

Clark County Planning Commission
CLARK COUNTY, NEVADA

VIVIAN KILARSKI
Chair
EDWARD FRASIER III
Vice-Chair
DONNIE GIBSON
LESLIE MUJICA
MICHAEL ROITMAN
NELSON STONE
STEVE KIRK

SAMI REAL
Executive Secretary

OPENING CEREMONIES

CALL TO ORDER

The regular meeting of the Clark County Planning Commission was called to order by Chair Vivian Kilariski on Tuesday, December 2, 2025, at 7:00 p.m. in the Commission Chambers, Clark County Government Center, 500 South Grand Central Parkway, Las Vegas, Nevada. On roll call, the following members were present, constituting a quorum of the members thereof:

CHAIR AND COMMISSIONERS:

Vivian Kilariski
Edward Frasier III
Donnie Gibson
Leslie Mujica
Michael Roitman
Nelson Stone
Steve Kirk

NOTE: Vice-Chair Edward Frasier III attended via teleconference.

Also present:

Robert Warhola, Chief Deputy District Attorney, Civil Division
Devon Brown, District Attorney, Civil Division
Jennifer Ammerman, Deputy Director, Comprehensive Planning
Jason Allswang, Planning Manager, Comprehensive Planning
Jillee Opiniano-Rowland, Assistant Planning Manager, Comprehensive Planning
Lorna Phegley, Senior Planner, Comprehensive Planning
Nicole Razo, Office Services Manager, Comprehensive Planning
JaWaan Dodson, Assistant Manager, Public Works – Development Review
Sarah Marby-Padovese, Plan Check Specialist, Public Works – Development Review
Keith Haywood, Plan Checker I, Public Works – Development Review

PLEDGE OF ALLEGIANCE

1. Public Comments.

At this time Chair Vivian Kilarski asked if there were any persons in the audience wishing to be heard on any items on the agenda as posted.

SPEAKER(S): None

There being no persons present in the audience wishing to be heard on any items on the agenda as posted, Chair Vivian Kilarski closed the public comments.

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

ACTION: It was moved by Commissioner Leslie Mujica that the Agenda for December 2, 2025 be approved with the following changes:

Item #6 - UC-25-0668 - Held until 12/16/25 per the Planning Commission.

Item #17 - DR-25-0733 - Deleted from agenda.

Item #21 - WS-25-0709 - Held until 12/16/25 per the Planning Commission.

VOTING AYE: Vivian Kilarski, Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

ABSENT: None

ABSTAIN: None

3. Approval of minutes. (For possible action)

ACTION: It was moved by Commissioner Leslie Mujica that the Planning Commission Regular Meeting Minutes and Briefing Meeting Minutes for October 21, 2025 be approved as submitted by the following vote:

VOTING AYE: Vivian Kilarski, Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

ABSENT: None

ABSTAIN: None

ROUTINE ACTION ITEMS

Jason Allswang, Planning Manager presented the Routine Action Items and stated Items #4 through #16 will be taken in one vote except Items #5 and #8 were heard separately and Item #6 was held.

ACTION: It was moved by Commissioner Leslie Mujica that the Routine Action Items be Approved, incorporating the staff recommendations and the added conditions for each application type (specific vote and conditions are outlined under each agenda item).

4. DR-25-0729-CHURCH LIFE BAPTIST:

DESIGN REVIEW for a proposed expansion of an existing place of worship building and parking lot re-design on 4.4 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Tenaya Way and south of Post Road within Spring Valley. MN/rp/kh (For possible action)

ACTION: It was moved by Commissioner Leslie Mujica that the application be Approved, subject to the conditions as listed below, by the following vote:

VOTING AYE: Vivian Kilarski, Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

ABSENT: None

ABSTAIN: None

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.

Fire Prevention Bureau

- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0214-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

5. ET-25-400105 (WS-25-0003)-MIRANDA FAVIOLA & MARQUEZ HOMERO MERAZ:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to allow an accessory structure prior to a primary building on 3.27 acres in an RS80 (Residential Single-Family 80) Zone. Generally located north of Kyle Canyon Road and west of Buena Vida Street within Lower Kyle Canyon. AB/my/cv (For possible action)

DISCUSSION SUMMARY: Jason Allswang, Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.

