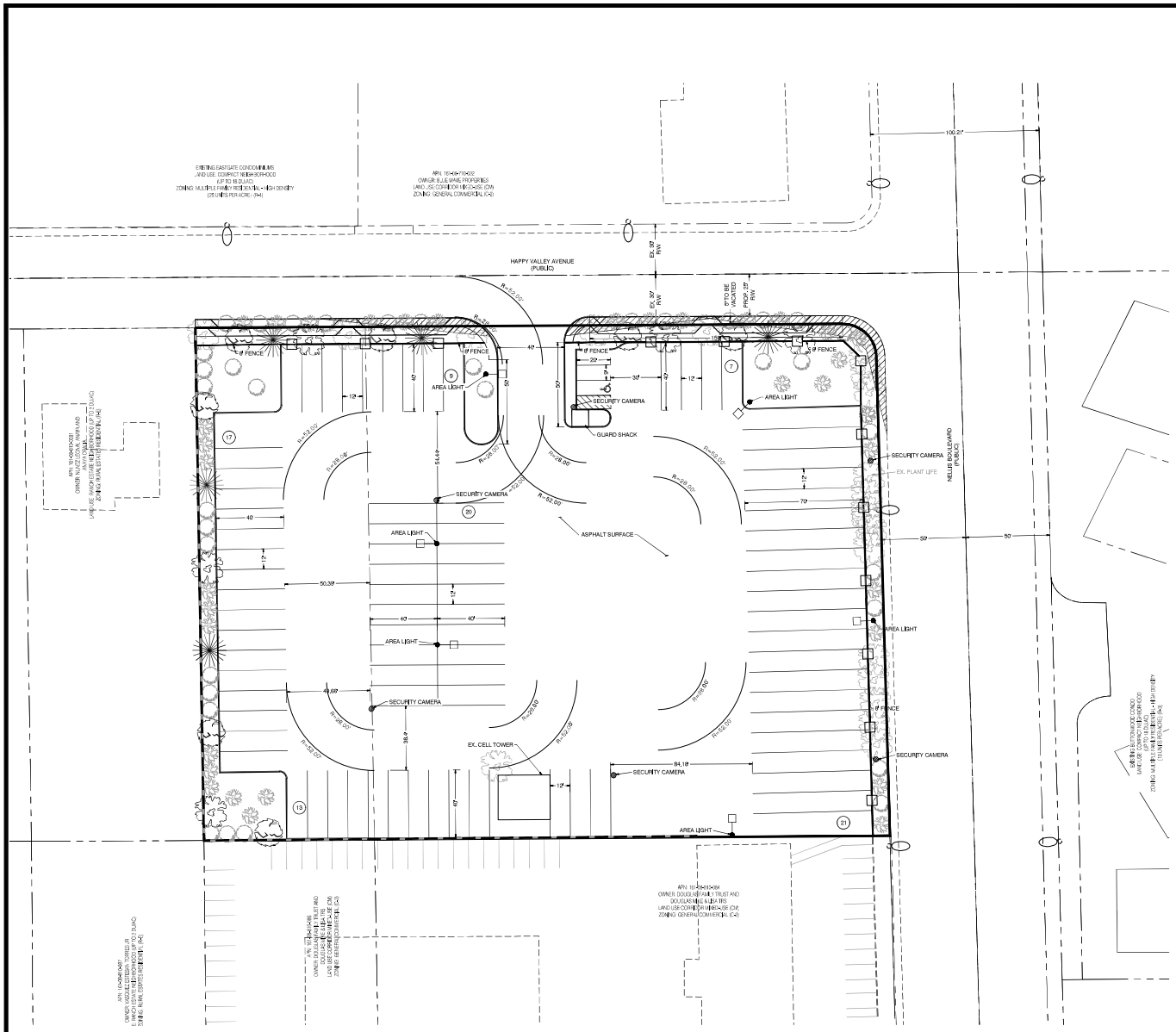
Based upon the foregoing stipulation and agreement reached at the Appeal Hearing between PRO and the Owner, by and through its Authorized Representative, Robert Lauer, and good cause appearing therefore,

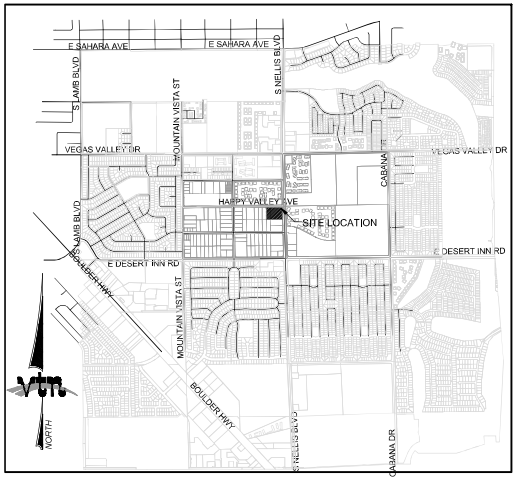
IT IS HEREBY ORDERED that the Owners' appeal of the Administrative Citation issued on November 15, 2023, is **DENIED**, as the appeal has been voluntarily withdrawn by the Owner by and through its Authorized Representative, Robert Lauer, and the fine amount related to the said Administrative Citation (i.e., $100.00), which amount is currently on deposit with Clark County, shall be retained by the County.

IT IS HEREBY FURTHER ORDERED that Clark County may exercise its right to take further enforcement options, including but not limited to, issuance of additional administrative citations and escalating fines and/or abatement related costs assessed against Owners in the event Owners fail to comply with the terms and conditions agreed to by Owners.

Dated this 15th day of January, 2024.

Holly Stoberski, Appeal Hearing Officer





VICINITY MAP

TREE/PLANT SCHEDULE

SYM.	QTY.	SIZE	SPACING	NAME
	5	24" BOX	VARIES	MODESTO ASH
	7	24" BOX	VARIES	ARIZONA CYPRESS
	5	VARIES	N/A	DATE PALM
	35	15 GALLON	VARIES	DESERT SMOKE TREE
	34	1 GALLON	VARIES	GROUND SHRUBS

GENERAL NOTES
1. Landscape shall conform to requirements of tree spacing and plant material, Chapter 30.64 (Clark County).
2. The proposed landscaping and plants are conceptual only, a detailed Landscape Plan will be prepared by a licensed Landscape Architect as a part of the final engineering plan.
3. Trees and shrubs can be substituted if not allowed per SNRPC regional plant list

NORTH

GRAPHIC SCALE
30 0 15 30 60
1" = 30'

CLARK COUNTY, NEVADA

2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148
PH. (702) 876-7055 FAX (702) 362-2687 WEB WWW.VTNV.COM
CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS

REV	DATE	BY

REVISION

LANDSCAPE PLAN

APN:161-09-810-082, 083
NELLIS AND HAPPY VALLEY

DRAWN BY: MAS — NOV. 03
DESIGNED BY: MAS — NOV. 03
CHECKED BY:
PROJECT NO:
SCALE: 1"=30' HORIZ. N/A VERT.

SHEET
LS1
1 OF 1 SHEETS
DRAWING NO.

H:\VEGAS\CAD\DGN\apn-161-09-810-082-nellis-happy\161-09-810-082nellis.dwg

Exhibit F

From: Rob lauer
To: Allan Gutierrez
Subject: Re: APNs 161-08-810-082, -083/Section 92 Post 1/1/03 Notice of non-compliance
Date: Thursday, October 17, 2024 2:10:19 PM
Attachments: Ltr-Air Quality (Allan F. Gutierrez) RE entitlements applications in process, 10-17-24.pdf

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Mr. Gutierrez,

If our response is insufficient then we can appeal your citation to the same hearing judge for review. The law was made crystal clear by the judge at the hearing, as long as we are processing the application for entitlements in good faith any such enforcement action shall be stayed.

Regards,
Rob Lauer

From: Allan Gutierrez <Gutierre@ClarkCountyNV.gov>
Sent: Thursday, October 17, 2024 9:52 AM
To: Raj <raj@milestoneconst.us>
Cc: Rob lauer <centurywest1@hotmail.com>; Satyra George <Satyra.George@ClarkCountyNV.gov>
Subject: FW: APNs 161-08-810-082, -083/Section 92 Post 1/1/03 Notice of non-compliance

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From:	raj@milestoneconst.us
To:	Allan Gutierrez
Cc:	"Rob lauer"; Satyra George
Subject:	RE: APNs 161-08-810-082, -083/Section 92 Post 1/1/03 Notice of non-compliance
Date:	Thursday, October 17, 2024 2:44:24 PM

Hi Allan,

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Let me know if you have any question.
Thanks,

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Cell: (702) 429-7354

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To:	Allan Gutierrez
Subject:	Re: APNs 161-08-810-082, -083/Section 92 Post 1/1/03 Notice of non-compliance
Date:	Thursday, October 17, 2024 3:05:46 PM
Attachments:	Ltr-Air Quality (Allan F. Gutierrez) RE entitlements applications in process, 10-17-24.pdf

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Sent: Thursday, October 17, 2024 2:57 PM
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Raj,

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These documents need to be submitted by October 24, 2024.

Thank you.

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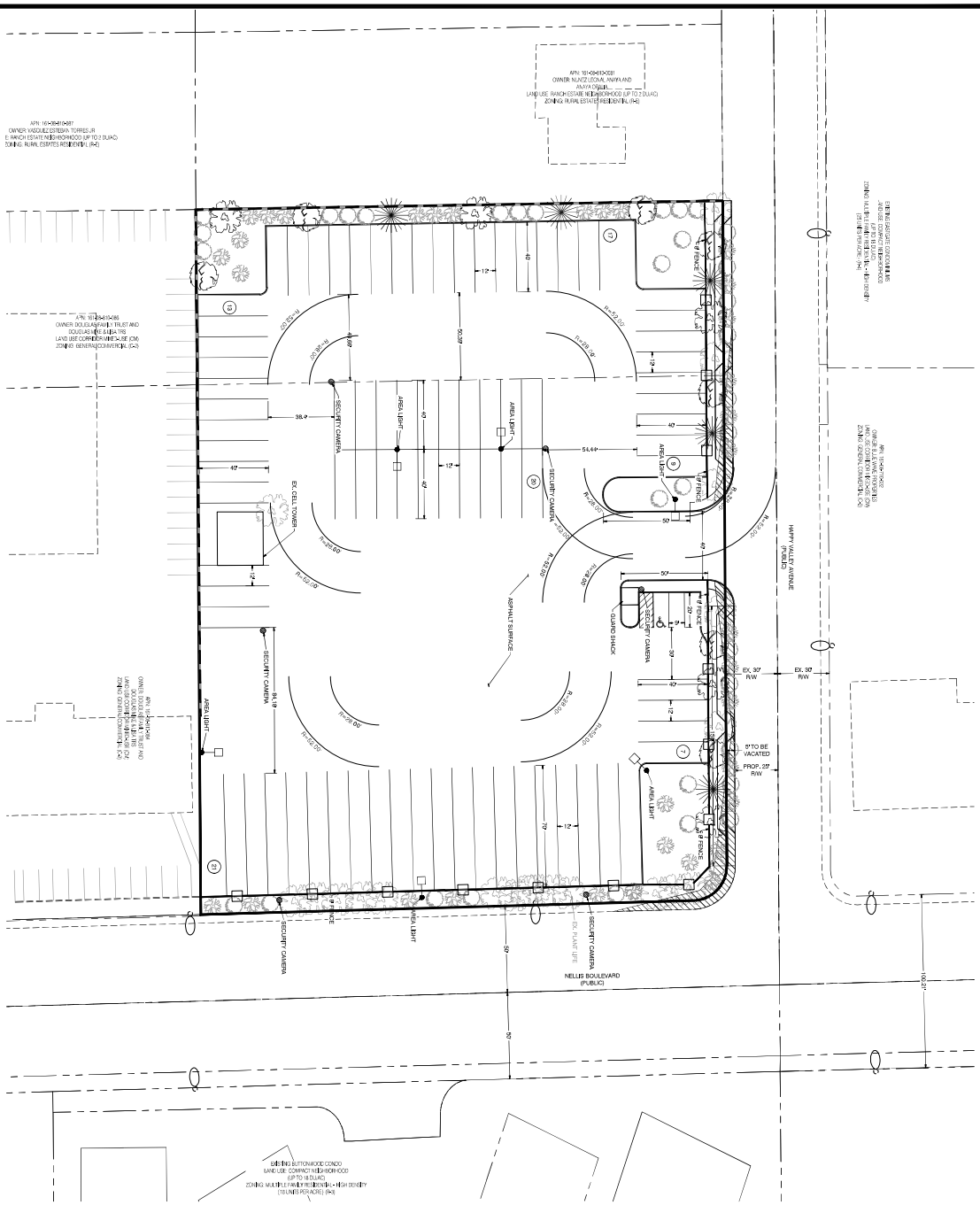
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TREE/PLANT SCHEDULE

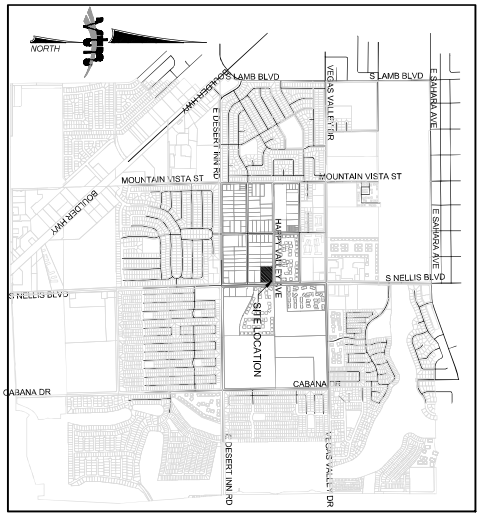
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GRAPHIC SCALE
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30 0 15 30 60

NORTH

VICINITY MAP



DRAWN BY: RJM.S. NOV. '23	LANDSCAPE PLAN	CLARK COUNTY, NEVADA	
DESIGNED BY: RJM.S NOV. '23			
CHECKED BY:	APN:161-08-810-082, 083 NELLIS AND HAPPY VALLEY	2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5148 PH. (702) 873-7550 FAX (702) 362-2597 WEB WWW.VTNNV.COM CONSULTING ENGINEERS ● PLANNERS ● LAND SURVEYORS	PPLRL_2445
PROJECT NO:	SCALE: 1"=30' N/A HORIZ. VERT.		

SHEET LS1 1 OF 1 SHEETS
DRAWING NO.

REV | DATE | BY | REVISION

H:\KEN\NICHOLSON\apn-161-08-810-083-nellis-hapy\161-08-810-083-site-1.dwg

From: Rob lauer
To: Allan Gutierrez
Subject: site plan
Date: Thursday, October 17, 2024 3:29:05 PM
Attachments: 161-08-810-083-site-4-LS (2) xxx.pdf

GCGARCIA

October 17, 2024

Allan F. Gutierrez, Jr.
Air Quality Specialist II
Department of Environment and Sustainability
Division of Air Quality
4701 W. Russell Road, Ste. 200
Las Vegas, NV 89118

RE: Entitlements Applications in Process for DR/WS-24-0276
Nellis & Happy Valley APN#s: 161-08-810-082 & -083

Dear Mr. Gutierrez,

On behalf of our client, Leading Edge Ventures, LLC, we are currently running entitlements applications through the County Planning Department and Hearings Process for a WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards and a DESIGN REVIEW to allow a proposed commercial truck parking lot on two lots consisting of approximately 2.83 acres located on the southwest corner of Happy Valley Avenue and Nellis Boulevard within Sunrise Manor. The case number for those applications are DR/WS-24-0276 and are currently scheduled for the November 6, 2024 Board of County Commissioners Meeting.

Please do not hesitate to contact us if you have any questions or need additional information.

Sincerely,

George Garcia
Founder

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
air quality | desert conservation PROGRAM | sustainability

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Exhibit G

INSPECTION REPORT
No. 144390

Date:	Start Time:	End Time:	Specialist:
Nov 19, 2024	1:10 PM	1:20 PM	Allan Gutierrez

Parcels: 161-08-810-082, 161-08-810-083

Location Description: 3125 SOUTH NELLIS BLVD. - CC SUNRISE MANOR - 89121

Inspection Type: Re-inspection Complaint No.:

AQR Section: 92: Unpaved Parking Lots/Storage Areas - Post 1/1/2003

Observations:

Current Land Use Agreement:

Soil Condition: Stable Note: gravel

Disturbance Factors: Parking, Vehicular Travel, Storage Other:

Fugitive Dust Observed: No Generated By:

Control Measures Implemented: Yes

Control Measures: Other: secure perimeter gate

Tests Performed:

Drop Ball Test:	N/A	Area #1:	Area #2:	Area #3:
Rock Test:	N/A	Percent:		
Silt Content:	N/A	Percent:		
Opacity:	N/A	Percent:		
Photography:	Yes	Traffic Count (ADT):	N/A	

Inspector Notes: Reviewed By: Satyra George

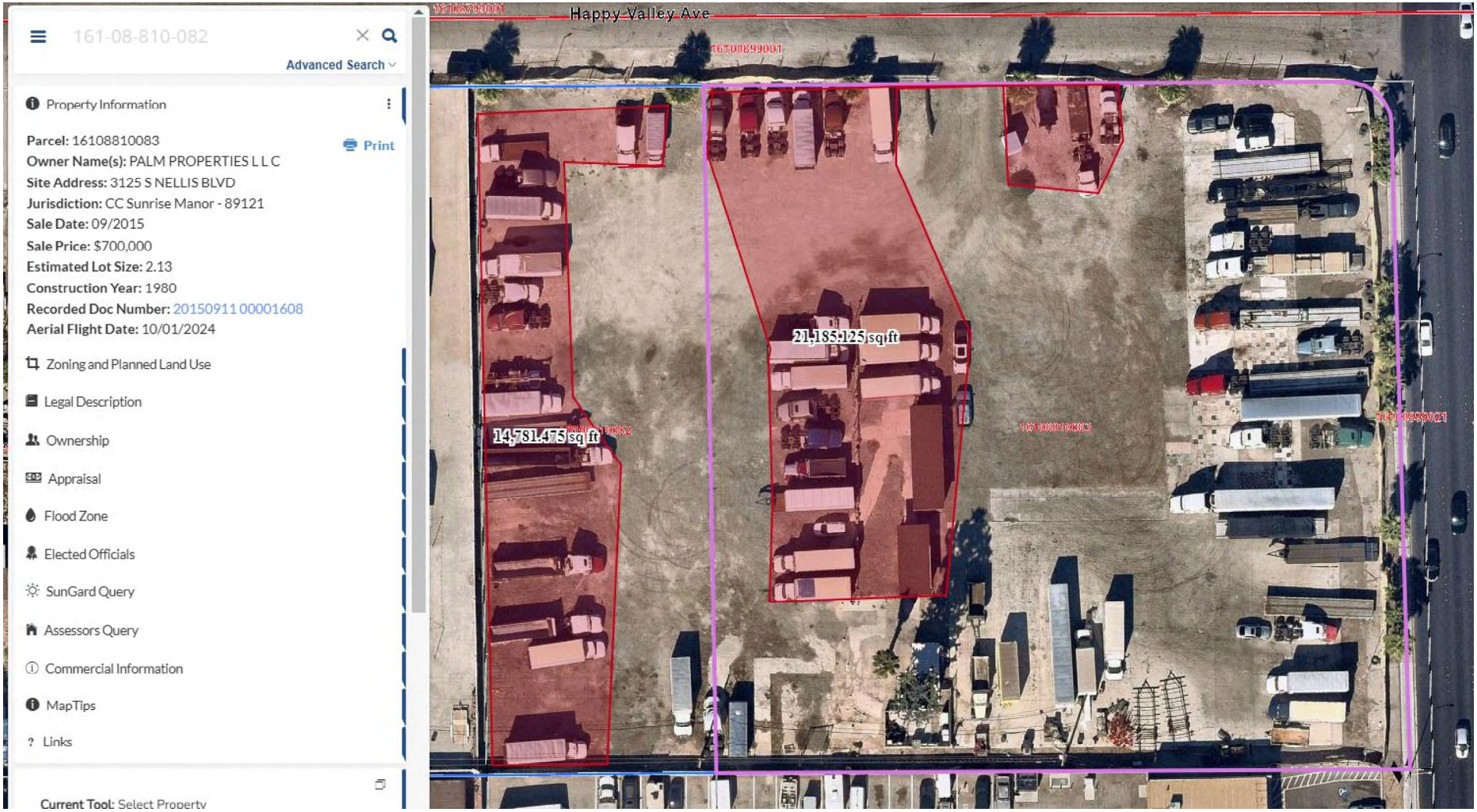
I conducted a re-inspection and observed an unpaved storage yard on APNs 161-08-810-082 & -083. Each parcel has an unpaved storage yard over 5,000 square feet containing over a dozen trailers and trucks. As of November 19, 2024, all necessary control measures to meet AQRs have not been implemented since the original Notice of Non-Compliance (NON) was sent to the Property Owner on October 2, 2024.

The Land owner, Mr. Raj Dhaliwal, has a site land use permit application for a paved truck parking lot before the Board of County Commissioners for approval November 20, 2024. I will contact Mr. Dhaliwal for an update tomorrow.

Action Taken: Follow-up for Possible NOV

APNs 161-08-810-082 & 161-08-810-083
Responsible Parties: Palm Properties, LLC and Rob Lauer, Individually

Exhibit H



MAP 1 - Showing over 5,000 square feet of unpaved parking, aerial flight date October 1, 2024

Exhibit I

From: Rob lauer
To: Allan Gutierrez
Subject: Re: APNs 161-08-810-082, -083/Section 92 Post 1/1/03 Notice of non-compliance
Date: Wednesday, December 4, 2024 3:07:30 PM

Mr. Gutierrez,

Even though the Clark County Staff recommended approving the site plan it was subject to approval by the BOC for a waiver for the "existing" driveway on Happy Valley.
Even though **Commissioner Segerblom** said he would support the project he changed his position at the last second.
We are waiting for the written notice of the decision which we certainly plan on appealing forthwith.