ACTION: It was moved by Commissioner Donnie Gibson that the application be Approved, subject to the conditions as listed below, by the following vote:

VOTING AYE: Vivian Kilarski, Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Until December 2, 2026 to obtain a building permit for the primary dwelling or the application will expire unless extended with approval of an extension of time.**
- **Applicant is advised that per the previous condition of approval, the building permit and inspection process for the accessory structure must also be completed by March 4, 2026 or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension 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.**

NOTE: This item was heard separately from the Routine Action Agenda.

6. UC-25-0668-FASHION SHOW MALL, LLC:
HOLDOVER USE PERMIT to allow a vehicle rental facility in conjunction with an existing shopping center (Fashion Show Mall) on a portion of 42.8 acres in a CR (Commercial Resort) Zone. Generally located west of Las Vegas Boulevard South and north of Spring Mountain Road within Paradise. TS/hw/cv (For possible action)

ACTION: It was moved by Commissioner Leslie Mujica that the application be Held until December 16, 2025, by the following vote:

VOTING AYE: Vivian Kilarski, Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

ABSENT: None

ABSTAIN: None

NOTE: This item was Held during the Approval of the Agenda.

7. UC-25-0744-EPD SOLUTIONS, LLC:
USE PERMIT for an office.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with an existing office on 0.22 acres in a CR (Commercial Resort) Zone. Generally located north of Twain Avenue and east of Palos Verdes Street within Paradise. TS/mh/kh (For possible action)

ACTION: It was moved by Commissioner Leslie Mujica that the application be Approved, subject to the conditions as listed below, by the following vote:

VOTING AYE: Vivian Kilarski, Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

ABSENT: None

ABSTAIN: None

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.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.**

8. VS-25-0679-SANCHEZ FAMILY TRUST & SANCHEZ MARGARET W TRS:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Rochelle Avenue and University Avenue, and Arville Street and Cameron Street within Paradise (description on file). MN/tpd/cv (For possible action)

DISCUSSION SUMMARY: Jason Allswang, Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.

ACTION: It was moved by Commissioner Michael Roitman that the recommendation be Approved, subject to the conditions as listed below, by the following vote:

VOTING AYE: Vivian Kilarski, Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

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

NOTE: This item was heard separately from the Routine Action Agenda.

9. PA-25-700043-LAUGHLIN LAGOON, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Entertainment Mixed-Use (EM) to Ranch Estate Neighborhood (RN) on 7.63 acres. Generally located south of Casino Drive and east of Needles Highway within Laughlin. MN/rk (For possible action)

ACTION: It was moved by Commissioner Leslie Mujica that the application be Adopted, subject to the conditions as listed below, by the following vote:

VOTING AYE: Vivian Kilarski, Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

ABSENT: None

ABSTAIN: None

ADOPTED - FORWARDED TO THE 01/07/26 BCC MEETING.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

10. ZC-25-0720-LAUGHLIN LAGOON, LLC:

ZONE CHANGE to reclassify 7.63 acres from a CR (Commercial Resort) Zone to an RS80 (Residential Single-Family 80) Zone. Generally located south of Casino Drive and east of Needles Highway within Laughlin (description on file). MN/rk (For possible action)

ACTION: It was moved by Commissioner Leslie Mujica that the application be Approved, subject to the conditions as listed below, by the following vote:

VOTING AYE: Vivian Kilarski, Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 01/07/26 BCC MEETING.

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

- **No comment.**

Clark County Water Reclamation District (CCWRD)

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

11. PA-25-700045–FB RIVIERA, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 0.96 acres. Generally located north of Las Vegas Boulevard North and west of Lamb Boulevard within Sunrise Manor. WM/gc (For possible action)

ACTION: It was moved by Commissioner Leslie Mujica that the application be Adopted, subject to the conditions as listed below, by the following vote:

VOTING AYE: Vivian Kilarski, Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

ABSENT: None

ABSTAIN: None

ADOPTED - FORWARDED TO THE 01/07/26 BCC MEETING.

Fire Prevention Bureau

- **No comment.**

Clark County Water Reclamation District (CCWRD)

- **No comment.**

12. ZC-25-0736–FB RIVIERA, LLC:

ZONE CHANGE to reclassify 0.96 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-70 & APZ-2) Overlay. Generally located north of Las Vegas Boulevard North and west of Lamb Boulevard with Sunrise Manor (description on file). WM/gc (For possible action)

ACTION: It was moved by Commissioner Leslie Mujica that the application be Approved, subject to the conditions as listed below, by the following vote:

VOTING AYE: Vivian Kilarski, Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

ABSENT: None

ABSTAIN: None

ADOPTED - FORWARDED TO THE 01/07/26 BCC MEETING.