Commissioner Segerblom said he would instructor code enforcement and other agencies to hold all actions for at least 6 months

Rob

From: Allan Gutierrez <Gutierre@ClarkCountyNV.gov>
Sent: Wednesday, December 4, 2024 2:11 PM
To: raj@milestoneconst.us <raj@milestoneconst.us>
Cc: Rob lauer <centurywest1@hotmail.com>; Satyra George <Satyra.George@ClarkCountyNV.gov>
Subject: FW: APNs 161-08-810-082, -083/Section 92 Post 1/1/03 Notice of non-compliance

Good afternoon Raj.

I am sending this email because my November 20, 2024 email below was unanswered.

Please provide update on the site Land Use applications, DR/WS 24-0276, for a truck parking/parking lot, which were scheduled to go before the Clark County Board of County Commissioners on November 20, 2024.

Please note any use of the site will have to comply with any applicable Air Quality Standards for paving.

Please let me know by December 6, 2024.

Thank you.

Allan F. Gutierrez, Jr.
Air Quality Specialist II
Department of Environment and Sustainability
Division of Air Quality
4701 W. Russell Road, Ste. 200
Las Vegas, NV 89118
gutierre@clarkcountynv.gov
Office: 702.455.1679
Cellular: 702.370.2199

From: Allan Gutierrez
Sent: Wednesday, November 20, 2024 9:11 AM
To: raj@milestoneconst.us
Cc: 'Rob lauer' <centurywest1@hotmail.com>; Satyra George <Satyra.George@ClarkCountyNV.gov>
Subject: RE: APNs 161-08-810-082, -083/Section 92 Post 1/1/03 Notice of non-compliance

Good morning Raj.

I am asking for an update on the site Land Use applications, DR/WS 24-0276, for a truck parking/parking lot, which were scheduled to go before the Board of County Commissioners on November 6, 2024.

Please note any use of the site will have to comply with any applicable Air Quality Standards for paving.

Please let me know by the end of the day.

Thank you.

Allan F. Gutierrez, Jr.
Air Quality Specialist II
Department of Environment and Sustainability
Division of Air Quality
4701 W. Russell Road, Ste. 200
Las Vegas, NV 89118
gutierre@clarkcountynv.gov
Office: 702.455.1679
Cellular: 702.370.2199

From: raj@milestoneconst.us <raj@milestoneconst.us>
Sent: Thursday, October 17, 2024 2:44 PM
To: Allan Gutierrez <Gutierre@ClarkCountyNV.gov>
Cc: 'Rob lauer' <centurywest1@hotmail.com>; Satyra George <Satyra.George@ClarkCountyNV.gov>
Subject: RE: APNs 161-08-810-082, -083/Section 92 Post 1/1/03 Notice of non-compliance

Hi Allan,

I talk to Mr. Rob today, he will send you the paperwork he have regarding the land use application.

Let me know if you have any question.
Thanks,

Raj Dhaliwal
Cell: (702) 429-7354

From: Allan Gutierrez <Gutierre@ClarkCountyNV.gov>
Sent: Thursday, October 17, 2024 9:52 AM
To: Raj <raj@milestoneconst.us>
Cc: Rob lauer <centurywest1@hotmail.com>; Satyra George <Satyra.George@ClarkCountyNV.gov>
Subject: FW: APNs 161-08-810-082, -083/Section 92 Post 1/1/03 Notice of non-compliance

Good morning Raj.

It was nice talking to you again.

As the managing partner of Palm Properties, LLC. and the property owner, I am including you, in these and future emails, regarding the 10/2/24 Notice of Noncompliance issued to your properties, APN 161-08-810-082 & -083.

On 10/3/24, I requested from Mr. Lauer, your property tenant, to submit by 10/10/24, documentation regarding the site's Land Use Agreement application and application number: this email is included below.

Once the site has a Land Use Agreement, the property owner can apply for a Dust Control Operating Permit to pave the site.

Please contact me if you have any other questions.

Thank you.

Allan F. Gutierrez, Jr.
Air Quality Specialist II
Department of Environment and Sustainability
Division of Air Quality
4701 W. Russell Road, Ste. 200
Las Vegas, NV 89118
gutierre@clarkcountynv.gov
Office: 702.455.1679
Cellular: 702.370.2199

From: Rob lauer <centurywest1@hotmail.com>
Sent: Tuesday, October 8, 2024 4:09 PM
To: Allan Gutierrez <Gutierre@ClarkCountyNV.gov>
Subject: Re: APNs 161-08-810-082, -083/Section 92 Post 1/1/03 Notice of non-compliance

Mr. Gutierrez,

Here is our design review case # and our vacation case #------> DR/WS-24-0276, VS-24-0277. I also provided you with the court restraining order against the county while we process our application which does apply to your office as well
Thank you
Rob Lauer

From: Allan Gutierrez <Gutierre@ClarkCountyNV.gov>
Sent: Thursday, October 3, 2024 11:16 AM
To: Rob lauer <centurywest1@hotmail.com>
Cc: Satyra George <Satyra.George@ClarkCountyNV.gov>
Subject: RE: APNs 161-08-810-082, -083/Section 92 Post 1/1/03 Notice of non-compliance

Hello Rob.

I stated down below, I am requesting, by **10/10/24**, all documentation regarding your Land Use Agreement application, and the application number, with the Clark County Department of Comprehensive Planning.

Please contact me if you have nay questions.

Thank you.

Allan F. Gutierrez, Jr.
Air Quality Specialist II

Department of Environment and Sustainability
Division of Air Quality
4701 W. Russell Road, Ste. 200
Las Vegas, NV 89118
gutierre@clarkcountynv.gov
Office: 702.455.1679
Cellular: 702.370.2199

From: Rob lauer <centurywest1@hotmail.com>
Sent: Thursday, October 3, 2024 9:23 AM
To: Allan Gutierrez <Gutierre@ClarkCountyNV.gov>
Subject: Re: APNs 161-08-810-082, -083/Section 92 Post 1/1/03 Notice of non-compliance

Our plans are approved t this time subject a waiver for the Happy Valley Driveway.

From: Allan Gutierrez <Gutierre@ClarkCountyNV.gov>
Sent: Thursday, October 3, 2024 9:16 AM
To: centurywest1@hotmail.com <centurywest1@hotmail.com>
Cc: Satyra George <Satyra.George@ClarkCountyNV.gov>
Subject: APNs 161-08-810-082, -083/Section 92 Post 1/1/03 Notice of non-compliance

Hello Rob.

It was nice speaking with you yesterday to discuss your Notice of Non-compliance issued for APNs161-08-810-082 and -083.

In our conversation yesterday, you stated you are in the process of securing the Land Use Agreement to pave your parcels, APNs161-08-810-082 and -083.

I am requesting, by **10/10/24**, all documentation regarding your Land Use Agreement application, and the application number, with the Clark County Department of Comprehensive Planning.

We also discussed the option of applying the alternative asphalt paving method as a short-term, cost saving alternative.

As I stated before, application of this method requires a meeting with the Compliance Supervisor, and a Dust Control Operating Permit, approved by the Compliance Supervisor after this meeting.

Please contact me if you have any questions.

Thank you.

Allan F. Gutierrez, Jr.
Air Quality Specialist II
Department of Environment and Sustainability
Division of Air Quality
4701 W. Russell Road, Ste. 200
Las Vegas, NV 89118
gutierre@clarkcountynv.gov
Office: 702.455.1679
Cellular: 702.370.2199

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
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Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Exhibit J

INSPECTION REPORT
No. 144875

Date:	Start Time:	End Time:	Specialist:
Dec 5, 2024	11:35 AM	11:55 AM	Allan Gutierrez

Parcels: 161-08-810-082, 161-08-810-083

Location Description: 3125 SOUTH NELLIS BLVD. - CC SUNRISE MANOR - 89121

Inspection Type: Re-inspection Complaint No.:

AQR Section: 92: Unpaved Parking Lots/Storage Areas - Post 1/1/2003

Observations:

Current Land Use Agreement: No

Soil Condition: Stable Note: gravel

Disturbance Factors: Parking, Vehicular Travel, Storage Other:

Fugitive Dust Observed: No Generated By:

Control Measures Implemented: Yes

Control Measures: Other: secure perimeter gate

Tests Performed:

Drop Ball Test:	N/A	Area #1:	Area #2:	Area #3:
Rock Test:	N/A	Percent:		
Silt Content:	N/A	Percent:		
Opacity:	N/A	Percent:		
Photography:	Yes	Traffic Count (ADT):	N/A	

Inspector Notes: Reviewed By: Satyra George

I conducted a re-inspection and observed an unpaved storage yard on APNs 161-08-810-082 & -083. Each parcel has an unpaved storage yard over 5,000 square feet containing over a dozen trailers and trucks. As of December 5, 2024, all necessary control measures to meet AQRs have not been implemented since the original Notice of Non-Compliance (NON) was sent to the Property Owner on October 2, 2024.

The Site land use permit application for a paved truck parking lot before the Board of County Commissioners was denied on November 20, 2024. I issued an email to Mr. Dhaliwal and Mr. Rob Lauer to vacate site within 30 days (January 8, 2025) of receipt of the email.

Action Taken: Follow-up for Possible NOV

Exhibit K

From: Allan Gutierrez
To: raj@milestoneconst.us
Cc: Rob lauer; Satyra George
Subject: RE: APNs 161-08-810-082, -083/Section 92 Post 1/1/03 Notice of non-compliance
Date: Monday, December 9, 2024 10:42:00 AM

Good morning Mr. Lauer,

The Clark County Zoning Commissioner meeting of November 20, 2024 moved to deny, on APNs 161-08-810-082 & -083, the waivers of the development standards and the design review for a truck parking lot, and stated it is not the appropriate location for a truck parking lot, and it has been operating illegally for several years.

The meeting discussing this lot here: Clark County Zoning Commission on 2024-11-20 9:00 AM. It's discussed at about the 1:20 mark.

Please provide a written record of any instructions directing government agencies to hold actions for 6 months, or within 30 days from receipt of this email, per AQR Section 92, vacate the site or reduce the storage area to 5,000 square feet or less, on 0.25 to 3.0 inch diameter clean gravel, with less than 6% silt content.

Please respond you acknowledge and understand this email.

Thank you.

Allan F. Gutierrez, Jr.
Air Quality Specialist II
Department of Environment and Sustainability
Division of Air Quality
4701 W. Russell Road, Ste. 200
Las Vegas, NV 89118
gutierre@clarkcountynv.gov
Office: 702.455.1679
Cellular: 702.370.2199

Exhibit L

From: Satyra George
To: Rob lauer
Subject: Re: APNs 161-08-810-082, -083/Section 92 Post 1/1/03 Notice of non-compliance
Date: Tuesday, December 10, 2024 3:14:51 PM
Attachments: Outlook-cid_image0.png
Outlook-cid_image0.png

Good afternoon Mr. Lauer,

APNs 161-08-810-082 and APNs 161-08-810-083 have until January 8, 2025, to come into compliance with Air Quality Regulations (AQRs) Section 92. Failure to come into compliance with Air Quality Regulations may result in a Notice of Violation as outlined in the original NON issued for these parcels. Please let me know if there are any further questions or concerns about what is required to bring the parcels back into compliance.

Public Response Office (PRO) and Dept of Environment and Sustainability, Division of Air Quality (DAQ) are two separate Clark County Departments enforcing their own respective rules. The attached Order is not related to and does not apply to DAQ or the enforcement of AQRs. The administrative process referenced in the Order has no jurisdiction over the enforcement of AQRs. DAQ has its own administrative process for the adjudication of Notices of Violation of AQRs which are heard before the Air Pollution Control Hearing Officer.

Sincerely,

Satyra George | Sr. Air Quality Specialist
Clark County Department of Environment & Sustainability
Division of Air Quality
702-455-1609 (office), 702-758-6153 (mobile)
My working hours are Monday – Thursday, 7:00 AM – 5:30 PM

For Dust Control Applications and Forms, click on this link: Dust Control Permitting Portal, Forms & Requirements.

From: Rob lauer <centurywest1@hotmail.com>
Sent: Tuesday, December 10, 2024 11:35 AM
To: Satyra George <Satyra.George@ClarkCountyNV.gov>
Subject: Re: APNs 161-08-810-082, -083/Section 92 Post 1/1/03 Notice of non-compliance

Mr. George,

We have an agreement with Commissioner Segerblom to stay any enforcement for six months.

In addition, we have 30 days from the BOC to file an administrative appeal.

The 6 months Stay issued Jan 24 applies to all your county enforcements and is in effect as long as we are moving forward in the process according to the judge's ruling.

If necessary, we will seek a new stay while we appeal the BOD ruling.

Please let me know if that will be necessary.

Thank you

Rob Lauer

From: Satyra George <Satyra.George@ClarkCountyNV.gov>
Sent: Tuesday, December 10, 2024 10:25 AM
To: centurywest1@hotmail.com <centurywest1@hotmail.com>; raj@milestoneconst.us <raj@milestoneconst.us>
Cc: Allan Gutierrez <Gutierre@ClarkCountyNV.gov>
Subject: Re: APNs 161-08-810-082, -083/Section 92 Post 1/1/03 Notice of non-compliance

Good morning Rob Lauer,

Allan Gutierrez informed me, as his Senior Air Quality Specialist, of your e-mail below. Can you please clarify what you mean by appeal his actions?

Air Quality has not yet issued a Notice of Violation for this property to appeal. Currently Air Quality has an Administrative Appeal Order, provided in regards to this property, which includes a 6 month stay order to the Public Response Office, not Air Quality Regulations, which expired on July 15,2024. Air Quality Specialist Allan Gutierrez has worked with you since December 3, 2024, to give you time to go through the Clark County Zoning Process in order to get the proper approvals to pave an outdoor truck parking lot. If there is a new official stay or Administrative Appeal Order, which includes a stay of Air Quality Regulations or Enforcement, please provide it so that Air Quality can abide by the terms of the stay.

On November 20, 2024, the Clark County Zoning Commissioner meeting voted to not approve the waivers of development standards and design review for a truck parking lot associated with APNs 161-08-810-082 and 161-08-810-083, which are currently out of compliance with Air Quality Regulations Section 92 for unpaved parking/storage. When paving is not an option due to Zoning or Public Works limitations, Air Quality gives 30 days, the same amount of time provided in the original Notice of Non-Compliance (NON) issued to you, for a property owner to come into compliance. This gives you until January 8, 2025, to reduce parking/storage to under 5,000 square feet or vacate a parcel as described in Gutierrez's December 9, 2024 e-mail. Failure to do so may result in a Notice of Violation as outlined in the original NON issued for this parcel.

Here are the Section 92 Regulations for your review. Please respond by December 17, 2024, with your clarification, any relevant stay or Administrative Appeal Order, and confirm you understand what is needed to come into compliance with Air Quality Regulations. Feel free to reach out to me by e-mail or phone with questions or concerns. Have a great day.

SECTION 92: FUGITIVE DUST FROM UNPAVED PARKING LOTS AND STORAGE AREAS - Clark County, Nevada

Amended 08/03/21 92-2 CC Air Quality Regulations 92.0 Fugitive Dust from Unpaved Parking Lots and Storage Areas . 92.1 Applicability (a) The provisions of this regulation shall apply to Unpaved Parking Lots

webfiles.clarkcountynv.gov

Sincerely,

Satyra George | Sr. Air Quality Specialist
Clark County Department of Environment & Sustainability
Division of Air Quality
702-455-1609 (office), 702-758-6153 (mobile)
My working hours are Monday – Thursday, 7:00 AM – 5:30 PM

For Dust Control Applications and Forms, click on this link: Dust Control Permitting Portal, Forms & Requirements.

From: Rob lauer <centurywest1@hotmail.com>
Sent: Monday, December 9, 2024 12:25 PM
To: Allan Gutierrez <Gutierre@ClarkCountyNV.gov>
Subject: Re: APNs 161-08-810-082, -083/Section 92 Post 1/1/03 Notice of non-compliance

Mr. Gutierrez,

I respectfully would like to appeal your actions.

Please provide any forms and instructions to appeal your actions.

Rob lauer

Leading Edge Ventures

From: Allan Gutierrez <Gutierre@ClarkCountyNV.gov>
Sent: Monday, December 9, 2024 10:42 AM
To: raj@milestoneconst.us <raj@milestoneconst.us>
Cc: Rob lauer <centurywest1@hotmail.com>; Satyra George <Satyra.George@ClarkCountyNV.gov>
Subject: RE: APNs 161-08-810-082, -083/Section 92 Post 1/1/03 Notice of non-compliance

Good morning Mr. Lauer,

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The meeting discussing this lot here: Clark County Zoning Commission on 2024-11-20 9:00 AM. It's discussed at about the 1:20 mark.

Please provide a written record of any instructions directing government agencies to hold actions for 6 months, or within 30 days from receipt of this email, per AQR Section 92, vacate the site or reduce the storage area to 5,000 square feet or less, on 0.25 to 3.0 inch diameter clean gravel, with less than 6% silt content.

Please respond you acknowledge and understand this email.

Thank you.

Allan F. Gutierrez, Jr.
Air Quality Specialist II
Department of Environment and Sustainability
Division of Air Quality
4701 W. Russell Road, Ste. 200
Las Vegas, NV 89118
gutierre@clarkcountynv.gov
Office: 702.455.1679
Cellular: 702.370.2199

Exhibit M

Outlook

Re: APNs 161-08-810-082, -083/Section 92 Post 1/1/03 Notice of non-compliance

From Rob lauer <centurywest1@hotmail.com>
Date Fri 12/13/2024 2:53 PM
To Satyra George <Satyra.George@ClarkCountyNV.gov>

1 attachment (176 KB)
Petition for Judicial Review (Lauer).pdf;

Mr. George,

Please take notice that we filed a lawsuit seeking judicial review of the BOC denial.

Please direct any and all further demands to my attorney regarding your demands that I vacate the premises.

Regards,
Rob Lauer

From: Satyra George <Satyra.George@ClarkCountyNV.gov>
Sent: Tuesday, December 10, 2024 10:25 AM
To: centurywest1@hotmail.com <centurywest1@hotmail.com>; raj@milestoneconst.us <raj@milestoneconst.us>
Cc: Allan Gutierrez <Gutierre@ClarkCountyNV.gov>
Subject: Re: APNs 161-08-810-082, -083/Section 92 Post 1/1/03 Notice of non-compliance

Good morning Rob Lauer,

Allan Gutierrez informed me, as his Senior Air Quality Specialist, of your e-mail below. Can you please clarify what you mean by appeal his actions?

Air Quality has not yet issued a Notice of Violation for this property to appeal. Currently Air Quality has an Administrative Appeal Order, provided in regards to this property, which includes a 6 month stay order to the Public Response Office, not Air Quality Regulations, which expired on July 15,2024. Air Quality Specialist Allan Gutierrez has worked with you since December 3, 2024, to give you time to go through the Clark County Zoning Process in order to get the proper approvals to pave an outdoor truck parking lot. If there is a new official stay or Administrative Appeal Order, which includes a stay of Air Quality Regulations or Enforcement, please provide it so that Air Quality can abide by the terms of the stay.

On November 20, 2024, the Clark County Zoning Commissioner meeting voted to not approve the waivers of development standards and design review for a truck parking lot associated with APNs 161-08-810-082 and 161-08-810-083, which are currently out of compliance with Air Quality Regulations Section 92 for unpaved parking/storage. When paving is not an option due to Zoning or Public Works limitations, Air Quality gives 30 days, the same amount of time provided in the original Notice of Non-Compliance (NON) issued to you, for a property

owner to come into compliance. This gives you until January 8, 2025, to reduce parking/storage to under 5,000 square feet or vacate a parcel as described in Gutierrez's December 9, 2024 e-mail. Failure to do so may result in a Notice of Violation as outlined in the original NON issued for this parcel.

Here are the Section 92 Regulations for your review. Please respond by December 17, 2024, with your clarification, any relevant stay or Administrative Appeal Order, and confirm you understand what is needed to come into compliance with Air Quality Regulations. Feel free to reach out to me by e-mail or phone with questions or concerns. Have a great day.

> SECTION 92: FUGITIVE DUST FROM UNPAVED PARKING LOTS AND STORAGE AREAS - Clark County, Nevada
>
> Amended 08/03/21 92-2 CC Air Quality Regulations 92.0 Fugitive Dust from Unpaved Parking Lots and Storage Areas . 92.1 Applicability (a) The provisions of this regulation shall apply to Unpaved Parking Lots
>
> webfiles.clarkcountynv.gov

Sincerely,

Satyra George | Sr. Air Quality Specialist
Clark County Department of Environment & Sustainability
Division of Air Quality
702-455-1609 (office), 702-758-6153 (mobile)
My working hours are Monday – Thursday, 7:00 AM – 5:30 PM

For Dust Control Applications and Forms, click on this link: Dust Control Permitting Portal, Forms & Requirements.

From: Rob lauer <centurywest1@hotmail.com>
Sent: Monday, December 9, 2024 12:25 PM
To: Allan Gutierrez <Gutierre@ClarkCountyNV.gov>
Subject: Re: APNs 161-08-810-082, -083/Section 92 Post 1/1/03 Notice of non-compliance

Mr. Gutierrez,

I respectfully would like to appeal your actions.

Please provide any forms and instructions to appeal your actions.