Fire Prevention Bureau

- **No comment.**

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.**

13. PA-25-700046-NEW CHINATOWN DEVELOPMENT, LLC:
PLAN AMENDMENT to redesignate the land use category from Business Employment (BE) to Corridor Mixed-Use (CM) on 7.06 acres. Generally located south of Blue Diamond Road and east of Santa Margarita Street within Enterprise. JJ/rk (For possible action)

ACTION: It was moved by Commissioner Leslie Mujica that the application be Adopted, subject to the conditions as listed below, by the following vote:

VOTING AYE: Vivian Kilarski, Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

ABSENT: None

ABSTAIN: None

ADOPTED - FORWARDED TO THE 01/07/26 BCC MEETING.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- **No comment.**

14. ZC-25-0741-NEW CHINATOWN DEVELOPMENT, LLC:
ZONE CHANGE to reclassify 7.06 acres from an IP (Industrial Park) Zone to a CG (Commercial General) Zone. Generally located south of Blue Diamond Road and east of Santa Margarita Street within Enterprise (description on file). JJ/rk (For possible action)

ACTION: It was moved by Commissioner Leslie Mujica that the application be Approved, subject to the conditions as listed below, by the following vote:

VOTING AYE: Vivian Kilarski, Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 01/07/26 BCC MEETING.

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0215-2026 to obtain your POC exhibit; and that if flow contributions exceeding CCWRD estimates may require another POC analysis.**

15. VS-25-0742-NEW CHINATOWN DEVELOPMENT, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Serene Avenue, and Santa Margarita Street and Redwood Street; a portion of a right-of-way being Santa Margarita Street located between Blue Diamond Road and Serene Avenue; and a portion of right-of-way being Redwood Street located between Blue Diamond Road and Serene Avenue within Enterprise (description on file). JJ/md/kh (For possible action)

ACTION: It was moved by Commissioner Leslie Mujica that the application be Approved, subject to the conditions as listed below, by the following vote:

VOTING AYE: Vivian Kilarski, Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 01/07/26 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No objection.

16. WS-25-0743-NEW CHINATOWN DEVELOPMENT, LLC:
WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.
DESIGN REVIEW for a proposed shopping center on 7.06 acres in a CG (Commercial General) Zone.
Generally located south of Blue Diamond Road and east of Santa Margarita Street within Enterprise.
JJ/md/kh (For possible action)

ACTION: It was moved by Commissioner Leslie Mujica that the application be Approved, subject to the conditions as listed below, by the following vote:

VOTING AYE: Vivian Kilarski, Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 01/07/26 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Expunge waiver of development standards and design review associated with ZC-0752-12;
- 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 Santa Margarita Street and associated spandrel;
- 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 devices.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0215-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

NON-ROUTINE ACTION ITEMS

17. DR-25-0733-ASSOCIATION BUDDHIST CENTER USA, INC.:
DESIGN REVIEW for a proposed place of worship on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Buffalo Drive and north of Wigwam Avenue within Enterprise. JJ/rr/kh (For possible action)

ACTION: It was moved by Commissioner Leslie Mujica that the application be Deleted, by the following vote:

VOTING AYE: Vivian Kilarski, Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

ABSENT: None

ABSTAIN: None

NOTE: This item was Deleted during the approval of the agenda.

18. UC-25-0706-MEQ-BD & D II, LLC:
AMENDED HOLDOVER USE PERMITS for the following: 1) vehicle maintenance and repair; and 2) outdoor dining, drinking and cooking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified residential adjacency standards; and 2) reduced buffering and screening.
DESIGN REVIEW for modifications to an approved commercial development on 3.76 acres in a CG (Commercial General) Zone. Generally located north of Blue Diamond Road and east (previously notified as west) of Durango Drive within Enterprise. JJ/sd/cv (For possible action)

DISCUSSION SUMMARY: Jason Allswang, Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.