Rob lauer

Leading Edge Ventures

From: Allan Gutierrez <Gutierre@ClarkCountyNV.gov>
Sent: Monday, December 9, 2024 10:42 AM
To: raj@milestoneconst.us <raj@milestoneconst.us>
Cc: Rob lauer <centurywest1@hotmail.com>; Satyra George <Satyra.George@ClarkCountyNV.gov>
Subject: RE: APNs 161-08-810-082, -083/Section 92 Post 1/1/03 Notice of non-compliance

Good morning Mr. Lauer,

The Clark County Zoning Commissioner meeting of November 20, 2024 moved to deny, on APNs 161-08-810-082 & -083, the waivers of the development standards and the design review for a truck parking lot, and stated it is not the appropriate location for a truck parking lot, and it has been operating illegally for several years.

The meeting discussing this lot here: Clark County Zoning Commission on 2024-11-20 9:00 AM. It's discussed at about the 1:20 mark.

Please provide a written record of any instructions directing government agencies to hold actions for 6 months, or within 30 days from receipt of this email, per AQR Section 92, vacate the site or reduce the storage area to 5,000 square feet or less, on 0.25 to 3.0 inch diameter clean gravel, with less than 6% silt content.

Please respond you acknowledge and understand this email.

Thank you.

Allan F. Gutierrez, Jr.
Air Quality Specialist II
Department of Environment and Sustainability
Division of Air Quality
4701 W. Russell Road, Ste. 200
Las Vegas, NV 89118
gutierre@clarkcountynv.gov
Office: 702.455.1679
Cellular: 702.370.2199

Electronically Filed
12/12/2024 11:52 AM
Steven D. Grierson
CLERK OF THE COURT

PTJR

SUGDEN LAW
Amy L. Sugden,
Nevada Bar No. 9983
375 E. Warm Springs. Ste. 104
Las Vegas, Nevada 89119
Telephone: (702) 625-3605
Email: amy@sugdenlaw.com

Attorney for Petitioners

CASE NO: A-24-907944-J
Department 22

EIGHTH JUDICIAL DISTRICT COURT

CLARK COUNTY, NEVADA

*****

PALM PROPERTIES, LLC; a Nevada limited liability company; LEADING EDGE VENTURES, LLC, a Nevada limited liability company; ROBERT LAUER, an individual, Petitioners, v. COUNTY OF CLARK, a political subdivision of the State of Nevada, et al., Respondent.	Case No.: Dept. No: **PETITION FOR JUDICIAL REVIEW**

Petitioners, PALM PROPERTIES, LLC, LEADING EDGE VENTURES, LLC, and ROBERT LAUER, by and through their attorney, AMY L. SUGDEN, of SUGDEN LAW, hereby petition this Court, pursuant to NRS 278.0233, NRS 278.0235, and NRS 278.3195 for review of the County of Clark's denial of Petitioners' land use applications, identified as VS-24-0277 and WS-24-0276 and corresponding December 3, 2024 Notice of Final Action regarding the same ("NOFA").

PARTIES AND JURISDICTION

1. Petitioner, Palm Properties, LLC, (hereinafter, "Palm Properties) is a Nevada limited liability company formed and existing under the laws of the State of Nevada.

2. Petitioner, Leading Edge Ventures, LLC, (hereinafter, "Leading Edge") is a Nevada limited liability company formed and existing under the laws of the State of Nevada.

3. Petitioner, Robert Lauer, (hereinafter, "Lauer") is a natural person residing in Clark County, Nevada.

4. Respondent, the County of Clark (hereinafter, the "County" or "Clark County"), is a political subdivision of the State of Nevada, et al.

5. This Court has subject matter jurisdiction over this matter pursuant to NRS 278.0233, NRS 278.023, and NRS 278.3195 for judicial review of the County's denial of VS-24-0277 and WS-24-0276.

6. The amount of actual damages suffered by Petitioners pursuant to NRS 278.0233(1)(a) exceeds $15,000.00.

GENERAL ALLEGATIONS

1. Palm Properties is the owner of real property located 3125 South Nellis Blvd, Las Vegas, NV, 89121 and identified as Clark County Assessor Parcel Numbers 161-08-810-083 (2.13 +/- acres) and 161-08-810-082 (0.70 +/- acres)(collectively, the "Subject Property").

2. Lauer is the lessee of the Subject Property and has contracted with Palm Properties for purchase of the Subject Property to himself and/or his assignee, which includes his company, Leading Edge.

3. Petitioners collectively initiated the process to vacate and abandon a portion of right of way adjacent to the Subject Property, identified as "VS-24-0277", and sought a waiver of development

standards with a design review for a proposed commercial truck parking lot in CG (Commercial General Zone), identified as "WS-24-0276" (hereinafter, VS-24-0277 and WS-24-0276 are collectively referred to as the "Land Use Application").

4. After successfully undergoing the extensive pre-planning submittal process and pre-planning meetings, the Land Use Application went before Clark County Staff, who voted to recommend approval. Notably, Staff confirmed that the parking lot for commercial trucks in a CG zone is permitted use.

5. In many of the meetings with Clark County Commissioner Tick Segerblom regarding the pending Land Use Applications, Commissioner Segerblom expressed his support for the Petitioner's Land Use Applications.

6. Thereafter, after many continuances, the Land Use Application was ultimately put to vote on November 20, 2024 and denied after Commissioner Segerblom recommended denial. The Notice of Final Action was filed with the Clark County Clerk, Commission Division, on December 3, 2024 ("NOFA").

7. This denial surprised Petitioners given his prior expression of support for their project and Land Use Applications.

8. The County's denial of the Land Use Application and issuance of the NOFA is arbitrary.

9. The County's denial of the Land Use Application and issuance of the NOFA is capricious.

10. The County's denial of the Land Use Application and issuance of the NOFA lacks support in the form of substantial evidence.

//

11. As a result of the foregoing, Petitioners have been unable to develop and/or make use the Subject Property as intend, resulting in a loss of significant revenue. The damages claimed as a result of the denial of the Land Use Application well exceed the $15,000.00 jurisdictional threshold.

12. Petitioners now file this Petition for Judicial Review to appeal the County's NOFA as the denial of the Land Use Application is arbitrary, capricious and unlawful.

PRAYER FOR RELIEF

WHEREFORE, Petitioners prays for judgment against the Respondent as hereinafter set forth:

1. Judicial Review overturning the County's November 20, 2024 denial of VS-254-0277 and WS-24-0276 and the corresponding NOFA;

2. Issuance of actual damages suffered as a result to be determined in accordance with evidence performed herein pursuant to NRS 278.0233;

3. For reasonable attorney's fees and costs incurred herein;

4. Statutory interest on all monies and damages awarded herein; and

5. For any further and additional relief that this Court may deem appropriate.

DATED this 12th day of December, 2024

SUGDEN LAW

By: /s/ Amy L. Sugden
AMY L. SUGDEN, ESQ.
Nevada Bar No. 9983
375 E. Warm Springs, Ste. 104
Las Vegas, Nevada 89119
Telephone: (702) 625-3605

Attorney for Petitioners

Exhibit N

Outlook

Re: APNs 161-08-810-082, -083 AQR Section 92 Non-Compliance

From Amy Sugden <amy@sugdenlaw.com>
Date Thu 12/19/2024 1:09 PM
To Satyra George <Satyra.George@ClarkCountyNV.gov>
Cc Catherine Jorgenson <catherine.jorgenson@clarkcountydanv.gov>

I'm sorry I just realized I transposed the letters in your name when I was hitting send! Apologies, Satyra.

From: Amy Sugden <amy@sugdenlaw.com>
Date: Thursday, December 19, 2024 at 1:08 PM
To: Satyra George <Satyra.George@ClarkCountyNV.gov>
Cc: Catherine Jorgenson <catherine.jorgenson@clarkcountydanv.gov>
Subject: Re: APNs 161-08-810-082, -083 AQR Section 92 Non-Compliance

Thank you, Satrya for the email and information.

I am working on this matter and will get in touch with Ms. Jorgenson after the New Year (and before January 8, 2025) to discuss.

Happy Holidays!
Amy

SUGDEN LAW

Amy L. Sugden, Esq.
375 E. Warm Springs Road, Suite 104
Las Vegas, Nevada 89119
(702) 625-3605 Tel
www.sugdenlaw.com

This e-mail communication is a confidential attorney-client communication intended only for the person named above. If you are not the person named above, or the employee or agent responsible for delivery of the following information, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately. Also, please e-mail the sender that you have received the communication in error. Thank you.

From: Satyra George <Satyra.George@ClarkCountyNV.gov>
Date: Thursday, December 19, 2024 at 8:50 AM

To: Amy Sugden <amy@sugdenlaw.com>
Cc: Catherine Jorgenson <catherine.jorgenson@clarkcountydanv.gov>
Subject: APNs 161-08-810-082, -083 AQR Section 92 Non-Compliance

Good morning Amy L. Sugden, Esq.,

This email is a result of e-mail exchanges between your clients and myself, regarding the unpaved storage yard/parking lot currently used for truck parking on parcel numbers 161-08-810-082 and 161-08-810-083 (Property). Continuous parking or storage on unpaved lots after January 1, 2003, is prohibited by Air Quality Regulation (AQR) Section 92. The Property is not in compliance with this regulation.

To avoid the issuance of a Notice of Violation pursuant to AQR Section 92 and comply with soil stabilization standards in AQR Section 90, the following actions must be taken by March 31, 2025:

1) Reduce all unpaved parking or storage areas on the Property to 5,000 sq. ft. or less,

2) Stabilize the remaining site soils, and

3) Notify Air Quality once items one and two have been completed for a final inspection.

If the Property continues to be operated as an unpaved storage yard/parking lot greater than 5,000 square feet after March 31, 2025, Air Quality may issue a Notice of Violation to the owner and/or operator of the Property with potential recommended penalties of $500 per day beginning January 8, 2025, the deadline provided in an email dated December 10, 2024.

If circumstances change prior to March 31, 2025 related to paving the Property, please notify us immediately.

If you have any questions or would like to discuss further, please contact Deputy District Attorney Catherine Jorgenson at (702) 455-4761.

Regards,

Satyra George | Sr. Air Quality Specialist

Clark County Department of Environment & Sustainability

Division of Air Quality

702-455-1609 (office), 702-758-6153 (mobile)

My working hours are Monday – Thursday, 7:00 AM – 5:30 PM

For Dust Control Applications and Forms, click on this link: Dust Control Permitting Portal, Forms & Requirements.

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
air quality | desert conservation PROGRAM | sustainability

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Exhibit O

INSPECTION REPORT
No. 145663

Date:	Start Time:	End Time:	Specialist:
Jan 9, 2025	10:20 AM	10:30 AM	Allan Gutierrez

Parcels: 161-08-810-083, 161-08-810-082

Location Description: 3125 SOUTH NELLIS BLVD. - CC SUNRISE MANOR - 89121

Inspection Type: Re-inspection Complaint No.:

AQR Section: 92: Unpaved Parking Lots/Storage Areas - Post 1/1/2003

Observations:

Current Land Use Agreement: No

Soil Condition: Stable Note: gravel

Disturbance Factors: Parking, Vehicular Travel, Storage Other:

Fugitive Dust Observed: No Generated By:

Control Measures Implemented: Yes

Control Measures: Other: secure perimeter gate, gravel

Tests Performed:

Drop Ball Test:	N/A	Area #1:	Area #2:	Area #3:
Rock Test:	N/A	Percent:		
Silt Content:	N/A	Percent:		
Opacity:	N/A	Percent:		
Photography:	Yes	Traffic Count (ADT):	N/A	

Inspector Notes: Reviewed By: Satyra George

I conducted a re-inspection and observed an unpaved storage yard on APNs 161-08-810-082 & -083. Each parcel has an unpaved storage yard over 5,000 square feet containing over a dozen trailers and trucks. As of January 9, 2025, all necessary control measures to meet AQRs have not been implemented since the original Notice of Non-Compliance (NON) was sent to the Property Owner on October 2, 2024.

I issued an email to Mr. Dhaliwal and Mr. Rob Lauer to vacate site within 30 days (January 8, 2025) of receipt of the email.

Action Taken: Follow-up for Possible NOV

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

Exhibit P

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

INSPECTION REPORT
No. 147954

Date:	Start Time:	End Time:	Specialist:
Feb 24, 2025	9:25 AM	9:35 AM	Allan Gutierrez

Parcels: 161-08-810-083, 161-08-810-082

Location Description: 3125 SOUTH NELLIS BLVD. - CC SUNRISE MANOR - 89121

Inspection Type: Re-inspection Complaint No.:

AQR Section: 92: Unpaved Parking Lots/Storage Areas - Post 1/1/2003

Observations:

Current Land Use Agreement: No

Soil Condition: Stable Note: gravel

Disturbance Factors: Parking, Vehicular Travel, Storage Other:

Fugitive Dust Observed: No Generated By:

Control Measures Implemented: Yes

Control Measures: Other: secure gate, gravel

Tests Performed:

Drop Ball Test:	N/A	Area #1:	Area #2:	Area #3:
Rock Test:	N/A	Percent:		
Silt Content:	N/A	Percent:		
Opacity:	N/A	Percent:		
Photography:	Yes	Traffic Count (ADT):	N/A	

Inspector Notes: Reviewed By: Satyra George

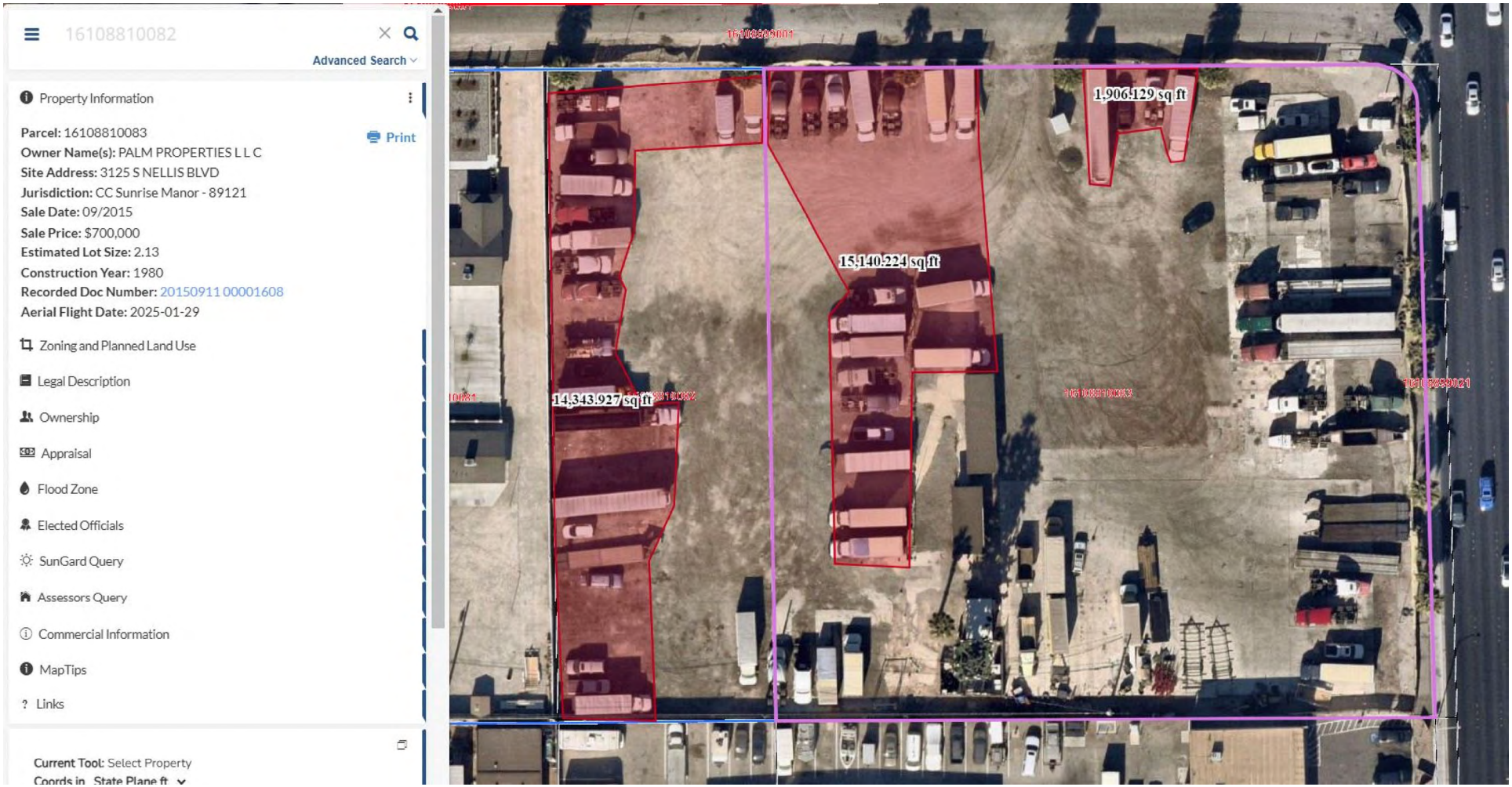
I conducted a re-inspection and observed an unpaved storage yard on APNs 161-08-810-082 & -083. Each parcel has an unpaved storage yard over 5,000 square feet containing over a dozen trailers and trucks. As of February 24, 2025, all necessary control measures to meet AQRs have not been implemented since the original Notice of Non-Compliance (NON) was sent to the Property Owner.

An email was sent December 9, 2024, to Mr. Raj Dhaliwal, the Land Owner, and Mr. Rob Lauer, Property Manager, to meet compliance by January 8, 2025. An extension was granted until March 31, 2025.

Action Taken: Follow-up for Possible NOV

APNs 161-08-810-082 & 161-08-810-083
Responsible Parties: Palm Properties, LLC and Rob Lauer, Individually

Exhibit Q



MAP 2 - Showing over 5,000 square feet of unpaved parking, aerial flight date January 29, 2025

Exhibit R

From: Satyra George
To: Amy Sugden
Cc: Timothy Allen; Allan Gutierrez; David Dean
Subject: Re: APNs 161-08-810-082, -083 AQR Section 92 Non-Compliance
Date: Tuesday, March 4, 2025 5:02:52 PM
Attachments: Outlook-cid_image0.png
image001.png
Outlook-cid_image0.png

Good afternoon Amy L. Sugden, Esq.,

This is a courtesy reminder of your clients' upcoming March 31, 2025 deadline. Our inspector observed parcels 161-08-810-082 and 161-08-810-083 are still in use. Are there updates on their current plan to bring the site into compliance by March 31st?

In addition, we have a new Deputy District Attorney, Timothy Jay Allen, who I am CC'ing in this e-mail and can be reached at (702) 455-4761. Please contact him rather than Attorney Catherine Jorgenson. Have a great day!

Sincerely,

Satyra George | Sr. Air Quality Specialist
Clark County Department of Environment & Sustainability
Division of Air Quality
702-455-1609 (office), 702-758-6153 (mobile)
My working hours are Monday – Thursday, 7:00 AM – 5:30 PM

For Dust Control Applications and Forms, click on this link: Dust Control Permitting Portal, Forms & Requirements.

From: Amy Sugden <amy@sugdenlaw.com>
Sent: Thursday, December 19, 2024 1:08 PM
To: Satyra George <Satyra.George@ClarkCountyNV.gov>
Cc: Catherine Jorgenson <catherine.jorgenson@clarkcountydanv.gov>
Subject: Re: APNs 161-08-810-082, -083 AQR Section 92 Non-Compliance

Thank you, Satrya for the email and information.

I am working on this matter and will get in touch with Ms. Jorgenson after the New Year (and before January 8, 2025) to discuss.

Happy Holidays!
Amy

Amy L. Sugden, Esq.
375 E. Warm Springs Road, Suite 104
Las Vegas, Nevada 89119
(702) 625-3605 Tel
www.sugdenlaw.com

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From: Satyra George <Satyra.George@ClarkCountyNV.gov>
Date: Thursday, December 19, 2024 at 8:50 AM
To: Amy Sugden <amy@sugdenlaw.com>
Cc: Catherine Jorgenson <catherine.jorgenson@clarkcountydanv.gov>
Subject: APNs 161-08-810-082, -083 AQR Section 92 Non-Compliance

Good morning Amy L. Sugden, Esq.,

This email is a result of e-mail exchanges between your clients and myself, regarding the unpaved storage yard/parking lot currently used for truck parking on parcel numbers 161-08-810-082 and 161-08-810-083 (Property). Continuous parking or storage on unpaved lots after January 1, 2003, is prohibited by Air Quality Regulation (AQR) Section 92. The Property is not in compliance with this regulation.

To avoid the issuance of a Notice of Violation pursuant to AQR Section 92 and comply with soil stabilization standards in AQR Section 90, the following actions must be taken by March 31, 2025:

1) Reduce all unpaved parking or storage areas on the Property to 5,000 sq. ft. or less,
2) Stabilize the remaining site soils, and
3) Notify Air Quality once items one and two have been completed for a final inspection.

If the Property continues to be operated as an unpaved storage yard/parking lot greater than 5,000

square feet after March 31, 2025, Air Quality may issue a Notice of Violation to the owner and/or operator of the Property with potential recommended penalties of $500 per day beginning January 8, 2025, the deadline provided in an email dated December 10, 2024.
If circumstances change prior to March 31, 2025 related to paving the Property, please notify us immediately.
If you have any questions or would like to discuss further, please contact Deputy District Attorney Catherine Jorgenson at (702) 455-4761.