ACTION: It was moved by Commissioner Leslie Mujica that the application be Approved, subject to the conditions as listed below, by the following vote:

VOTING AYE: Vivian Kilarski, Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Trees in the north and east landscape buffers shall be Red Push Pistache;**
- **The top 2 feet of the 8 foot high decorative fence on the north and east property lines shall be wrought iron;**
- **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

- **Applicant to coordinate with NDOT and Clark County Public Works for off-site improvements along Blue Diamond Road;**
- **Drainage study and compliance;**
- **Traffic study and compliance.**
- **Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.**

Fire Prevention Bureau

- **Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a new Point of Connection (POC) is required, as the previously issued POC has either expired, the proposed flow has changed, or the property has been re-parceled; instructions for submitting a POC request are available on the CCWRD website.**

WAIVER OF DEVELOPMENT STANDARDS #2 WAS WITHDRAWN.

19. UC-25-0740-SYNERGOS NV REAL ESTATE, LLC:
USE PERMIT for outdoor storage and display.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) increase maximum parking; and 3) eliminate landscaping.
DESIGN REVIEW for a proposed outdoor storage and display area and proposed site modifications in conjunction with an existing light industrial manufacturing facility on 57.9 acres in an IL (Industrial Light) Zone. Generally located north of SR 161 and east of Las Vegas Boulevard South within the South County planning area. MN/bb/kh (For possible action)

DISCUSSION SUMMARY: Jason Allswang, Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there was 1 speaker in support.

ACTION: It was moved by Commissioner Michael Roitman that the recommendation be Approved, subject to the conditions as listed below, by the following vote:

VOTING AYE: Vivian Kilarski, Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.**
- **Applicant is advised within 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;**
- **Right-of-way dedication for Las Vegas Boulevard South per Record of Survey;**
- **Applicant to perform and have recorded a Record of Survey to determine underlying title rights in relationship to "as built" improvements on Las Vegas Boulevard South.**

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; that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.**

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.**

20. WS-25-0650-MARIN, CHARITY P:
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback in conjunction with an existing single-family residence on 0.22 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Goody Court and east of Mann Street within Spring Valley. MN/my/kh (For possible action)

DISCUSSION SUMMARY: Jason Allswang, Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.

ACTION: It was moved by Commissioner Michael Roitman that the recommendation be Approved, subject to the conditions as listed below, by the following vote:

VOTING AYE: Vivian Kilarski, Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

ABSENT: None

ABSTAIN: None

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.**
- **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. WS-25-0709-CISNEROS RUBEN H:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce setbacks; 2) reduce building separation; and 3) increase hardscape area within the front and side yards in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Miner Way and south of Olive Street within Sunrise Manor. TS/rp/cv (For possible action)

ACTION: It was moved by Commissioner Leslie Mujica that the application be Held until December 16, 2025, by the following vote:

VOTING AYE: Vivian Kilarski, Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

ABSENT: None

ABSTAIN: None

NOTE: This item was Held during the approval of the agenda.

22. WS-25-0722-HOTROD FAMILY TRUST & WELLS GUY M & JODI M TRS:
WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping in conjunction with an existing single-family residence on a portion of 2.97 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located west of Fort Apache Road and south of El Campo Grande Avenue within Lone Mountain. AB/lm/kh (For possible action)

DISCUSSION SUMMARY: Jason Allswang, Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.

ACTION: It was moved by Commissioner Michael Roitman that the recommendation be Approved, subject to the conditions as listed below, by the following vote:

VOTING AYE: Vivian Kilarski, Edward Frasier III, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

ABSENT: None

ABSTAIN: Donnie Gibson

APPROVED.

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.**
- **Applicant is advised within 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

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

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.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel; and that an interlocal agreement with City of Las Vegas will also be required.**

23. WS-25-0723-SIMONSEN RONALD CARL:
WAIVER OF DEVELOPMENT STANDARDS to allow existing accessory structures prior to a primary structure on 0.41 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located west of Great Lakes Drive and north of Spad Road within the South County planning area. MN/my/kh (For possible action)

DISCUSSION SUMMARY: Jason Allswang, Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.

ACTION: It was moved by Commissioner Michael Roitman that the recommendation be Approved, subject to the conditions as listed below, by the following vote:

VOTING AYE: Vivian Kilarski, Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

ABSENT: None

ABSTAIN: None

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.**
- **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.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that there are no public sanitary sewer facilities available in the vicinity of the parcel and none are planned within the next 5 years.**

24. PA-25-700044-LAS VEGAS PAVING CORP:
PLAN AMENDMENT to redesignate the existing land use category from Open Lands (OL) to Industrial Employment (IE) on 7.50 acres. Generally located west of Jones Boulevard and north of Serene Avenue within Enterprise. JJ/gc (For possible action)

DISCUSSION SUMMARY: Jason Allswang, Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 2 speakers in opposition.

ACTION: It was moved by Commissioner Leslie Mujica that the recommendation be Adopted, subject to the conditions as listed below, by the following vote:

VOTING AYE: Vivian Kilarski, Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

ABSENT: None

ABSTAIN: None

ADOPTED - FORWARDED TO THE 01/07/26 BCC MEETING.

Clark County Water Reclamation District (CCWRD)

- **No comment.**

NOTE: Items #24 through #27 were heard together. However, the vote for Items #25 through #27 were heard in one motion and vote.

25. ZC-25-0726-LAS VEGAS PAVING CORP:

ZONE CHANGE to reclassify a 6.33 acre portion of a 7.50 acre site from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone. Generally located west of Jones Boulevard and north of Serene Avenue within Enterprise (description on file). JJ/gc (For possible action)

DISCUSSION SUMMARY: Jason Allswang, Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 2 speakers in opposition.

ACTION: It was moved by Commissioner Leslie Mujica that the recommendation be Approved, subject to the conditions as listed below, by the following vote:

VOTING AYE: Vivian Kilarski, Edward Frasier III, Donnie Gibson, Leslie Mujica, Nelson Stone, and Steve Kirk

VOTING NAY: Michael Roitman

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 01/07/26 BCC MEETING.

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0217-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

NOTE: Items #24 through #27 were heard together. However, the vote for Items #25 through #27 were heard in one motion and vote.

26. VS-25-0728-H D OLETA, LLC:

VACATE AND ABANDON easements of interest to Clark County located between El Camino Road and Jones Boulevard, and Oleta Avenue and Serene Avenue; and a portion of a right-of-way being Oleta Avenue located between El Camino Road and Jones Boulevard within Enterprise (description on file). JJ/rr/kh (For possible action)

DISCUSSION SUMMARY: Jason Allswang, Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 2 speakers in opposition.

ACTION: It was moved by Commissioner Leslie Mujica that the recommendation be Approved, subject to the conditions as listed below, by the following vote:

VOTING AYE: Vivian Kilarski, Edward Frasier III, Donnie Gibson, Leslie Mujica, Nelson Stone, and Steve Kirk

VOTING NAY: Michael Roitman

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 01/07/26 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include 40 feet for Serene Avenue;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No objection.

NOTE: Items #24 through #27 were heard together. However, the vote for Items #25 through #27 were heard in one motion and vote.

27. WS-25-0727-HD OLETA, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) waive full off-site improvements; and 3) alternative driveway geometrics.
DESIGN REVIEW for a proposed office/warehouse complex on 7.40 acres in an IL (Industrial Light) Zone. Generally located south of Oleta Avenue and west of Jones Boulevard within Enterprise. JJ/rr/kh
(For possible action)

DISCUSSION SUMMARY: Jason Allswang, Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 2 speakers in opposition.

ACTION: It was moved by Commissioner Leslie Mujica that the recommendation be Approved, subject to the conditions as listed below, by the following vote:

VOTING AYE: Vivian Kilarski, Edward Frasier III, Donnie Gibson, Leslie Mujica, Nelson Stone,
and Steve Kirk

VOTING NAY: Michael Roitman

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 01/07/26 BCC MEETING.

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

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements for Oleta Avenue;**
- **Execute a Restrictive Covenant Agreement (deed restrictions) for Serene Avenue;**
- **Right-of-way dedication to include 40 feet for Serene Avenue;**
- **Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;**
- **The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.**

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0217-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

NOTE: Items #24 through #27 were heard together. However, the vote for Items #25 through #27 were heard in one motion and vote.

PUBLIC COMMENTS

At this time, Chair Vivian Kilarski asked if there were any persons in the audience wishing to be heard.

SPEAKER(S): None

There being no persons present in the audience wishing to be heard, Chair Vivian Kilarski closed the public comments.

There being no further business, the meeting was ADJOURNED at 8:28 p.m.

ATTEST:

/s/ Sami Real
SAMI REAL
Executive Secretary to the
Planning Commission