Regards,

Satyra George | Sr. Air Quality Specialist
Clark County Department of Environment & Sustainability
Division of Air Quality
702-455-1609 (office), 702-758-6153 (mobile)
My working hours are Monday – Thursday, 7:00 AM – 5:30 PM



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air quality | desert conservation PROGRAM | sustainability

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Exhibit S

INSPECTION REPORT
No. 147955

Date:	Start Time:	End Time:	Specialist:
Mar 18, 2025	10:00 AM	10:20 AM	Allan Gutierrez

Parcels: 161-08-810-082, 161-08-810-083

Location Description: 3125 SOUTH NELLIS BLVD. - CC SUNRISE MANOR - 89121

Inspection Type: Re-inspection Complaint No.:

AQR Section: 92: Unpaved Parking Lots/Storage Areas - Post 1/1/2003

Observations:

Current Land Use Agreement: No

Soil Condition: Stable Note: gravel

Disturbance Factors: Parking, Vehicular Travel, Storage Other:

Fugitive Dust Observed: No Generated By:

Control Measures Implemented: Yes

Control Measures: Other: secure gate, gravel

Tests Performed:

Drop Ball Test:	N/A	Area #1:	Area #2:	Area #3:
Rock Test:	N/A	Percent:		
Silt Content:	N/A	Percent:		
Opacity:	N/A	Percent:		
Photography:	Yes	Traffic Count (ADT):	N/A	

Inspector Notes: Reviewed By: Satyra George

I conducted a re-inspection and observed an unpaved storage yard on APNs 161-08-810-082 & -083. Each parcel has an unpaved storage yard over 5,000 square feet containing over a dozen trailers and trucks. As of March 18, 2025, all necessary control measures to meet AQRs have not been implemented since the original Notice of Non-Compliance (NON) was sent to the Property Owner on October 2, 2024.

An email was sent December 9, 2024 to Mr. Raj Dhaliwal, the Land Owner, and Mr. Rob Lauer, Property Manager, to meet compliance by January 8, 2025. An extension to meet compliance by March 31, 2025, was granted.

Action Taken: Follow-up for Possible NOV

Exhibit T

From: Satyra George
To: Amy Sugden
Cc: Timothy Allen; Allan Gutierrez; David Dean
Subject: Re: APNs 161-08-810-082, -083 AQR Section 92 Non-Compliance
Date: Wednesday, March 19, 2025 4:42:52 PM
Attachments: Outlook-cid_image0.png
image001.png
Outlook-cid_image0.png
Outlook-cid_image0.png

Good afternoon Amy L. Sugden, Esq.,

I am following-up as I have not received a response to the e-mail below. Have a great day.

Sincerely,

Satyra George | Sr. Air Quality Specialist
Clark County Department of Environment & Sustainability
Division of Air Quality
702-455-1609 (office), 702-758-6153 (mobile)
My working hours are Monday – Thursday, 7:00 AM – 5:30 PM

For Dust Control Applications and Forms, click on this link: Dust Control Permitting Portal, Forms & Requirements.

From: Satyra George
Sent: Tuesday, March 4, 2025 5:02 PM
To: Amy Sugden
Cc: Timothy Allen; Allan Gutierrez; David Dean
Subject: Re: APNs 161-08-810-082, -083 AQR Section 92 Non-Compliance

Good afternoon Amy L. Sugden, Esq.,

This is a courtesy reminder of your clients' upcoming March 31, 2025 deadline. Our inspector observed parcels 161-08-810-082 and 161-08-810-083 are still in use. Are there updates on their current plan to bring the site into compliance by March 31st?

In addition, we have a new Deputy District Attorney, Timothy Jay Allen, who I am CC'ing in this e-mail and can be reached at (702) 455-4761. Please contact him rather than Attorney Catherine Jorgenson. Have a great day!

Sincerely,

Satyra George | Sr. Air Quality Specialist
Clark County Department of Environment & Sustainability
Division of Air Quality
702-455-1609 (office), 702-758-6153 (mobile)
My working hours are Monday – Thursday, 7:00 AM – 5:30 PM



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From: Amy Sugden <amy@sugdenlaw.com>
Sent: Thursday, December 19, 2024 1:08 PM
To: Satyra George <Satyra.George@ClarkCountyNV.gov>
Cc: Catherine Jorgenson <catherine.jorgenson@clarkcountydanv.gov>
Subject: Re: APNs 161-08-810-082, -083 AQR Section 92 Non-Compliance

Thank you, Satrya for the email and information.

I am working on this matter and will get in touch with Ms. Jorgenson after the New Year (and before January 8, 2025) to discuss.

Happy Holidays!
Amy



Amy L. Sugden, Esq.
375 E. Warm Springs Road, Suite 104
Las Vegas, Nevada 89119
(702) 625-3605 Tel
www.sugdenlaw.com

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From: Satyra George <Satyra.George@ClarkCountyNV.gov>
Date: Thursday, December 19, 2024 at 8:50 AM
To: Amy Sugden <amy@sugdenlaw.com>
Cc: Catherine Jorgenson <catherine.jorgenson@clarkcountydanv.gov>
Subject: APNs 161-08-810-082, -083 AQR Section 92 Non-Compliance

Good morning Amy L. Sugden, Esq.,

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If circumstances change prior to March 31, 2025 related to paving the Property, please notify us immediately.
If you have any questions or would like to discuss further, please contact Deputy District Attorney Catherine Jorgenson at (702) 455-4761.

Regards,

Satyra George | Sr. Air Quality Specialist
Clark County Department of Environment & Sustainability
Division of Air Quality
702-455-1609 (office), 702-758-6153 (mobile)
My working hours are Monday – Thursday, 7:00 AM – 5:30 PM



For Dust Control Applications and Forms, click on this link: Dust Control Permitting Portal, Forms & Requirements.

Exhibit U

Outlook

RE: APNs 161-08-810-082, -083 AQR Section 92 Non-Compliance

From Timothy Allen <Timothy.Allen@clarkcountydanv.gov>
Date Thu 3/20/2025 9:43 AM
To Amy Sugden <amy@sugdenlaw.com>; Satyra George <Satyra.George@ClarkCountyNV.gov>
Cc Allan Gutierrez <Gutierre@ClarkCountyNV.gov>; David Dean <Dean@ClarkCountyNV.gov>

Hi All,

My understanding is that the deadline in question here is to stop having a dirt parking lot for trucks or an NOV will be issued.

If there is a deadline in a petition for review my office is happy to review a request for continuance. However, if there is a deadline set by DAQ for compliance with air quality laws, that is not something I will grant a continuance for. I think that is something Satyra George can consider. However, given the circumstances of this case, I am not sure why DAQ would give an extension if the air quality laws are actively being violated and are harming the Air Quality in Clark County. Further, even if the petition is granted, it would not affect the current violations that are ongoing on the property regarding the parking of trucks on a dirt lot. Even if someone is planning to pave a parking lot in the future, that does not allow them to continue to park on dirt while they are working towards paving. Bottom line is that the property owner should stop letting trucks park on the dirt lot immediately, or fines for all of the past violations will be issued.

Thank you,

Timothy Jay Allen
Deputy District Attorney, Office of the District Attorney – Civil Division
500 S. Grand Central Parkway, 5th Floor
Las Vegas, Nevada 89155
Tel: (702) 455-4761
Fax: (702) 382-5178
Timothy.Allen@ClarkCountyDANV.gov

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From: Amy Sugden <amy@sugdenlaw.com>
Sent: Thursday, March 20, 2025 12:11 AM
To: Satyra George <Satyra.George@ClarkCountyNV.gov>
Cc: Timothy Allen <Timothy.Allen@clarkcountydanv.gov>; Allan Gutierrez <Gutierre@ClarkCountyNV.gov>; David Dean <Dean@ClarkCountyNV.gov>
Subject: Re: APNs 161-08-810-082, -083 AQR Section 92 Non-Compliance

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your DA account credentials.**

Thank you so much Satyra, for the follow up. I was trying to determine when the administrative record for review would be completed so I'd better be able to update your office on the PJR matter that is pending.

I will reach out to Mr. Allen as we would like to request a continuance of the March 31, deadline (as I previously had contemplated with Ms. Jorgensen as well)

Amy

From: Satyra George <Satyra.George@ClarkCountyNV.gov>
Date: Thursday, March 20, 2025 at 12:43 AM
To: Amy Sugden <amy@sugdenlaw.com>
Cc: Timothy Allen <timothy.allen@clarkcountydanv.gov>, Allan Gutierrez <Gutierre@ClarkCountyNV.gov>, David Dean <Dean@ClarkCountyNV.gov>
Subject: Re: APNs 161-08-810-082, -083 AQR Section 92 Non-Compliance

Good afternoon Amy L. Sugden, Esq.,

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Sincerely,

Satyra George | Sr. Air Quality Specialist

Clark County Department of Environment & Sustainability

Division of Air Quality

702-455-1609 (office), 702-758-6153 (mobile)

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From: Satyra George
Sent: Tuesday, March 4, 2025 5:02 PM
To: Amy Sugden
Cc: Timothy Allen; Allan Gutierrez; David Dean
Subject: Re: APNs 161-08-810-082, -083 AQR Section 92 Non-Compliance

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Sincerely,

Satyra George | Sr. Air Quality Specialist

Clark County Department of Environment & Sustainability

Division of Air Quality

702-455-1609 (office), 702-758-6153 (mobile)

My working hours are Monday – Thursday, 7:00 AM – 5:30 PM

For Dust Control Applications and Forms, click on this link: Dust Control Permitting Portal, Forms & Requirements.

From: Amy Sugden <amy@sugdenlaw.com>
Sent: Thursday, December 19, 2024 1:08 PM
To: Satyra George <Satyra.George@ClarkCountyNV.gov>
Cc: Catherine Jorgenson <catherine.jorgenson@clarkcountydanv.gov>
Subject: Re: APNs 161-08-810-082, -083 AQR Section 92 Non-Compliance

Thank you, Satrya for the email and information.

I am working on this matter and will get in touch with Ms. Jorgenson after the New Year (and before January 8, 2025) to discuss.

Happy Holidays!

Amy

Amy L. Sugden, Esq.

375 E. Warm Springs Road, Suite 104

Las Vegas, Nevada 89119
(702) 625-3605 Tel
www.sugdenlaw.com

This e-mail communication is a confidential attorney-client communication intended only for the person named above. If you are not the person named above, or the employee or agent responsible for delivery of the following information, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately. Also, please e-mail the sender that you have received the communication in error. Thank you.

From: Satyra George <Satyra.George@ClarkCountyNV.gov>
Date: Thursday, December 19, 2024 at 8:50 AM
To: Amy Sugden <amy@sugdenlaw.com>
Cc: Catherine Jorgenson <catherine.jorgenson@clarkcountydanv.gov>
Subject: APNs 161-08-810-082, -083 AQR Section 92 Non-Compliance

Good morning Amy L. Sugden, Esq.,

This email is a result of e-mail exchanges between your clients and myself, regarding the unpaved storage yard/parking lot currently used for truck parking on parcel numbers 161-08-810-082 and 161-08-810-083 (Property). Continuous parking or storage on unpaved lots after January 1, 2003, is prohibited by Air Quality Regulation (AQR) Section 92. The Property is not in compliance with this regulation.

To avoid the issuance of a Notice of Violation pursuant to AQR Section 92 and comply with soil stabilization standards in AQR Section 90, the following actions must be taken by March 31, 2025:

1) Reduce all unpaved parking or storage areas on the Property to 5,000 sq. ft. or less,

2) Stabilize the remaining site soils, and

3) Notify Air Quality once items one and two have been completed for a final inspection.

If the Property continues to be operated as an unpaved storage yard/parking lot greater than 5,000 square feet after March 31, 2025, Air Quality may issue a Notice of Violation to the owner and/or operator of the Property with potential recommended penalties of $500 per day beginning January 8, 2025, the deadline provided in an email dated December 10, 2024.

If circumstances change prior to March 31, 2025 related to paving the Property, please notify us immediately.

If you have any questions or would like to discuss further, please contact Deputy District Attorney Catherine Jorgenson at (702) 455-4761.

Regards,

Satyra George | Sr. Air Quality Specialist

Clark County Department of Environment & Sustainability

Division of Air Quality

702-455-1609 (office), 702-758-6153 (mobile)

My working hours are Monday – Thursday, 7:00 AM – 5:30 PM

For Dust Control Applications and Forms, click on this link: Dust Control Permitting Portal, Forms & Requirements.

From:	Timothy Allen
To:	Amy Sugden
Cc:	AQ Enforcement
Subject:	RE: Corrected DA Email Information: NOV #10150, Palm Properties, LLC and Robert Lauer, Individually - 3125 South Nellis Boulevard (Assessor's Parcel Numbers 161-08-810-082 and 161-08-810-083)
Date:	Wednesday, May 14, 2025 2:40:07 PM
Attachments:	image001.png image002.png

No problem, we will move it to the next hearing and Pamela Thompson will send you the date and time for the next hearing.

Thank you,

Timothy Jay Allen
Deputy District Attorney, Office of the District Attorney – Civil Division
500 S. Grand Central Parkway, 5th Floor
Las Vegas, Nevada 89155
Tel: (702) 455-4761
Fax: (702) 382-5178
Timothy.Allen@ClarkCountyDANV.gov

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From: Amy Sugden <amy@sugdenlaw.com>
Sent: Wednesday, May 14, 2025 2:38 PM
To: Timothy Allen <Timothy.Allen@clarkcountydanv.gov>
Cc: AQ Enforcement <aqenforcement@clarkcountynv.gov>
Subject: Re: Corrected DA Email Information: NOV #10150, Palm Properties, LLC and Robert Lauer, Individually - 3125 South Nellis Boulevard (Assessor's Parcel Numbers 161-08-810-082 and 161-08-810-083)

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your DA account credentials.**

Thank you, Mr. Allen. I really appreciate you checking with your client; unfortunately, I don't think I can make it there by 10:15 a.m. (the school is in Henderson and so I think it'll take 20-25 min to get there).

I'm sorry for the inconvenience and would like to continue to the next hearing date (pending my client's availability to attend). Can you please let me know when that is? I tried to look online but wasn't successful.

Thank you again,
Amy

From: Timothy Allen <Timothy.Allen@clarkcountydanv.gov>
Date: Wednesday, May 14, 2025 at 1:01 PM
To: Amy Sugden <amy@sugdenlaw.com>
Cc: AQ Enforcement <aqenforcement@clarkcountynv.gov>
Subject: RE: Corrected DA Email Information: NOV #10150, Palm Properties, LLC and Robert Lauer, Individually - 3125 South Nellis Boulevard (Assessor's Parcel Numbers 161-08-810-082 and 161-08-810-083)

Hi Mrs. Sugden,

I spoke with my client, they are ok with calling your case last, they expect it to be called at around 10:15am, there are two other contested cases that would be heard first.

If you don't think that is enough time to attend we can continue it to the next hearing officer meeting.

Thank you,

Timothy Jay Allen
Deputy District Attorney, Office of the District Attorney – Civil Division
500 S. Grand Central Parkway, 5th Floor
Las Vegas, Nevada 89155
Tel: (702) 455-4761
Fax: (702) 382-5178
Timothy.Allen@ClarkCountyDANV.gov

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From: Amy Sugden <amy@sugdenlaw.com>
Sent: Wednesday, May 14, 2025 10:43 AM
To: Timothy Allen <Timothy.Allen@clarkcountydanv.gov>
Cc: AQ Enforcement <aqenforcement@clarkcountynv.gov>
Subject: FW: Corrected DA Email Information: NOV #10150, Palm Properties, LLC and Robert Lauer, Individually - 3125 South Nellis Boulevard (Assessor's Parcel Numbers 161-08-810-082 and 161-08-810-083)

CAUTION: This email originated from an **External Source**. Please **use caution** before opening attachments, clicking links, or responding to this email. **Do not sign-in with your DA account credentials.**

Hello Mr. Allen,

I just found out my son's 5th grade graduation is at 9 a.m. next Thursday, May 22 – the same time as the hearing on this violation.

Would you be amenable to a later start time that day so I can attend the ceremony at his school? Or a brief continuance of the hearing?

Thank you,
Amy

From: Amy Sugden <amy@sugdenlaw.com>
Date: Monday, May 12, 2025 at 11:31 AM
To: AQ Enforcement <AQEnforcement@ClarkCountyNV.gov>, raj@milestoneconst.us <raj@milestoneconst.us>, roblauer@pm.me <roblauer@pm.me>
Subject: Re: Corrected DA Email Information: NOV #10150, Palm Properties, LLC and Robert Lauer, Individually - 3125 South Nellis Boulevard (Assessor's Parcel Numbers 161-08-810-082 and 161-08-810-083)

Yes, I am, and will do so.

Thank you,
Amy

From: AQ Enforcement <AQEnforcement@ClarkCountyNV.gov>
Date: Monday, May 12, 2025 at 9:26 AM
To: Amy Sugden <amy@sugdenlaw.com>, raj@milestoneconst.us <raj@milestoneconst.us>, roblauer@pm.me <roblauer@pm.me>
Subject: Corrected DA Email Information: NOV #10150, Palm Properties, LLC and Robert Lauer, Individually - 3125 South Nellis Boulevard (Assessor's Parcel Numbers 161-08-810-082 and 161-08-810-083)

No worries.

Will you be the legal representative for Palm Properties, LLC and Robert Lauer?

If so, all communications from this point on will be sent to you directly, and if you have any further questions regarding NOV #10150 please direct them to Air Quality's representative: Timothy Jay Allen, Deputy District Attorney for the Office of the District Attorney/Civil Division of Clark County, Nevada via e-mail at timothy.allen@clarkcountyda.com , or call 702.455.4761 , and cc: me.

Thank you,

Pamela R. Thompson

Pamela R. Thompson, Senior Secretary
Department of Environment and Sustainability,
Division of Air Quality
4701 West Russell Road, Suite 200
Las Vegas, NV 89118

Office #: 702.455.3126
Fax #: 702.383.9994
E-mail: Pamela.Thompson@clarkcountynv.gov
Clark County Offices are closed on Fridays.

Website for the Compliance & Enforcement Section:

https://www.clarkcountynv.gov/government/departments/environment_and_sustainability/compliance/index.php

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From: Amy Sugden <amy@sugdenlaw.com>
Sent: Thursday, May 8, 2025 5:08 PM
To: AQ Enforcement <AQEnforcement@ClarkCountyNV.gov>; raj@milestoneconst.us; roblauer@pm.me
Subject: Re: Please Correct the NRF: NOV #10150, Palm Properties, LLC and Robert Lauer, Individually - 3125 South Nellis Boulevard (Assessor's Parcel Numbers 161-08-810-082 and 161-08-810-083)

My apologies – I didn't think of myself as an Official so thought that was to be directed to whom I was responding

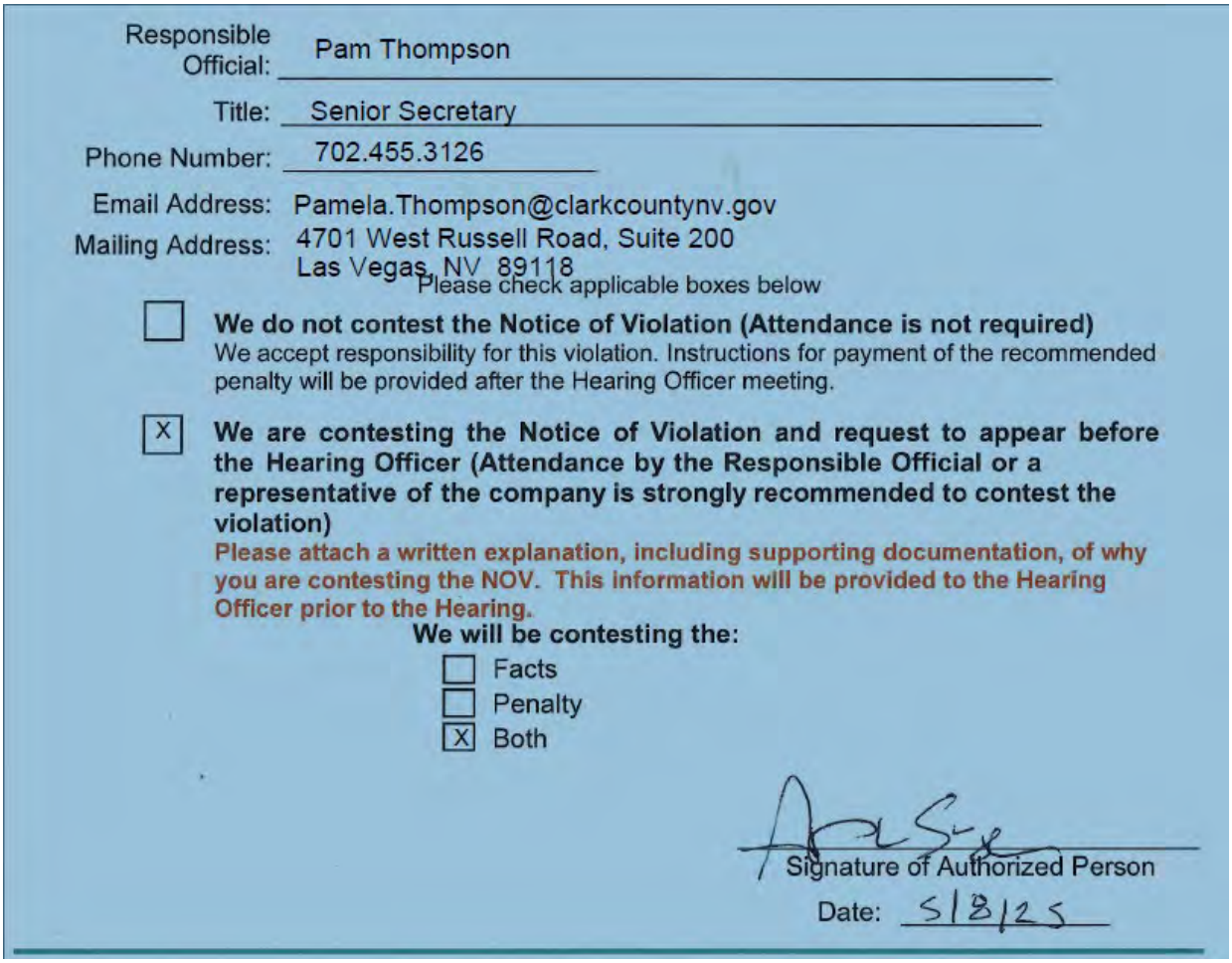
Attached is the revised NRF!

Thanks,
Amy

From: AQ Enforcement <AQEnforcement@ClarkCountyNV.gov>
Date: Thursday, May 8, 2025 at 4:55 PM
To: Amy Sugden <amy@sugdenlaw.com>, raj@milestoneconst.us <raj@milestoneconst.us>, roblauer@pm.me <roblauer@pm.me>
Subject: Please Correct the NRF: NOV #10150, Palm Properties, LLC and Robert Lauer, Individually - 3125 South Nellis Boulevard (Assessor's Parcel Numbers 161-08-810-082 and 161-08-810-083)

Good afternoon Ms. Sugden,

Thank you for your response to NOV #10150 and all its attachments. Please correct the Notice of Violation Response Form (NRF) to read your name as the Responsible Official and your contact information and send it back to me via email, or simply reply to this email and attach the corrected NRF and resign it then I will forward this information to all parties involved with this NOV.



Responsible Official: Pam Thompson

Title: Senior Secretary

Phone Number: 702.455.3126

Email Address: Pamela.Thompson@clarkcountynv.gov

Mailing Address: 4701 West Russell Road, Suite 200
Las Vegas, NV 89118

Please check applicable boxes below

☐ **We do not contest the Notice of Violation (Attendance is not required)**
We accept responsibility for this violation. Instructions for payment of the recommended penalty will be provided after the Hearing Officer meeting.

☒ **We are contesting the Notice of Violation and request to appear before the Hearing Officer (Attendance by the Responsible Official or a representative of the company is strongly recommended to contest the violation)**
Please attach a written explanation, including supporting documentation, of why you are contesting the NOV. This information will be provided to the Hearing Officer prior to the Hearing.

We will be contesting the:

☐ Facts
☐ Penalty
☒ Both

Signature of Authorized Person

Date: 5/8/25

Any further questions, please let me know.

Thank you,

Pamela R. Thompson

Pamela R. Thompson, Senior Secretary
Department of Environment and Sustainability,
Division of Air Quality
4701 West Russell Road, Suite 200
Las Vegas, NV 89118

Office #: 702.455.3126
Fax #: 702.383.9994

E-mail: Pamela.Thompson@clarkcountynv.gov
Clark County Offices are closed on Fridays.

Website for the Compliance & Enforcement Section:

https://www.clarkcountynv.gov/government/departments/environment_and_sustainability/compliance/index.php

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From: Amy Sugden <amy@sugdenlaw.com>
Sent: Thursday, May 8, 2025 4:30 PM
To: AQ Enforcement <AQEnforcement@ClarkCountyNV.gov>; raj@milestoneconst.us; roblauer@pm.me
Subject: Re: NRF is Due NOV #10150, Palm Properties, LLC and Robert Lauer, Individually - 3125 South Nellis Boulevard (Assessor's Parcel Numbers 161-08-810-082 and 161-08-810-083)

Thank you!

Attached please find the following:

1. Notice of Violation Response Form
2. Written Explanation providing why the NOV is being contested
3. Exhibits 1-6 in support thereof

Some of the exhibits are large so I am going to have to break up to send in multiple emails. If you can kindly confirm receipt of the foregoing items, I would appreciate it!

Amy

From: AQ Enforcement <AQEnforcement@ClarkCountyNV.gov>
Date: Thursday, May 8, 2025 at 10:44 AM
To: Amy Sugden <amy@sugdenlaw.com>, raj@milestoneconst.us <raj@milestoneconst.us>, roblauer@pm.me <roblauer@pm.me>
Subject: RE: NRF is Due NOV #10150, Palm Properties, LLC and Robert Lauer, Individually - 3125 South Nellis Boulevard (Assessor's Parcel Numbers 161-08-810-082 and 161-08-810-083)

No worries Ms. Sugden. Thank you for the update.

Thank you,

Pamela R. Thompson
Pamela R. Thompson, Senior Secretary
Department of Environment and Sustainability,

Division of Air Quality
4701 West Russell Road, Suite 200
Las Vegas, NV 89118

Office #: 702.455.3126
Fax #: 702.383.9994
E-mail: Pamela.Thompson@clarkcountynv.gov
Clark County Offices are closed on Fridays.

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https://www.clarkcountynv.gov/government/departments/environment_and_sustainability/compliance/index.php

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From: Amy Sugden <amy@sugdenlaw.com>
Sent: Thursday, May 8, 2025 8:47 AM
To: AQ Enforcement <AQEnforcement@ClarkCountyNV.gov>; raj@milestoneconst.us; roblauer@pm.me
Subject: Re: NRF is Due NOV #10150, Palm Properties, LLC and Robert Lauer, Individually - 3125 South Nellis Boulevard (Assessor's Parcel Numbers 161-08-810-082 and 161-08-810-083)

Thank you, Ms. Thompson,

I have been out of the office but the response contesting the Notice of Violation will be submitted today.

Sincerely,

Amy L. Sugden, Esq.
375 E. Warm Springs Road, Suite 104
Las Vegas, Nevada 89119
(702) 625-3605 Tel
www.sugdenlaw.com

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From: AQ Enforcement <AQEnforcement@ClarkCountyNV.gov>
Date: Thursday, May 8, 2025 at 8:16 AM
To: raj@milestoneconst.us <raj@milestoneconst.us>, roblauer@pm.me <roblauer@pm.me>, Amy Sugden <amy@sugdenlaw.com>
Subject: NRF is Due NOV #10150, Palm Properties, LLC and Robert Lauer, Individually - 3125 South Nellis Boulevard (Assessor's Parcel Numbers 161-08-810-082 and 161-08-810-083)

The attached Notice of Violation Response Form (NRF) is due.

Please complete the attached NRF and email it back to my attention by the end of the day, Thursday, May 8, 2025.

If you are contesting the NOV, please provide Air Quality with a written explanation, including supporting documentation, if any, of why you are contesting the NOV mentioned. This information will be provided to the Hearing Officer prior to the Hearing. You can simply attach your explanation to this email.

Any questions please let me know.

Thank you,

Pamela R. Thompson
Pamela R. Thompson, Senior Secretary
Department of Environment and Sustainability,
Division of Air Quality
4701 West Russell Road, Suite 200
Las Vegas, NV 89118

Office #: 702.455.3126
Fax #: 702.383.9994
E-mail: Pamela.Thompson@clarkcountynv.gov
Clark County Offices are closed on Fridays.

Website for the Compliance & Enforcement Section:

https://www.clarkcountynv.gov/government/departments/environment_and_sustainability/compliance/index.php

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From: AQ Enforcement
Sent: Wednesday, April 30, 2025 4:05 PM
To: raj@milestoneconst.us; roblauer@pm.me; amy@sugdenlaw.com
Subject: NOV #10150, Palm Properties, LLC and Robert Lauer, Individually - 3125 South Nellis Boulevard (Assessor's Parcel Numbers 161-08-810-082 and 161-08-810-083)

Importance: High

V_00000_10150_20250430_00F_NOV.pdf
V_00000_10150_YYYYMMDD_00F_NRF.pdf
SECT 7.pdf

The attached Notice of Violation (NOV), Notice of Violation Response Form (NRF), and AQR Section 7 (Amended 01/21/2020) was resent via OneDrive due to size of the document, which was also mailed via Federal Express today.

Please confirm receipt and reply to this email stating you received the attached NOV.

Thank you,

Pamela R. Thompson

Pamela Thompson, Senior Secretary

Department of Environment and Sustainability,

Division of Air Quality

4701 West Russell Road, Suite 200

Las Vegas, NV 89118

Office #: 702.455.3126

Fax #: 702.383.9994

E-mail: Pamela.Thompson@clarkcountynv.gov

Clark County Offices are closed on Fridays.

Website for the Compliance & Enforcement Section:

https://www.clarkcountynv.gov/government/departments/environment_and_sustainability/compliance/index.php

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
air quality · desert conservation PROGRAM · sustainability

4701 W. Russell Road 2nd Floor
Las Vegas, NV 89118-2231
Phone: (702) 455-5942 • Fax: (702) 383-9994
Marci Henson, Director

May 22, 2025

VIA E-MAIL ONLY
Amy L. Sugden, Esq.
E-mail: amy@sugdenlaw.com
Sugden Law Office
375 East Warm Springs Road, Suite 104
Las Vegas, NV 89119

Re: Granted Continuance to Palm Properties, LLC and Robert Lauer
Notice of Violation (NOV) #10150
Assessor's Parcel Numbers 161-08-810-082 and 161-08-810-083 - 3125 South Nellis Boulevard

Dear Ms. Sugden:

The Hearing Officer continued the above matter to be heard before the Air Pollution Control Hearing Officer at approximately 9:00 a.m. on July 17, 2025**, in the Presentation Room at the Clark County Building Department, 4701 West Russell Road, Main Entrance, Las Vegas.** (Use the double doors at the entrance closest to Ullom Drive on the northwest side of the parking lot.) If you plan to present any additional documentation at the hearing, either send me the document(s) electronically before the scheduled hearing or kindly bring six copies for distribution to the Hearing Officer and staff.

If you have any questions regarding this case, please contact Timothy Jay Allen, Deputy District Attorney for the Office of the District Attorney/Civil Division of Clark County, Nevada via e-mail at timothy.allen@clarkcountydanv.gov , or call 702.455.4761.

Sincerely,

Pamela R. Thompson, Sr. Secretary
Enforcement Division

PRT:pt

Cc: Timothy Jay Allen, Clark County DA/Civil Div. E-mail: timothy.allen@clarkcountydanv.gov

BOARD OF COUNTY COMMISSIONERS
TICK SEGERBLOM, Chair • WILLIAM McCURDY II, Vice Chair • APRIL BECKER
JAMES B. GIBSON • JUSTIN C. JONES • MARILYN KIRKPATRICK • MICHAEL NAFT
KEVIN SCHILLER, County Manager

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
4701 W. Russell Road 2nd Floor
Las Vegas, NV 89118-2231
Phone: (702) 455-5942 • Fax: (702) 383-9994
Marci Henson, Director

June 25, 2025

FEDERAL EXPRESS TRK #8823 0868 6676
Rajwinder S. Dhaliwal, Managing Manager
E-mail: raj@milestoneconst.us
Dhanminder K. Dhaliwal, Managing Manager
Palm Properties, LLC
6050 South Fort Apache Road, Suite 100
Las Vegas, NV 89148

FEDERAL EXPRESS TRK #8823 0877 0544
Robert Lauer
E-mail: roblauer@pm.me
3125 South Nellis Boulevard
Las Vegas, NV 89121

FEDERAL EXPRESS TRK #8823 0883 8268
Amy L. Sugden, Esq.
E-mail: amy@sugdenlaw.com
375 East Warm Springs Road, Suite 104
Las Vegas, NV 89119

NOTICE OF VIOLATION #10163

Clark County Department of Environment and Sustainability, Division of Air Quality (**Air Quality**) provides this notice to Palm Properties, LLC (**Palm Properties**) and Robert Lauer (**Lauer**), individually, for the violation of the Clark County Air Quality Regulations (**AQRs**) as alleged below and recommends a civil penalty of Fifteen Thousand and no/100 Dollars ($15,000.00) be assessed as shown in the penalty calculation table attached hereto as **Exhibit A** and incorporated herein.

I. FACTS

A. Palm Properties owns approximately 2.83 acres of unpaved parcels of vacant land located at 3125 South Nellis Boulevard, in Clark County, Nevada (Assessor's Parcel Numbers 161-08-810-082 and 161-08-810-083) (**Property**) in Hydrographic Area 212. The property is being utilized as an unpaved parking lot/storage yard by Lauer.

B. Air Quality Specialist Allan Gutierrez (**Gutierrez**) discovered the alleged violation while performing follow-up inspections on January 9, February 24, March 18, April 2, and May 6, and May 27, 2025, and a complaint investigation on April 15, 2025, at the Property.

C. On September 18, 2024, Air Quality issued a Notice of Noncompliance (**NON**) to Palm Properties and Lauer for operating an unpaved parking lot/storage yard greater than 5,000 square feet that contained over two dozen trucks, trailers, service trucks and passenger vehicles in violation of AQR Section 92. The NON is attached hereto as **Exhibit B** and incorporated herein. The NON was delivered to Palm Properties on October 2, 2024.

D. Between October 3, 2024, and January 9, 2025, Gutierrez performed inspections and communicated with Rajwinder Dhaliwal (**Dhaliwal**), Managing Member of Palm Properties, Lauer, and Amy Sugden (**Sugden**), attorney representing Lauer and Palm Properties. These inspections and communications are the subject of a previous enforcement action. Noncompliance from January 9, 2025, through and including February 7, 2025, was included in the previous enforcement action.

E. On January 9, 2025, at approximately 10:20 a.m., Gutierrez arrived at the Property to conduct a follow up inspection. The inspection report is attached hereto as **Exhibit C** and incorporated herein. During the inspection, Gutierrez observed an unpaved storage yard greater than 5,000 square feet that contained over a dozen trailers and trucks, as shown in Photographs 1 and 2, attached hereto as **Exhibit D** and incorporated herein. Gutierrez also observed that all necessary control measures to meet AQRs have not been implemented since the NON was delivered to Palm Properties on October 2, 2024. Gutierrez concluded the inspection at approximately 10:30 a.m.

F. On February 24, 2025, at approximately 9:25 a.m., Gutierrez arrived at the Property to conduct a follow up inspection. The inspection report is attached hereto as **Exhibit E** and incorporated herein. During the inspection, Gutierrez observed an unpaved storage yard greater than 5,000 square feet that contained over a dozen trailers and trucks, as shown in Photographs 3 through 6 (**Exh. D**), and Map 1 attached hereto as **Exhibit F** and incorporated herein. Gutierrez also observed that all necessary control measures to meet AQRs have not been implemented since the NON was sent to Palm Properties. Gutierrez concluded the inspection at approximately 9:35 a.m.

G. Gutierrez visited the Property on March 4 and 13, 2025 and observed an unpaved storage yard greater than 5,000 square feet that contained over a dozen trailers and trucks, as shown in Photographs 7 through 10 (**Exh. D**).

H. On March 4, 2025, at approximately 5:02 p.m., George sent a courtesy email to Sugden regarding her clients' upcoming deadline of March 31, 2025. George stated that Gutierrez observed the Property was still being used for unpaved parking/storage and requested an update. The email correspondence is attached hereto as **Exhibit G** and incorporated herein.

I. On March 18, 2025, at approximately 10:00 a.m., Gutierrez arrived at the Property to conduct a follow up inspection. The inspection report is attached hereto as **Exhibit H** and incorporated

herein. During the inspection, Gutierrez observed an unpaved storage yard greater than 5,000 square feet that contained over a dozen trailers and trucks, as shown in Photographs 11 through 14 (**Exh. D**). Gutierrez also observed that all necessary control measures to meet AQRs have not been implemented since the NON was delivered to Palm Properties on October 2, 2024. Gutierrez concluded the inspection at approximately 10:20 a.m.

J. On March 19, 2025, at approximately 4:42 p.m., George sent a follow up email to Sugden in regard to the email sent on March 4, 2025 (**Exh. G**).

K. On April 2, 2025, at approximately 11:30 a.m., Gutierrez arrived at the Property to conduct a follow-up inspection. The inspection report is attached hereto as **Exhibit I** and incorporated herein. During the inspection, Gutierrez observed an unpaved storage yard greater than 5,000 square feet that contained over a dozen trailers and trucks, as shown in Photographs 15 through 18 (**Exh. D**). Gutierrez also observed that all necessary control measures to meet AQRs have not been implemented since the NON was delivered to Palm Properties on October 2, 2024. Gutierrez concluded the inspection at approximately 11:40 a.m.

L. On April 3, 2025, at approximately 2:27 p.m., Air Quality Supervisor David Dean emailed Lauer to reiterate that unpaved parking or storage yards are a violation of AQR Section 92 and explained that land use approvals and paving are required before anything is parked or stored on the parcel. The email correspondence is attached hereto as **Exhibit J** and incorporated herein.

M. Gutierrez visited the Property on April 7, 2025, and observed an unpaved storage yard greater than 5,000 square feet that contained over a dozen trailers and trucks, as shown in Photographs 19 and 20 (**Exh. D**).

N. On April 14, 2025, at approximately 3:57 p.m., Air Quality received a complaint (#76919) alleging an unpaved truck parking yard was operating without the required permits at the Property. The complaint report is attached hereto as **Exhibit K** and incorporated herein.

O. On April 15, 2025, at approximately 9:30 a.m., Gutierrez arrived at the Property to investigate the complaint. The inspection report is attached hereto as **Exhibit L** and incorporated herein. During the investigation, Gutierrez observed a storage yard greater than 5,000 square feet that contained approximately two dozen trailers and trucks, as shown in Photographs 21 and 22 (**Exh. D**). Gutierrez also observed the Property was not in compliance since the NON was delivered to Palm Properties on October 2, 2024. Gutierrez concluded the inspection at approximately 9:45 a.m.

P. On May 6, 2025, at approximately 10:15 a.m., Gutierrez arrived at the Property to conduct a follow up inspection. The inspection report is attached hereto as **Exhibit M** and incorporated herein. During the inspection, Gutierrez observed an unpaved storage yard greater than 5,000 square feet that contained over a dozen trailers and trucks, as shown in Photographs 23 through 26 (**Exh. D**). Gutierrez also observed that all necessary control measures to meet AQRs have not been implemented since the NON was delivered to Palm Properties on October 2, 2024. Gutierrez concluded the inspection at approximately 10:25 a.m.

Q. Gutierrez visited the Property on May 13 and 19, 2025 and observed an unpaved storage yard greater than 5,000 square feet that contained over a dozen trailers and trucks, as shown in Photographs 27 through 30 (**Exh. D**).

R. On May 27, 2025, at approximately 9:15 a.m., Gutierrez arrived at the Property to conduct a follow-up inspection. The inspection report is attached hereto as **Exhibit N** and incorporated herein. During the inspection, Gutierrez observed an unpaved storage yard greater than 5,000 square feet that contained over a dozen trailers and trucks, as shown in Photographs 31 through 34 (**Exh. D**). Gutierrez also observed that all necessary control measures to meet AQRs have not been implemented since the NON was delivered to Palm Properties on October 2, 2024. Gutierrez concluded the inspection at approximately 9:30 a.m.

At approximately 9:37 a.m., on the same day, Lauer sent an email directing Gutierrez to cease and desist all enforcement actions until the PJR was adjudicated. The email correspondence is attached hereto as **Exhibit O** and incorporated herein.

S. As of May 27, 2025, Palm Properties and Lauer have not met the requirements of the NON issued on September 18, 2024, and the Property is out of compliance with AQRs. This enforcement action includes 30 days of noncompliance from February 8, 2025, through and including March 9, 2025. Documented noncompliance after March 9, 2025, may be considered in a future NOV.

II. APPLICABLE LAW

AQR Section 8.1 states:

> "All PERSONS owning, operating, or in control of any equipment or property who shall cause, permit, or participate in, any violation of these Regulations shall be individually and collectively liable to any penalty or punishment imposed by and under these Regulations."

AQR Section 92.3.1 states:

> "**New Parking Lots or Storage Areas**
>
> (a) New parking lots constructed after January 1, 2003, or constructed with public access after December 31, 2024, at a stationary source, as applicable, in Hydrographic Areas 212, 216, or 217; in any other hydrographic area upon its being designated as nonattainment for PM_{10}; or in any other hydrographic area that becomes subject to a PM_{10} maintenance plan, as defined under 42 U.S.C. 7505a, must be paved.
>
> (b) New storage areas constructed after January 1, 2003, or constructed with public access after December 31, 2024, at a stationary source, as applicable, in Hydrographic Areas 212, 216, or 217; in any other hydrographic area upon its being designated as nonattainment for PM_{10}; or in any other hydrographic area that becomes subject to a PM_{10} maintenance plan,

as defined under 42 U.S.C. 7505a, must comply with the control measures described in Sections 92.3.4 (a), (b) or (d)."

AQR Section 9.1.a states:

"**Penalties for Violation of Regulation**

(a) Any person who is determined to be in violation of an applicable Nevada Revised Statute or any provision of these Regulations, shall pay a civil penalty levied by the Hearing Officer, or the Hearing Board upon appeal, of not more than $10,000 per day, per violation. These violations include, but are not limited to any of the following:

(1) Failure to comply with requirements to obtain a permit.
(2) Failure to comply with a permit condition.
(3) Failure to pay an applicable fee or to meet a filing requirement.
(4) Failure to grant entry, to allow or perform inspection, or perform monitoring activities."

III. VIOLATION(S)

Violation 1:

By operating an unpaved parking lot/storage yard on the Property from February 8, 2025, through May 27, 2025, Palm Properties and Lauer violated AQR Section 92.3.1.

IV. RECOMMENDED CIVIL PENALTY

Pursuant to AQR Section 9.1, any person who violates any provision of the AQRs, including any permit condition; is guilty of a civil offense and shall pay a civil penalty not to exceed $10,000 per violation. Each day of violation constitutes a separate offense.

Air Quality considered the following in calculating the recommended penalty:

- 30 days of noncompliance from February 8, 2025, through and including March 9, 2025. Documented noncompliance after March 9, 2025, may be considered in a future NOV.

Air Quality recommends a civil penalty in the amount of $15,000.00 (**Exh. A**).

V. HEARING

Air Quality has scheduled a hearing for **Thursday, July 17, 2025, at 9:00 a.m.** before the Air Pollution Control Hearing Officer to adjudicate the alleged violation(s) and, if appropriate, to levy the recommended penalty. Please complete the enclosed **"Notice of Violation Response Form"** and return it to Air Quality by July 3, 2025. At the hearing, the Hearing Officer will hear evidence

on the alleged violation(s) and render a decision. The hearing will be held at the Clark County Building Services Presentation Room, located at 4701 West Russell Road, Las Vegas, Nevada.

If you intend to present any documentary evidence at the hearing, please provide copies of your evidence to Air Quality with the completed Notice of Violation Response Form. If you fail to provide copies of your evidence prior to the hearing, please be advised that Air Quality may request a continuance to have time to review any evidence you bring to the hearing, which will result in the hearing being postponed and rescheduled to a later date.

If the Hearing Officer finds you in violation and levies a penalty, Air Quality staff will mail the Hearing Officer's order to you along with instructions on remittance of the penalty.

Shibi Paul
Shibi Paul (Jun 25, 2025 15:25 PDT)

Shibi Paul
Compliance and Enforcement Manager

Exhibits:

A. Penalty Calculation Table, NOV #10163
B. Air Quality Notice of Noncompliance for September 18, 2024
C. Air Quality Inspection Report #145663, dated January 9, 2025
D. Digital Photographs 1 through 34
E. Air Quality Inspection Report #147954, dated February 24, 2025
F. Map 1: Showing over 5,000 square feet of unpaved parking, aerial flight dated January 29, 2025
G. Email Correspondence for December 19, 2024, through March 19, 2025
H. Air Quality Inspection Report #147955, dated March 18, 2025
I. Air Quality Inspection Report #148173, dated April 2, 2025
J. Email Correspondence for April 3, 2025, through April 10, 2025
K. Air Quality Complaint Report #76919, dated April 14, 2025
L. Air Quality Inspection Report #148511, dated April 15, 2025
M. Air Quality Inspection Report #149147, dated May 6, 2025
N. Air Quality Inspection Report #149866, dated May 27, 2025
O. Email Correspondence for May 27, 2025

sl

Exhibit A

NOV # 10163
Penalty Calculation Table
Palm Properties, LLC and Robert Lauer, Individually

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
air quality | desert conservation PROGRAM | sustainability

4701 W. Russell Road 2nd Floor
Las Vegas, NV 89118-2231
Phone: (702) 455-5942 • Fax: (702) 383-9994
Marci Henson, Director

Viol.	Date(s)	Violation Description	AQR Section	Exhibit / Evidence	Base Penalty	Days	Aggravating Description	Agg. Factor	Agg. Amount	Penalty
1	2/8/2025 through and including 3/9/2025	Operated an unpaved parking lot/storage yard.	92.3.1	Exh. D, Photos 1 thru 34 Exh. F, Map 1	$ 500	30	N/A	0%	$ -	$ 15,000
									Total Penalty:	**$ 15,000**

Regulatory maximum: $10,000 per day, per violation
[AQR Section 9.1 & NRS 445B.640]

EXHIBIT B

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

7789 4758 3797

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

Section 92 (Post) – Unpaved Parking Lots & Storage Yards – Notice of Noncompliance

Issued To:	PALM PROPERTIES, LLC.	Date: Sep 18, 2024
Mailing Address:	6050 S FORT APACHE RD, # 100, LAS VEGAS, NV 89148	
Assessor's Parcels:	161-08-810-083, 161-08-810-082	
Property Location:	3125 SOUTH NELLIS BLVD. - CC SUNRISE MANOR - 89121	

Pursuant to Section 92 of the Clark County Air Quality Regulations (AQRs), no unpaved parking lots or storage areas may be constructed in Hydrographic Basins 212, 216, or 217 as of January 1, 2003.

Division of Air Quality (DAQ) staff inspected the parcel referenced above and observed an unpaved parking lot/storage yard that does not comply with provisions of AQR Section 92 (see Inspection Form – Summary below). DAQ hereby notifies you that enforcement action may be taken against you for continued noncompliance.

Upon receipt of this Noncompliance Notice, immediately contact Allan Gutierrez at 702-370-2199 or by email at gutierre@clarkcountynv.gov to discuss the requirements to bring this parcel into compliance and your proposed course of action. Please do not take any action until you speak with an Air Quality Specialist from DAQ.

Failure to comply with the provisions of AQR Section 92 within 30 days of receiving this notice may subject you to enforcement action, which may include an assessment of civil penalties of **$500 per day per violation**. DAQ considers each day of noncompliance a separate violation.

Section 92 (Post) Inspection Form – Summary

Acreage:	2.83		
Complaint Received:	No	**Complaint No.:**	
Soil Condition:	Stable	**Note:**	gravel
Disturbance Factors:	Parking, Vehicular Travel, Storage	**Other:**	
Fugitive Dust Observed:	No	**Generated By:**	Unknown
Photography:	Yes		
Silt Content Test:	N/A	**Percent Silt Content:**	
Opacity Test:	N/A	**Percent Opacity:**	
Inspector Notes:		**Approved By:**	Satyra George

I conducted a routine inspection and observed an unpaved storage yard greater than 5,000 square feet on APNs 161-08-810-082 and -083 containing over two dozen trucks, trailers, service trucks and passenger vehicles. This storage yard was created after 1/1/03, which is a violation of AQR Section 92.3.1. Please contact me to discuss what action plan you propose in order to bring your site into compliance with Air Quality Regulations.

Air Quality Regulations:
Section 92 CONTROL MEASURES

Protecting the air we share
Air Quality

Unpaved Parking Lots and Storage Yards Established after 1/1/03:

Owners and/or operators of unpaved parking lots and storage yards that were constructed or established after January 1, 2003 are subject to Section 92.2.1.1 of the Clark County Air Quality Regulations.

Applicability:

- **Applies to all areas of Clark County located in Hydrographic Basin 212, the Las Vegas Valley and Hydrographic Basins 216 and 217, the Apex Valley.**
  - **Including the cities of Las Vegas, North Las Vegas and Henderson.**

- **Development Services, Building Departments and Code Enforcement within Clark County, City of Las Vegas, City of Henderson and City of North Las Vegas will have additional requirements and standards for any parking lot or storage area within their jurisdiction.**
  - **Please check with the appropriate local agency for additional requirements, regulations, land use and zoning.**

- **An existing parking lot or storage yard may meet the paving requirements and/or upgraded developmental standards if they meet the following conditions*:**
  - **New use or change of existing use.**
  - **Improvements or expansion of existing lot/yard.**
  - **Paving exemptions or delays have expired their time limit and paving is now required.**

***Please check with your local entity and DAQ if any of the above reasons might apply to your lot and use.**

Control Measures:

- **Pave – Use asphaltic concrete (AC), concrete pavement, cement or brick pavers.**
  - **Paving is the only option available with the possible exception of:**

1) **Paving may not apply to rural public parking facilities such as trailheads and campgrounds.**
   - **Must be located outside the Las Vegas Valley BLM Disposal Boundary**

2) **Paving may not be required when the lot is used for the storing and handling of landscaping, aggregate or similar bulk materials.**
   - **All access, parking and loading areas used by on-road vehicles shall be paved.**

3) **Paving may not be required when the lot is used primarily for the storage of non-rubber tired vehicles or heavy equipment that would destroy pavement.**
   - **All access, parking and loading areas used primarily be rubber tired vehicles shall be paved.**

  - **Approval for exceptions 1 – 3 above requires review and signoff by the local entity's development services or building department and DAQ.**
    - **Contact the local development services or building department first. If they approve; bring plan, map and letter to DAQ for approval. Call (702) 455-5942 or the listed DAQ Enforcement Officer.**

April 2016

April 28, 2025

Dear Customer,

The following is the proof-of-delivery for tracking number: 778947583797

Delivery Information:

Status:	Delivered	**Delivered To:**	
Signed for by:	B.Brandy	**Delivery Location:**	
Service type:	FedEx Standard Overnight		
Special Handling:	Deliver Weekday; No Signature Required		LAS VEGAS, NV,
		Delivery date:	Oct 2, 2024 13:54

Shipping Information:

Tracking number:	778947583797	**Ship Date:**	Oct 1, 2024
		Weight:	

Recipient:	**Shipper:**
LAS VEGAS, NV, US,	LAS VEGAS, NV, US,

Reference 161-08-810-083

FedEx Express proof-of-delivery details appear below; however, no signature is currently available for this shipment. Please check again later for a signature.

Thank you for choosing FedEx

PPLRL_2506

EXHIBIT C

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
air quality | desert conservation PROGRAM | sustainability

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

INSPECTION REPORT
No. 145663

Date:	Start Time:	End Time:	Specialist:
Jan 9, 2025	10:20 AM	10:30 AM	Allan Gutierrez

Parcels: 161-08-810-083, 161-08-810-082

Location Description: 3125 SOUTH NELLIS BLVD. - CC SUNRISE MANOR - 89121

Inspection Type: Re-inspection Complaint No.:

AQR Section: 92: Unpaved Parking Lots/Storage Areas - Post 1/1/2003

Observations:

Current Land Use Agreement: No

Soil Condition: Stable Note: gravel

Disturbance Factors: Parking, Vehicular Travel, Storage Other:

Fugitive Dust Observed: No Generated By:

Control Measures Implemented: Yes

Control Measures: Other: secure perimeter gate, gravel

Tests Performed:

Drop Ball Test:	N/A	Area #1:	Area #2:	Area #3:
Rock Test:	N/A	Percent:		
Silt Content:	N/A	Percent:		
Opacity:	N/A	Percent:		
Photography:	Yes	Traffic Count (ADT):	N/A	

Inspector Notes: Reviewed By: Satyra George

I conducted a re-inspection and observed an unpaved storage yard on APNs 161-08-810-082 & -083. Each parcel has an unpaved storage yard over 5,000 square feet containing over a dozen trailers and trucks. As of January 9, 2025, all necessary control measures to meet AQRs have not been implemented since the original Notice of Non-Compliance (NON) was sent to the Property Owner on October 2, 2024.

I issued an email to Mr. Dhaliwal and Mr. Rob Lauer to vacate site within 30 days (January 8, 2025) of receipt of the email.

Action Taken: Follow-up for Possible NOV

EXHIBIT D

Digital Photographs

Responsible Parties: **Palm Properties, LLC and Rob Lauer**
Parcel(s): **161-08-810-082 and 161-08-810-083** Photos taken by: **Allan Gutierrez**



Photograph # 1 **Alleged Violation # 1**
View looking south on parcel 161-08-810-082, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 2 **Alleged Violation # 1**
View looking northeast on parcel 161-08-810-083, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 3 **Alleged Violation # 1**

View looking northeast on parcel 161-08-810-083, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 4 **Alleged Violation # 1**

View looking west on parcel 161-08-810-082, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 5 **Alleged Violation # 1**

View looking southwest on parcel 161-08-810-082, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 6 **Alleged Violation # 1**

View looking southeast on parcel 161-08-810-083, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 7 **Alleged Violation # 1**

View looking southwest on parcel 161-08-810-082, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 8 **Alleged Violation # 1**

View looking northeast on parcel 161-08-810-083, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 9 **Alleged Violation # 1**

View looking southwest on parcel 161-08-810-082, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 10 **Alleged Violation # 1**

View looking northeast on parcel 161-08-810-082, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 11 **Alleged Violation # 1**
View looking southwest on parcel 161-08-810-082, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 12 **Alleged Violation # 1**
View looking west on parcel 161-08-810-082, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 13 **Alleged Violation # 1**
View looking northwest on parcel 161-08-810-083, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 14 **Alleged Violation # 1**
View looking north on parcel 161-08-810-083, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 15 **Alleged Violation # 1**
View looking west on parcel 161-08-810-082, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 16 **Alleged Violation # 1**
View looking north on parcel 161-08-810-083, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 17 **Alleged Violation # 1**
View looking west on parcel 161-08-810-082, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 18 **Alleged Violation # 1**
View looking north on parcel 161-08-810-083, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 19 **Alleged Violation # 1**

View looking northeast on parcel 161-08-810-083, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 20 **Alleged Violation # 1**

View looking west on parcel 161-08-810-082, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 21 **Alleged Violation # 1**

View looking southeast at parcel 161-08-810-083 from Happy Valley Ave., an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 22 **Alleged Violation # 1**

View looking southwest on parcel 161-08-810-082, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 23 **Alleged Violation # 1**

View looking south on parcel 161-08-810-082, an unpaved parking lot owned by Palm Propoerties, LLC an doperated by Lauer



Photograph # 24 **Alleged Violation # 1**

View looking south on parcel 161-08-810-083, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 25 **Alleged Violation # 1**
View looking southwest on parcel 161-08-810-082, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 26 **Alleged Violation # 1**
View looking south on parcel 161-08-810-083, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 27 **Alleged Violation # 1**
View looking southwest on parcel 161-08-810-082, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 28 **Alleged Violation # 1**
View looking south on parcel 161-08-810-083, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 29 **Alleged Violation # 1**
View looking southwest on parcel 161-08-810-082, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 30 **Alleged Violation # 1**
View looking south on parcel 161-08-810-083, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 31 **Alleged Violation # 1**
View looking south on parcel 161-08-810-083, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 32 **Alleged Violation # 1**
View looking south on parcel 161-08-810-082, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 33 **Alleged Violation # 1**

View looking south on parcel 161-08-810-082, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.



Photograph # 34 **Alleged Violation # 1**

View looking south on parcel 161-08-810-083, an unpaved parking lot owned by Palm Properties, LLC and operated by Lauer.

EXHIBIT E

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
air quality | desert conservation program | sustainability

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

INSPECTION REPORT
No. 147954

Date:	Start Time:	End Time:	Specialist:
Feb 24, 2025	9:25 AM	9:35 AM	Allan Gutierrez

Parcels: 161-08-810-083, 161-08-810-082

Location Description: 3125 SOUTH NELLIS BLVD. - CC SUNRISE MANOR - 89121

Inspection Type: Re-inspection Complaint No.:

AQR Section: 92: Unpaved Parking Lots/Storage Areas - Post 1/1/2003

Observations:

Current Land Use Agreement: No

Soil Condition: Stable Note: gravel

Disturbance Factors: Parking, Vehicular Travel, Storage Other:

Fugitive Dust Observed: No Generated By:

Control Measures Implemented: Yes

Control Measures: Other: secure gate, gravel

Tests Performed:

Drop Ball Test:	N/A	Area #1:	Area #2:	Area #3:
Rock Test:	N/A	Percent:		
Silt Content:	N/A	Percent:		
Opacity:	N/A	Percent:		
Photography:	Yes	Traffic Count (ADT):	N/A	

Inspector Notes: Reviewed By: Satyra George

I conducted a re-inspection and observed an unpaved storage yard on APNs 161-08-810-082 & -083. Each parcel has an unpaved storage yard over 5,000 square feet containing over a dozen trailers and trucks. As of February 24, 2025, all necessary control measures to meet AQRs have not been implemented since the original Notice of Non-Compliance (NON) was sent to the Property Owner.

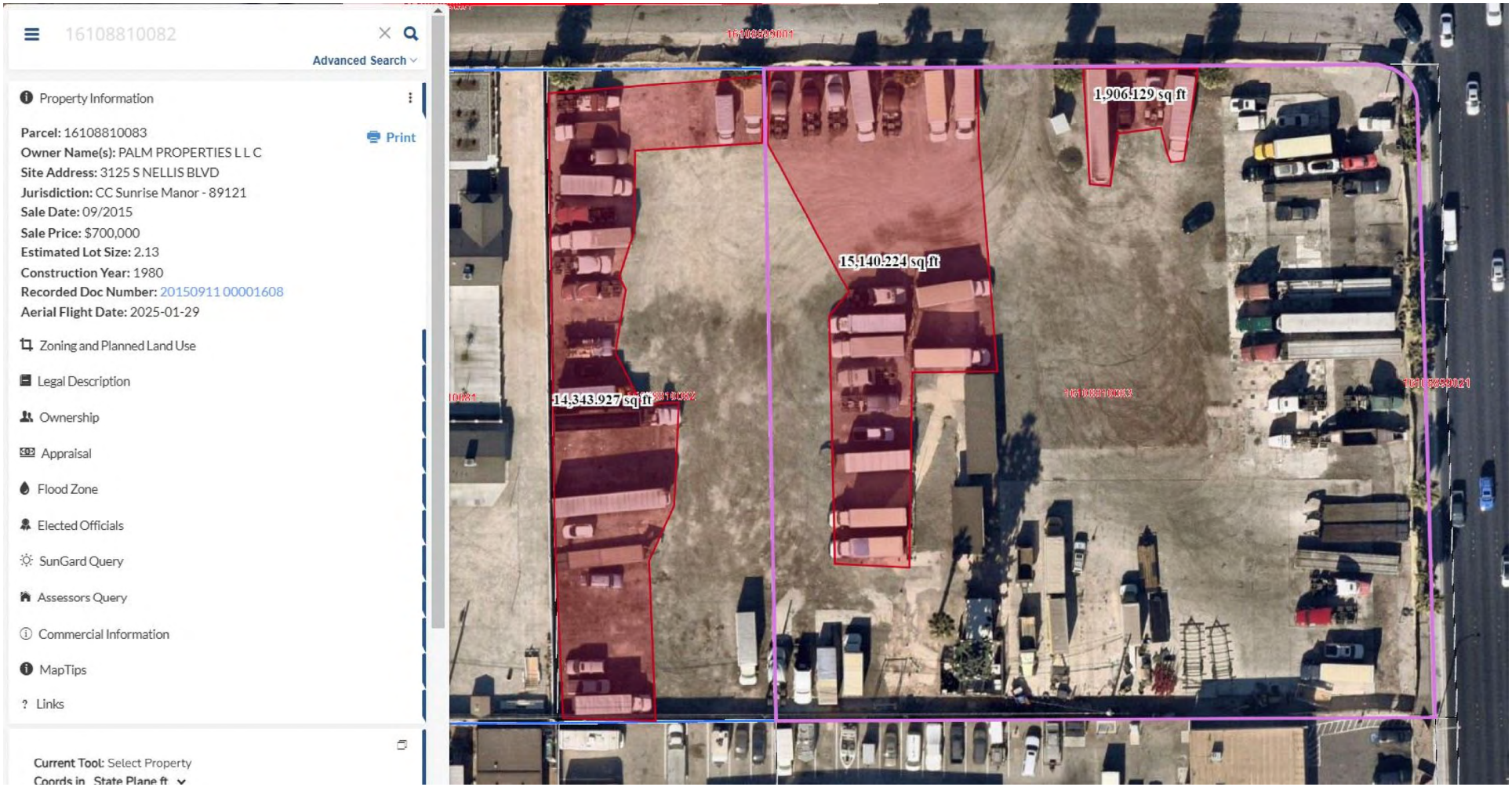
An email was sent December 9, 2024, to Mr. Raj Dhaliwal, the Land Owner, and Mr. Rob Lauer, Property Manager, to meet compliance by January 8, 2025. An extension was granted until March 31, 2025.

Action Taken: Follow-up for Possible NOV

EXHIBIT F

APNs 161-08-810-082 & 161-08-810-083

Responsible Parties: Palm Properties, LLC and Rob Lauer, Individually



PPLRL_2526

MAP 1 - Showing over 5,000 square feet of unpaved parking, aerial flight date January 29, 2025

EXHIBIT G

From: Satyra George
To: Amy Sugden
Cc: Timothy Allen; Allan Gutierrez; David Dean
Subject: Re: APNs 161-08-810-082, -083 AQR Section 92 Non-Compliance
Date: Wednesday, March 19, 2025 4:42:52 PM
Attachments: Outlook-cid_image0.png
image001.png
Outlook-cid_image0.png
Outlook-cid_image0.png

Good afternoon Amy L. Sugden, Esq.,

I am following-up as I have not received a response to the e-mail below. Have a great day.

Sincerely,

Satyra George | Sr. Air Quality Specialist
Clark County Department of Environment & Sustainability
Division of Air Quality
702-455-1609 (office), 702-758-6153 (mobile)
My working hours are Monday – Thursday, 7:00 AM – 5:30 PM



For Dust Control Applications and Forms, click on this link: Dust Control Permitting Portal, Forms & Requirements.

From: Satyra George
Sent: Tuesday, March 4, 2025 5:02 PM
To: Amy Sugden
Cc: Timothy Allen; Allan Gutierrez; David Dean
Subject: Re: APNs 161-08-810-082, -083 AQR Section 92 Non-Compliance

Good afternoon Amy L. Sugden, Esq.,

This is a courtesy reminder of your clients' upcoming March 31, 2025 deadline. Our inspector observed parcels 161-08-810-082 and 161-08-810-083 are still in use. Are there updates on their current plan to bring the site into compliance by March 31st?

In addition, we have a new Deputy District Attorney, Timothy Jay Allen, who I am CC'ing in this e-mail and can be reached at (702) 455-4761. Please contact him rather than Attorney Catherine Jorgenson. Have a great day!

Sincerely,

Satyra George | Sr. Air Quality Specialist
Clark County Department of Environment & Sustainability
Division of Air Quality
702-455-1609 (office), 702-758-6153 (mobile)
My working hours are Monday – Thursday, 7:00 AM – 5:30 PM



For Dust Control Applications and Forms, click on this link: Dust Control Permitting Portal, Forms & Requirements.

From: Amy Sugden <amy@sugdenlaw.com>
Sent: Thursday, December 19, 2024 1:08 PM
To: Satyra George <Satyra.George@ClarkCountyNV.gov>
Cc: Catherine Jorgenson <catherine.jorgenson@clarkcountydanv.gov>
Subject: Re: APNs 161-08-810-082, -083 AQR Section 92 Non-Compliance

Thank you, Satrya for the email and information.

I am working on this matter and will get in touch with Ms. Jorgenson after the New Year (and before January 8, 2025) to discuss.

Happy Holidays!
Amy



Amy L. Sugden, Esq.
375 E. Warm Springs Road, Suite 104
Las Vegas, Nevada 89119
(702) 625-3605 Tel
www.sugdenlaw.com

This e-mail communication is a confidential attorney-client communication intended only for the person named above. If you are not the person named above, or the employee or agent responsible for delivery of the following information, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately. Also, please e-mail the sender that you have received the communication in error. Thank you.

From: Satyra George <Satyra.George@ClarkCountyNV.gov>
Date: Thursday, December 19, 2024 at 8:50 AM
To: Amy Sugden <amy@sugdenlaw.com>
Cc: Catherine Jorgenson <catherine.jorgenson@clarkcountydanv.gov>
Subject: APNs 161-08-810-082, -083 AQR Section 92 Non-Compliance

Good morning Amy L. Sugden, Esq.,

This email is a result of e-mail exchanges between your clients and myself, regarding the unpaved storage yard/parking lot currently used for truck parking on parcel numbers 161-08-810-082 and 161-08-810-083 (Property). Continuous parking or storage on unpaved lots after January 1, 2003, is prohibited by Air Quality Regulation (AQR) Section 92. The Property is not in compliance with this regulation.

To avoid the issuance of a Notice of Violation pursuant to AQR Section 92 and comply with soil stabilization standards in AQR Section 90, the following actions must be taken by March 31, 2025:

1) Reduce all unpaved parking or storage areas on the Property to 5,000 sq. ft. or less,
2) Stabilize the remaining site soils, and
3) Notify Air Quality once items one and two have been completed for a final inspection.

If the Property continues to be operated as an unpaved storage yard/parking lot greater than 5,000 square feet after March 31, 2025, Air Quality may issue a Notice of Violation to the owner and/or operator of the Property with potential recommended penalties of $500 per day beginning January 8, 2025, the deadline provided in an email dated December 10, 2024.
If circumstances change prior to March 31, 2025 related to paving the Property, please notify us immediately.
If you have any questions or would like to discuss further, please contact Deputy District Attorney Catherine Jorgenson at (702) 455-4761.

Regards,

Satyra George | Sr. Air Quality Specialist
Clark County Department of Environment & Sustainability
Division of Air Quality
702-455-1609 (office), 702-758-6153 (mobile)
My working hours are Monday – Thursday, 7:00 AM – 5:30 PM



For Dust Control Applications and Forms, click on this link: Dust Control Permitting Portal, Forms & Requirements.

EXHIBIT H

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
air quality | desert conservation PROGRAM | sustainability

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

INSPECTION REPORT
No. 147955

Date:	Start Time:	End Time:	Specialist:
Mar 18, 2025	10:00 AM	10:20 AM	Allan Gutierrez

Parcels: 161-08-810-082, 161-08-810-083

Location Description: 3125 SOUTH NELLIS BLVD. - CC SUNRISE MANOR - 89121

Inspection Type: Re-inspection Complaint No.:

AQR Section: 92: Unpaved Parking Lots/Storage Areas - Post 1/1/2003

Observations:

Current Land Use Agreement: No

Soil Condition: Stable Note: gravel

Disturbance Factors: Parking, Vehicular Travel, Storage Other:

Fugitive Dust Observed: No Generated By:

Control Measures Implemented: Yes

Control Measures: Other: secure gate, gravel

Tests Performed:

Drop Ball Test:	N/A	Area #1:	Area #2:	Area #3:
Rock Test:	N/A	Percent:		
Silt Content:	N/A	Percent:		
Opacity:	N/A	Percent:		
Photography:	Yes	Traffic Count (ADT):	N/A	

Inspector Notes: Reviewed By: Satyra George

I conducted a re-inspection and observed an unpaved storage yard on APNs 161-08-810-082 & -083. Each parcel has an unpaved storage yard over 5,000 square feet containing over a dozen trailers and trucks. As of March 18, 2025, all necessary control measures to meet AQRs have not been implemented since the original Notice of Non-Compliance (NON) was sent to the Property Owner on October 2, 2024.

An email was sent December 9, 2024 to Mr. Raj Dhaliwal, the Land Owner, and Mr. Rob Lauer, Property Manager, to meet compliance by January 8, 2025. An extension to meet compliance by March 31, 2025, was granted.

Action Taken: Follow-up for Possible NOV

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY

EXHIBIT I

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

INSPECTION REPORT
No. 148173

Date:	Start Time:	End Time:	Specialist:
Apr 2, 2025	11:30 AM	11:40 AM	Allan Gutierrez

Parcels: 161-08-810-082, 161-08-810-083

Location Description: 3125 SOUTH NELLIS BLVD. - CC SUNRISE MANOR - 89121

Inspection Type: Re-inspection Complaint No.:

AQR Section: 92: Unpaved Parking Lots/Storage Areas - Post 1/1/2003

Observations:

Current Land Use Agreement: No

Soil Condition: Stable Note: gravel

Disturbance Factors: Parking, Vehicular Travel, Storage Other:

Fugitive Dust Observed: No Generated By:

Control Measures Implemented: Yes

Control Measures: Other: secure gate, gravel

Tests Performed:

Drop Ball Test:	N/A	Area #1:	Area #2:	Area #3:
Rock Test:	N/A	Percent:		
Silt Content:	N/A	Percent:		
Opacity:	N/A	Percent:		
Photography:	Yes	Traffic Count (ADT):	N/A	

Inspector Notes: Reviewed By: Satyra George

I conducted a re-inspection and observed an unpaved storage yard on APNs 161-08-810-082 & -083. Each parcel has an unpaved storage yard over 5,000 square feet containing over a dozen trailers and trucks. As of April 2, 2025, all necessary control measures to meet AQRs have not been implemented since the original Notice of Non-Compliance (NON) was sent to the Property Owner on October 2, 2024.

An email was sent December 9, 2024 to Mr. Raj Dhaliwal, the Land Owner, and Mr. Rob Lauer, Property Manager, to meet compliance by January 8, 2025. An extension to meet compliance by March 31, 2025, was granted. The Owner and their attorney will be emailed about a possible NOV enforcement action.

Action Taken: Follow-up for Possible NOV

EXHIBIT J

From: roblauer
To: David Dean
Cc: Amy Sugden; Satyra George
Subject: RE: Unpaved Parking and Storage Yards
Date: Thursday, April 10, 2025 11:48:29 AM
Attachments: Scan2024-10-02_135854.pdf

Mr. Dean,

I asked in a prior email to appeal the attached notice of violation and your staff refused to provide me with the process and forms.

Please take notice that we intend to file an administrative appeal for both sites.

Please provide me with the forms to file the appeals and an outline of the process
In addition, please provide dates and time for the administrative judge to hear our appeals.

Regards,
Rob Lauer

In addition, since this is such a critical health crisis, your office must enforce that we will be filing formal complaints for every dirt truck yard in the county , including the one directly across the street from your office on Russell.

On Tuesday, April 8th, 2025 at 11:55 AM, roblauer <roblauer@pm.me> wrote:

> (See attachment)
> **Clark County Air Quality Walnut and Jerome Mack recording stations average by month and year.**
>
> **In 2014, the EPA's primary (health-based) standard for PM10 (particulate matter with a diameter of 10 microns or less) remained at 150 µg/m3 for a 24-hour period, with an area meeting the standard if it doesn't exceed this level more than once per year on average over a three-year period.**
>
> **Pm10 maximum allowed levels on average is 150 µg/m3**
>
> **At no time over the last 3 years has any of your Air Quality motioning station recorded anywhere near 50% of the EPA maximum PM10 near the Nellis truck yard.**
>
> Your regulation requires a land owner to spend $500K to pave a

lot without any health and safety necessity is the defintion of arbitrary and capricious.

Especially since the county doesn't pave their own truck yards.

I copied this county property on Desert Inn which uses gravel with cars and trucks parked on the yard.

On Tuesday, April 8th, 2025 at 9:02 AM, David Dean <Dean@ClarkCountyNV.gov> wrote:

> Good morning Mr. Lauer,
>
> I think you may be a little confused on this matter. Air Quality Regulation Section 92 is a regulation that has been in effect for over 20 years. If you choose not to comply with the regulation, that is your choice. However, Air Quality will require you to comply, and it has the potential to come with monetary penalties. Your air quality experts will not change the regulation or your ability to have unpaved parking lots.
>
> I'm not trying to argue the regulation, I'm trying to save you the headache and money you're going to waste.
>
> If you want records and other information, you will need to request it from the proper channels. I would also suggest you attend a Dust Class so you can increase your knowledge on Clark County Air Quality Regulations and requirements.
>
> David Dean
>
> Air Quality Supervisor
>
> Clark County Department of Environmental and Sustainability
>
> Division of Air Quality

4701 W. Russell Rd., Suite 200

Las Vegas, NV 89118

Office: 702-455-1645/Cell: 702-232-1183

From: roblauer <roblauer@pm.me>
Sent: Monday, April 7, 2025 8:51 AM
To: David Dean <Dean@ClarkCountyNV.gov>
Cc: Amy Sugden <amy@sugdenlaw.com>
Subject: Re: Unpaved Parking and Storage Yards

Mr. Dean,

Your enforcement officer cited an agreement the country signed with the EPA, which is the basis of your authority to compel property owners to pave land with trucks parked on them.

Please provide me with a copy of that agreement, along with any county board of supervisor vote records and the federal law granting the EPA authority to impose such local rules.

Did the agreement cite a clean air goal of "X "parts per million for the county to obtain through such action?

Please provide your air quality readings for the past five years and the locations of those testing sites.

We plan to bring in our our air quality experts to read the dust levels on our site at La Vegas Blvd and Nellis where we already put 1.5 million pounds of RAP.

Regards,

Rob Lauer

On Thursday, April 3rd, 2025 at 2:27 PM, David Dean <Dean@ClarkCountyNV.gov> wrote:

Good afternoon Mr. Lauer,

I am David Dean a Supervisor for Clark County Air Quality. Because I have seen that are creating or involved with several unpaved parking or storage yards, I wanted to reach out to you and inform you about Air Quality Regulations.

It is a violation of Air Quality Regulation Section 92 to create any unpaved Parking or Storage Yard after January 1, 2003. If the Parking/Storage Yard existed prior to January 1, 2003, it must have valid approved land use dating back before January 1, 2003. Before anything is done on a parcel, land you must be obtain from Comprehensive Planning. You will then need to get approval from Air Quality if the site is not paved. Millings are not considered paving. This all occurs before anything is parked or stored on the parcel.

There are some exceptions. If you would like to have a meeting to discuss the regulations, please let me know.

David Dean

Air Quality Supervisor

Clark County Department of Environmental and Sustainability

Division of Air Quality

4701 W. Russell Rd., Suite 200

Las Vegas, NV 89118

Office: 702-455-1645/Cell: 702-232-1183

EXHIBIT K

Complaint No. 76919

Observed On
Apr 14, 2025 3:54 PM

Reported On
Apr 14, 2025 3:57 PM

Complaint Description
I am writing to formally report a truck parking yard operating without proper paving and necessary permits at Parcel #16108810083 and 16108810082 This facility appears to be in violation of local regulations, posing potential environmental, safety, and zoning concerns.

Key issues observed:

Lack of Proper Paving: The yard is unpaved, leading to excessive dust, poor drainage, and potential contamination from oil and fuel leaks.
Permit Violations: Based on available information, the facility does not have the required permits to operate as a truck parking yard. As zoning is incorrect.

Environmental & Safety Concerns: The unpaved surface contributes to poor stormwater management, creating hazardous conditions for vehicles and nearby properties.

I urge the appropriate authorities to investigate this matter promptly to ensure compliance with all local ordinances. Thank you for your attention to this issue.

Problem Location
3125 S Nellis Blvd, Las Vegas, Nevada 89121

Intake Method
Online

Type
Unpaved Parking

Are vehicles parked on the lot now?
Yes, Many

Is this a one-time occurrence or occurring more frequently?
Occurring more frequently

Category
Vacant Land Program

Assigned To
Allan Gutierrez

Response

Responded On
Apr 15, 2025 9:00 AM

Closed On
Apr 15, 2025 1:46 PM

Location

Parcel
161-08-810-083

3125 SOUTH NELLIS BLVD. - CC SUNRISE MANOR - 89121

Street
3125 S. Nellis Blvd

City
Las Vegas

Zip Code
—

Major Cross Streets
S. Nellis Blvd & Happy Valley Avenue

Complainant

Name
None

Email
[redacted]

Complainant Wants Investigation Findings?
Yes

EXHIBIT L

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
air quality | desert conservation PROGRAM | sustainability

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

INSPECTION REPORT
No. 148511

Date:	Start Time:	End Time:	Specialist:
Apr 15, 2025	9:30 AM	9:45 AM	Allan Gutierrez

Parcels: 161-08-810-083, 161-08-810-082

Location Description: 3125 SOUTH NELLIS BLVD. - CC SUNRISE MANOR - 89121

Inspection Type: Complaint Complaint No.: 76919

AQR Section: 92: Unpaved Parking Lots/Storage Areas - Post 1/1/2003

Observations:

Current Land Use Agreement: No

Soil Condition: Stable Note: gravel

Disturbance Factors: Parking, Vehicular Travel, Storage Other:

Fugitive Dust Observed: No Generated By:

Control Measures Implemented: N/A

Control Measures: Other:

Tests Performed:

Drop Ball Test:	N/A	Area #1:	Area #2:	Area #3:
Rock Test:	N/A	Percent:		
Silt Content:	N/A	Percent:		
Opacity:	N/A	Percent:		
Photography:	Yes	Traffic Count (ADT):	N/A	

Inspector Notes: Reviewed By: Satyra George

I conducted an investigation of Complaint #76919 and observed storage yard lot over 5,000 square feet on APNs 161-08-810-082 & 161-08-810-083. There were approximately two dozen trucks and truck trailers on-site. This storage yard was created after January 1, 2003, which is not in compliance with AQR 92.3.1. A Notice of Non-compliance was issued to the Property Owner on October 2, 2024. The sites are currently not in compliance.

Action Taken: Follow-Up for Possible NOV (VL)

EXHIBIT M

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
air quality | desert conservation program | sustainability

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

INSPECTION REPORT
No. 149147

Date:	Start Time:	End Time:	Specialist:
May 6, 2025	10:15 AM	10:25 AM	Allan Gutierrez

Parcels:	161-08-810-082, 161-08-810-083
Location Description:	3125 SOUTH NELLIS BLVD. - CC SUNRISE MANOR - 89121
Inspection Type:	Re-inspection
Complaint No.:	
AQR Section:	92: Unpaved Parking Lots/Storage Areas - Post 1/1/2003

Observations:

Current Land Use Agreement:	No		
Soil Condition:	Stable	Note:	gravel
Disturbance Factors:	Parking, Vehicular Travel, Storage	Other:	
Fugitive Dust Observed:	No	Generated By:	

Control Measures Implemented: **Yes**

Control Measures:		Other:	secure gate, gravel

Tests Performed:

Drop Ball Test:	N/A	Area #1:	Area #2:	Area #3:
Rock Test:	N/A	Percent:		
Silt Content:	N/A	Percent:		
Opacity:	N/A	Percent:		
Photography:	Yes	Traffic Count (ADT):	N/A	

Inspector Notes: Reviewed By: Satyra George

I conducted a re-inspection and observed an unpaved storage yard on APNs 161-08-810-082 & -083. Each parcel has an unpaved storage yard over 5,000 square feet containing over a dozen trailers and trucks. As of May 6, 2025, all necessary control measures to meet AQRs have not been implemented since the original Notice of Non-Compliance (NON) was sent to the Property Owner on October 2, 2024.

Action Taken: Follow-up for Possible NOV

EXHIBIT N

DES
DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY
air quality | desert conservation program | sustainability

Division of Air Quality
4701 W. Russell Rd. Suite 200 2nd Floor
Las Vegas, NV 89118
Main Number: (702)455-5942
Fax Number: (702)383-9994

INSPECTION REPORT
No. 149866

Date:	Start Time:	End Time:	Specialist:
May 27, 2025	9:15 AM	9:30 AM	Allan Gutierrez

Parcels: 161-08-810-082, 161-08-810-083

Location Description: 3125 SOUTH NELLIS BLVD. - CC SUNRISE MANOR - 89121

Inspection Type: Re-inspection Complaint No.:

AQR Section: 92: Unpaved Parking Lots/Storage Areas - Post 1/1/2003

Observations:

Current Land Use Agreement: No

Soil Condition: Stable Note: gravel

Disturbance Factors: Parking, Vehicular Travel, Storage Other:

Fugitive Dust Observed: No Generated By:

Control Measures Implemented: Yes

Control Measures: Other: secure gate, gravel

Tests Performed:

Drop Ball Test:	N/A	Area #1:	Area #2:	Area #3:
Rock Test:	N/A	Percent:		
Silt Content:	N/A	Percent:		
Opacity:	N/A	Percent:		
Photography:	Yes	Traffic Count (ADT):	N/A	

Inspector Notes: Reviewed By: Satyra George

I conducted a re-inspection and observed an unpaved storage yard on APNs 161-08-810-082 & -083. Each parcel has an unpaved storage yard over 5,000 square feet containing over a dozen trailers and trucks. As of May 27, 2025, all necessary control measures to meet AQRs have not been implemented since the original Notice of Non-Compliance (NON) was sent to the Property Owner on October 2, 2024.

Action Taken: Follow-up for Possible NOV

EXHIBIT O

From: roblauer
To: Allan Gutierrez
Cc: Amy Sugden
Subject: 3125 North Nellis
Date: Tuesday, May 27, 2025 9:37:57 AM

Allan,

Why are you at our property today harassing our tenants?

We have an administrative appeal pending and a stay order in effect from an administrative judge and lawsuit against seeking a judicial review against the county pending in court all for that subject property.

Cease and desist all enforcement active until the cases are adjudicated.

Rob Lauer

On Thursday, April 10th, 2025 at 2:16 PM, Allan Gutierrez <Gutierre@ClarkCountyNV.gov> wrote:

> Hello Mr. Lauer.
>
> I have been assigned Compliant 76892. Please contact me at the telephone number below to discuss the complaint.
>
> Thank you.
>
> Allan F. Gutierrez, Jr.
>
> Air Quality Specialist II
>
> Department of Environment and Sustainability
>
> Division of Air Quality
>
> 4701 W. Russell Road, Ste. 200
>
> Las Vegas, NV 89118
>
> gutierre@clarkcountynv.gov
>
> Office: 702.455.1679

Cellular: 702.370.2199

Environment & Sustainability

REPORT BY DEPARTMENT OF ENVIRONMENT AND SUSTAINABILITY STAFF (July 1, 2025 – December 31, 2025)

➢ Planning

▪ Criteria Pollutants

○ Carbon Monoxide (CO) - attainment/maintenance

○ Ozone (O_3)

- **1997 O_3 NAAQS- attainment/maintenance:**
  - 2nd 10-year maintenance plan was approved by EPA in April 2024.

- **2015 O_3 NAAQS:**
  - Since April 15, 2025, DAQ in collaboration with consultants, STI, continue developing the 2015 Ozone Standard Serious Attainment Plan. Plan elements are in progress and are being forwarded to EPA for preliminary review as drafts become available.
  - Section 131, "VOC control for Emulsified Asphalt" contingency measure rule development completed. Public comment on the final rule ended November 21, 2025.
  - Section 109, "VOC Emissions Control for Polystyrene Foam Manufacturing," CTG RACT rule undergoes a workshop in January 2026 followed by a formal public comment period.
  - You can follow plan development (workshops, rules, notices, etc) here: Ozone Serious Attainment Plan

○ PM_{10}- attainment/maintenance

- A public hearing was held on August 5 for the second 10-year PM_{10} Maintenance Plan. Following the hearing, the BBC approved the plan, and it was subsequently submitted to EPA through NDEP. The plan demonstrates how DES will maintain compliance with the PM10 National Ambient Air Quality Standards through 2034.

○ $PM_{2.5}$- attainment

- DES is currently attaining the 2024 $PM_{2.5}$ annual NAAQS. Recommendations were submitted to NDEP/EPA within the regulatory deadline and we're awaiting final designations.

○ Nitrogen dioxide (NO_2) – attainment

○ Sulfur dioxide (SO_2) – attainment

- **Attainment** of the primary NAAQS.

- Clark County is currently attaining the 2024 SO_2 secondary NAAQS. An SO_2 area designation letter was submitted to NDEP in September and was subsequently submitted to EPA on October 15, 2025. DAQ recommended a designation of "attainment" for Hydrographic Area 212 (the Las Vegas Valley) and "attainment/unclassifiable" for the remaining areas in Clark County. The associated Infrastructure SIP for the newly promulgated standard is due December 2027.

- **Lead (Pb) – attainment**

- **Studies**
  - The multi-year VOC smoke tracer study continued, with 2025 measurements and preliminary analysis completed. Results from 2023, 2024, and preliminary 2025 are available. The study supports anticipated exceptional events demonstrations and ozone SIP modeling efforts.
  - Planning for the residential wood combustion and construction equipment NOx emissions study was completed.

- **Modelling**
  - Increment Modeling: Approx. 8 major, 63 minor source reviews.
  - A majority of the photochemical modeling was completed to support the ozone SIP requirements for the 2015 NAAQS.

- **Smog Free Clark County**

  Began in 2023, the Smog Free Clark County (SFCC) program is designed to improve air quality by reducing motor vehicle emissions. Owners of eligible vehicles from model years 1968 to 2006 may qualify for up to $975 in emissions-related repairs. Table 1 summarizes the vehicle repairs and social media engagement details of this program.

Table 1: Smog Free Clark County Program Statistics

Category	This Month (Dec 2025)	Last Month (Nov 2025)	Last Year (Dec 2024)	Program Total (2023-2025)
Applications Received	197	151	65	1,843
Vouchers Issued	62	90	67	1,366
Vouchers Redeemed	66	33	31	1,034
Calls Received	564	395	342	7,959
Social media Reach[1]	70,985	55,939	164,400	3,947,005
Social media Impressions[2]	183,083	107,249	281,317	6,221,963
Post Engagement[3]	7,534	4,650	4,607	159,763
Facebook Followers	1,101	1,089	805	1,101

[1] Reach indicates the unique number of individuals who have seen our content.

[2] Impressions indicate the total number of times our content is displayed regardless of click(s).

[3] Engagement indicates the tracking of actions such as clicks, likes, comments, and shares.

➢ Monitoring

- Implemented 2025 Annual Monitoring Network Plan
  - Stations located in neighborhoods to assess exposure levels to the general population (18 AQ stations).
  - Network characterized pollution transported into Clark County and background levels natural to Clark County.
  - Deployed Photochemical Assessment Monitoring Station (PAMS) to monitor ozone precursors (NO_2 and VOCs), carbonyls, mixing layer, and solar/UV radiation.
  - Conducted additional ozone monitoring at Apex, Spring Mountain Youth Camp (SMYC) and Indian Springs during ozone season (April 1st – September 30th)
  - Deployed trace CO monitor SMYC during ozone season (April 1st – September 30th).
  - Completed third year of County-wide monitoring study of wildfire tracers including acetonitrile, VOCs, carbonyls, and L-glucosan (April 1st – September 30th).
  - Completed final report from in-house $PM_{2.5}$ fingerprinting study to identify significant sources contributing to $PM_{2.5}$ in the Las Vegas Valley.

- Completed 2026 ozone monitoring waiver (waiting for EPA approval)
  - EPA granted ozone monitoring exemption for Indian Springs and Apex in 2025 (off ozone season).

- Completed and submitted to EPA 2025 5-year Network Assessment. The primary objectives of the Network Assessment are to determine if the network meets the monitoring objectives defined in 40 CFR part 58.10, appendix D, whether new sites are needed or existing sites are no longer needed and can be terminated.

- Received EPA grant to replace four aging AQ monitoring stations under Inflation Reduction Act (IRA). The project is managed by the Real Property Management (RPM) and commenced in July 2025.

- Received EPA grant to purchase Carbonaceous Aerosols Speciation System (CASS) instrument to characterize composition of $PM_{2.5}$ in the Las Vegas Valley. Instrument operates at Casino Center site and reports to AQS since January 2025.

- Hired two new AQ Monitoring Technicians (May and July 2025) to replace existing vacancies.

- Four monitoring technicians participated in the EPA training and Mid Atlantic Regional Air Management Association (MARAMA) Conference in December 2025. Training focused on the operational issues and AQ data validation.

➢ **Stationary Source Permitting**

- From July through December 2025, the department received 280 stationary source permit applications and issued 245 permits. Of the permits issued, 98.77% were completed within required regulatory timelines, exceeding the department's performance goal of 90%.

- As of December 31, 2025, there were 1,206 active stationary source operating permits, including 34 Title V operating permits.

- A total of 54 sources are currently registered across all CTG categories, the majority of which are Gasoline Dispensing Facilities (GDFs) with annual throughput below 120,000 gallons.

- Program Highlights (July 2025 - December 2025)

  - The recruitment process for a Senior Air Quality Specialist was completed. This position represents the promotion of an existing team member, who will begin the new role on February 2, 2026.
  - The renewal process for the Soil and Groundwater Remediation (SGR) general permit has been completed. Currently, three sources operate under this general permit category.

- The major stationary source permitting rules (AQR Sections 12.2 through 12.5) are being amended to incorporate new permitting requirements resulting from the Ozone Serious Nonattainment designation for the Las Vegas Valley (Hydrographic Area 212).

➢ **Compliance: Dust Permits and Vacant Land**

- Issued 1,408 dust permits from July 1, 2025, through December 31, 2025; averaged 2.68 days to issue a dust permit.
- Conducted 4,668 construction inspections from July 1, 2025, through December 31, 2025.
- As of December 31, 2025, there were 1,691 active permits with a total of 24,238.79 acres of permitted area.
- Held 214 dust classes.
- Major Dust Permitted Construction Project Milestones

  - **<u>Brightline West High Speed Rail Project</u>**
    Began working with the 218-mile, all-electric high speed Brightline West High Speed Rail Project in June 2025. The project will connect Las Vegas, Nevada, with the greater Los Angeles area (Rancho Cucamonga, CA), running in the median of the I-15 freeway. Passenger service is scheduled to begin towards December 2028 or early 2029.
  - **<u>The Gemini Solar Project</u>**
    7,100 acre solar + battery storage facility near Las Vegas, Nevada, developed by Primergy. This project was approved for the final phase in August 2025 aiming to close the dust permit by the beginning of 2026. This site is notable for its innovative "Drive & Crush" construction method that preserves soil and roots, minimizing environmental impact compared to traditional "Blade & Grade" techniques, creating a more sustainable large-scale solar farm by reducing dust and improving microclimate stability for desert ecosystems. All tortoises from this project were safely removed during the initial installation of the solar field and re-introduced back to their natural habitat over the last two years. The reintroduction phase focuses on how tortoises use the site, vegetation regrowth, and managing non-native species, with studies in place to guide future management. This project powers about 10% of Nevada's peak demand and is one of the largest co-located solar-plus-storage projects in the U.S.

- **The Three Kids Mine cleanup and Lakemoor development project in Henderson, NV.**
  Involved major remediation (tailings, waste rock, asbestos). Cleanup milestones like asbestos removal and tailings excavation are largely complete, but waste rock reclamation continues into 2026, paving the way for residential construction to begin its multi-year process. Expected to finish key parts by late 2025/2026, with full site development (around 3,000 homes) phased through 2032, and the first homes anticipated in mid-2026

➢ **Compliance: Stationary Sources, Complaints and Enforcement**

- Conducted 662 stationary source inspections from July 1, 2025, through December 31, 2025.
- Received and responded to 480 complaints from July 1, 2025, through December 31, 2025; responded to 479 (99.8%) complaints within 24-hrs.
- 91 Notices of Violation (NOVs) issued from July 1, 2025, through December 31, 2025:
  - 49 for construction/vacant land
  - 37 for stationary sources
  - 4 for asbestos
  - 1 for vacant land
- Recommended $470,922.00 in penalties from July 1, 2025, through December 31, 2025. Hearing Officer levied $275,495.00.
  - $193,627.00 has not yet been adjudicated.
  - Out of the 91 NOVs issued between July 1, 2025, through December 31, 2025, 23 resulted from complaints which is approximately 25%.

➢ **Small Business Assistance Program**

- SBAP staff responded to 664 requests for assistance (474 for permitting assistance and 190 for compliance assistance) from July 2025 through December 2025.
- Environmental Review/Analysis of agency air quality actions: approx. 57
- SBAP staff provided the following virtual workshops:
  - Permitting 101 for Minor Sources 7/8/2025
  - Preparing for a Minor Source Permit Inspection 7/15/2025
  - Gasoline Dispensing Operation (GDO) Daily Inspections 8/19/2025
  - Air Quality Regulation (AQR) Updates 8/16/2025
  - Annual Billing Checkup 10/21/2025
  - Gasoline Dispensing Facility (GDF) Daily Inspections 11/18/2025

- The SBAP staff work primarily from the office. We are meeting with customers with walk-in questions, visiting their businesses, and continue offering assistance via phone calls, emails, and virtual meetings.

➢ **Regulations Updates**

- DES amended existing Air Quality Regulations (AQRs) for various reasons including incorporating EPA feedback, updating language for clarity, and correcting citations.
  - Section 13, "National Emission Standards for Hazardous Air Pollutants," amendment effective 10/22/2025
  - Section 14, "New Source Performance Standards," amendment effective 10/22/2025
  - Section 12.1, "Permitting Requirements for Minor Sources," amendment effective 12/17/2025
  - Section 102, "Gasoline Dispensing Facilities," amendment effective 12/17/2025

- DES is proposing to promulgate new AQRs to satisfy RACT requirements for the 2015 O_3 Serious Attainment SIP and hosted public workshops to solicit input on the proposed rules from stakeholders.
  - Section 131, "VOC Emissions Control for Emulsified Asphalt," on 7/22/2025
  - Section 108, "VOC Emissions Control for Film, Foil, Paper, Fabric, and Vinyl Coating Operations," on 11/20/2025

- DES submitted a SIP revision packet for AQR amendments and a handbook repeal to the Nevada Division of Environmental Protection who forwarded them to the Region 9 office of the U.S. Environmental Protection Agency for incorporation into the Nevada SIP.
  - Sections 92, "Fugitive Dust Control Requirements for Unpaved Parking Lots and Storage Areas," and Section 94, "Permitting and Dust Control for Construction and Temporary Commercial Activities and Fugitive Dust Control at Stationary Sources," amendments and repeal of the Construction Activities Dust Control Handbook effective 8/17/2021 and additional Sections 92 and 94 amendments effective 1/1/2025; submitted to NDEP on 7/3/2025; forwarded to EPA on 7/30/2025.

- **Office of Sustainability**

  - Hired an Environmental Specialist and Office Support Specialist to start in January and February 2026.

  - Finalizing the interagency report "Regional Priorities and Considerations: Assembly Bill 96 Heat Mitigation Master Plan Integration" for final release in Q1 2026.

  - As part of a year-long regional action challenge, the Office of Sustainability is leading the creation of an interagency energy efficiency incentives working group to meaningfully increase the delivery of energy efficient projects across Nevada.

  - Launched the All-In Climate Academy, a free and module-based online education platform that empowers Nevada residents to learn about Nevada-specific climate hazards alongside information and resources to help prepare our community to address issues such as extreme heat.

  - Continuing to lead Regional Climate Collaborative planning efforts—establishing 3 interagency working groups to make meaningful regional progress addressing issues such as establishing heat governance in the State and growing interagency outreach and education efforts.

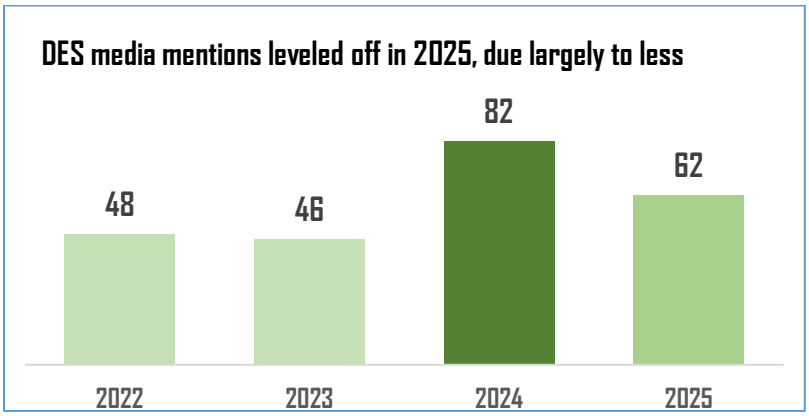
  - Continuing to host and lead the Southern Nevada Clean Cities Coalition (SNCC), a Department of Energy-designated coalition that works to advance sustainable transportation initiatives in Southern Nevada. In addition to regular programming, SNCC is piloting an anti-idling education campaign with elementary school students.

  - Entering the 3rd calendar year of Community Canopy program, in partnership with the Arbor Day Foundation. The program provides approximately 4,500 trees annually to Clark County residents with priority given to heat-vulnerable residents.

  - Continuing the climate ambassador program into FY 2026—reaching thousands of residents annually

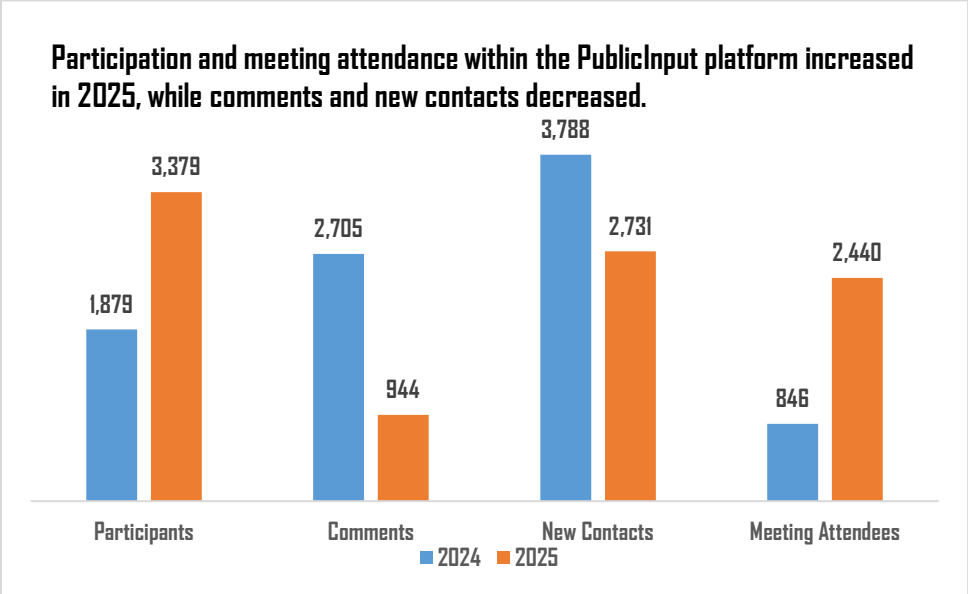
- **Public Information and Outreach**

  - **Media relations**
    - DES issued 19 news releases in 2025 and yielded more than 60 earned media mentions.



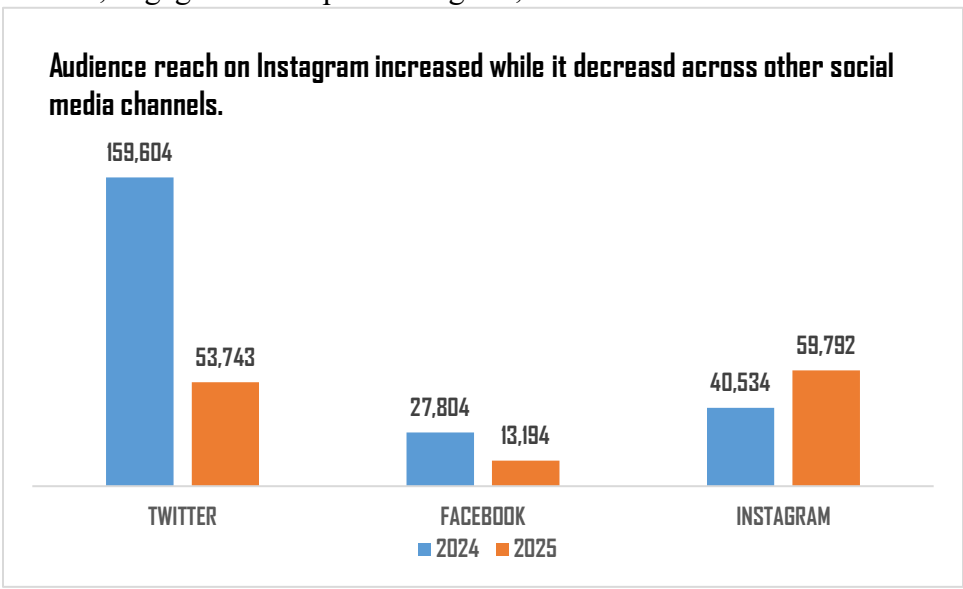
  - **Partnerships**
    - Partnered with the American Lung Association for two events + one outreach campaign:
      - Scale the Strat
      - Lung Force Walk
      - Put Out the Fire

  - **Public Engagement**
    - DES uses the PublicInput online platform to communicate with its various audiences across the organization. This includes Air Pollution Control Hearing Board/Hearing Officer meetings, public participation notices, meeting and webinar invitations, surveys, newsletters and more. A total of 207,676 email messages were sent to our various contacts via PublicInput in 2025; eclipsing our 2024 total of 115,410.

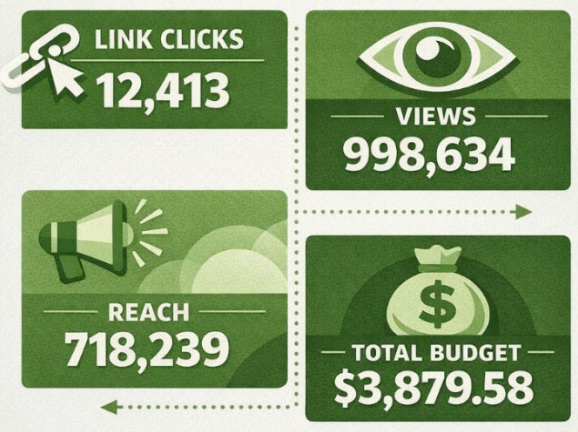


- In-person outreach
  - Tabled at four events throughout the year, which yielded about 600 in-person contacts.

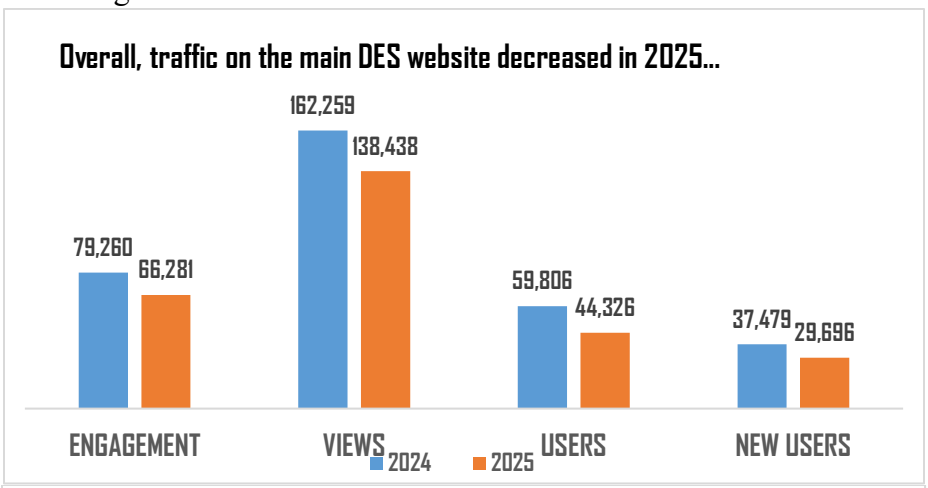
- **Social media**
  - Overall, engagement is up on Instagram, down on Facebook and Twitter/X.

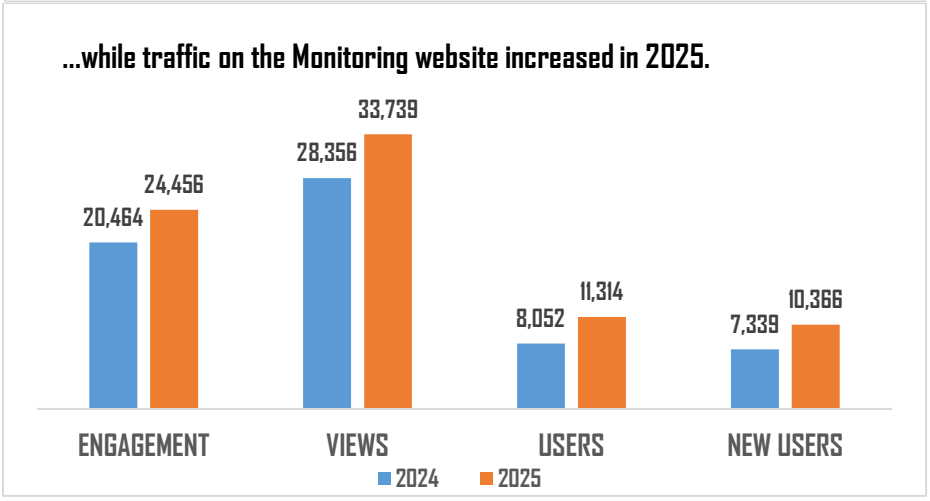


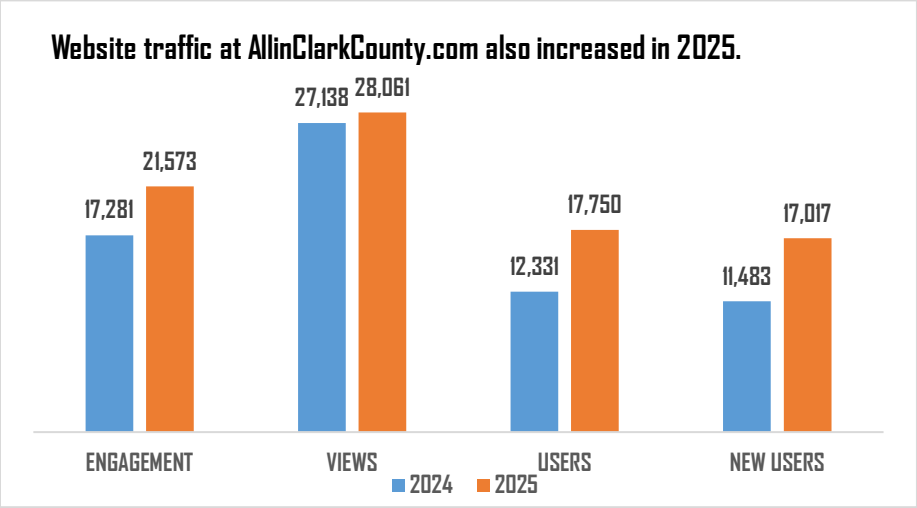
  - Followers increased across all three platforms.
  - Twelve successful promoted (paid) social media campaigns on Meta (Facebook/Instagram) and X increased exposure for initiatives in all three sections.



- **Website**
  - Engagement and views were down from 2024 on the main site, but on the Monitoring site.







- Top 3 of 2025
  - Main site:
    1. Dust permitting forms
    2. Main page
    3. Current AQ rules
  - Monitoring
    1. Main site
    2. Forecast page
    3. Visibility cameras
  - All-In Clark County
    1. Stay Cool Clark County
    2. Main page
    3. Events