

**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

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***OPENING CEREMONIES***

**CALL TO ORDER**

The regular meeting of the Clark County Planning Commission was called to order by Chair Vivian Kilarski on Tuesday, May 6, 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 Kilarski  
Edward Frasier III  
Donnie Gibson  
Leslie Mujica  
Michael Roitman  
Nelson Stone  
Steve Kirk

**Also present:**

Robert Warhola, Chief Deputy District Attorney, Civil Division  
Jennifer Ammerman, Deputy Director, Comprehensive Planning  
Jason Allswang, Planning Manager, Comprehensive Planning  
Jillee Opiniano-Rowland, Assistant Planning Manager, Comprehensive Planning  
Dane Detommaso, Senior Planner, Comprehensive Planning  
Tiffany Bonnell, Administrative Secretary, 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):** 1 speaker

There being no other 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 Vice-Chair Edward Frasier III that the Agenda for May 6, 2024 be approved with the following changes:

Item #8 - UC-25-0017 - Held until 08/05/25 per the applicant; fees apply.

Item #10 - UC-25-0079 - Held until 06/03/25 per Commissioners for the applicant to return to the Paradise Town Board; fees apply.

Item #23 - UC-25-0118 - Held until 06/03/25 per the applicant.

Item #24 - VS-25-0212 - Deleted from the agenda to be heard by the Board of County Commissioners on 06/04/25.

Item #25 - WS-25-0213 - Deleted from the agenda to be heard by the Board of County Commissioners on 06/04/25.

Item #26 - TM-25-500052 - Deleted from the agenda to be heard heard by the Board of County Commissioners on 06/04/25.

Item #27 - WS-25-0192 - Held until 06/03/25 per applicant for the applicant to return to the Sunrise Manor Town Board.

**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:** There were no minutes to approve.

#### **ROUTINE ACTION ITEMS:**

Jillee Opiniano-Rowland, Assistant Planning Manager, presented the Routine Action Items and stated items #4 through #22 will be taken in one vote except items #8 and #10 were held.

**ACTION:** It was moved by Vice-Chair Edward Frasier III 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-25-0214-COUNTY OF CLARK (PK & COMM SERV):

DESIGN REVIEW for a park expansion with ancillary amenities (softball fields) and structures on 65.73 acres in a PF (Public Facility) Zone. Generally located on the east side of Cimarron Road and the north and south sides of Eldorado Lane (alignment) within Spring Valley. MN/jgh/kh (For possible action)

**ACTION:** It was moved by Vice-Chair Edward Frasier III 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**

- **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**

- **Coordinate with Public Works - Development Review on the commercial driveways to the sports complex;**
- **Drainage study and compliance;**
- **Traffic study and compliance.**

**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 website; and that a CCWRD approved POC must be included when submitting civil improvement plans.**

**5. DR-25-0233-SAM'S REAL ESTATE BUSINESS TRUST:**

**DESIGN REVIEW** for a proposed restaurant with a drive-thru on a 7.51 acre portion of a 64.23 acre site in conjunction with an existing shopping center in a CG (Commercial General) Zone. Generally located on the south side of Spring Mountain Road, 590 feet west of Rainbow Boulevard within Spring Valley. JJ/mh/cv (For possible action)

**ACTION:** It was moved by Vice-Chair Edward Frasier III 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**

- **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.**

**6. DR-25-0235-VEGAS DEVELOPMENT LAND OWNER, LLC:**

**DESIGN REVIEW** for a proposed restaurant on a portion of 14.1 acres in a CR (Commercial Resort) Zone. Generally located on the northeast corner of Harmon Avenue and Audrie Street within Paradise. JG/mh/cv (For possible action)

**ACTION:** It was moved by Vice-Chair Edward Frasier III 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.**

**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 for the Harmon Avenue improvement project;**
- **90 days to record said separate document for the Harmon Avenue improvement project.**

**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.**

7. ET-25-400050 (WS-23-0518)-RIOS VICTOR M PALAFOX & PALAFOX JACQUELINE:  
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce setback for the principal building; and 2) eliminate setbacks for the principal and accessory buildings in conjunction with a single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the south side of Hallet Drive, approximately 280 feet west of Sacks Drive within Whitney. TS/nai/kh (For possible action)
- ACTION:** It was moved by Vice-Chair Edward Frasier III 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 October 3, 2025 to complete building permit and inspection process with any extension of time to be a public hearing.**
  - **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; 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**
8. UC-25-0017-B F H VEGAS I, LLC:  
HOLDOVER USE PERMIT for a vehicle paint/body shop.  
WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.  
DESIGN REVIEW for a proposed vehicle paint/body shop in conjunction with an existing commercial building on 2.40 acres in a CG (Commercial General) Zone. Generally located on the north side of Tropicana Avenue and the east side of Mojave Road within Paradise. JG/tpd/kh (For possible action)
- ACTION:** It was moved by Vice-Chair Edward Frasier III that the application be Held until August 5, 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. The applicant was advised that re-notification fees are required prior to this item being placed on an agenda.**
9. UC-25-0224-S RMF TOWN SQUARE OWNER, LLC:  
USE PERMIT for a recreational facility in conjunction with an existing shopping center on a portion of 94.4 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the west side of Las Vegas Boulevard South and the south side of Sunset Road within Enterprise. MN/sd/kh (For possible action)
- ACTION:** It was moved by Vice-Chair Edward Frasier III 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.**

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

**10. UC-25-0079-BOTACH PROPERT, LLC:**

**HOLDOVER USE PERMIT** to allow retail as a principal use in conjunction with an existing shopping center on 2.0 acres in an IL (Industrial Light) Zone. Generally located on the north side of Bell Drive and the east side of Arville Street within Paradise. MN/my/kh (For possible action)

**ACTION:** It was moved by Vice-Chair Edward Frasier III that the application be Held until June 3, 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. The applicant was advised that re-notification fees are required prior to this item being placed on an agenda.

**11. VS-25-0206-WH PROPERTIES, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Oquendo Road and Ponderosa Way (alignment), and between Rainbow Boulevard and Rosanna Street within Spring Valley (description on file). MN/nai/cv (For possible action)

**ACTION:** It was moved by Vice-Chair Edward Frasier III 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**

- 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**

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

12. VS-25-0209-MARTIN J & S FAMILY TRUST:

VACATE AND ABANDON easements of interest to Clark County located between Fisher Avenue and Hammer Lane (alignment), and between Eula Street and Golden Gossamer Street within Lone Mountain (description on file). AB/nai/cv (For possible action)

**ACTION:** It was moved by Vice-Chair Edward Frasier III 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**

- 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.

13. VS-25-0211-COUNTY OF CLARK(AVIATION):  
VACATE AND ABANDON a portion of a right-of-way being Mandalay Bay Road located between Las Vegas Boulevard South and Haven Street; a portion of right-of-way being Haven Street located between Reno Avenue and Dewey Drive (alignment); and a portion of right-of-way being Four Seasons Drive located between Las Vegas Boulevard South and Haven Street within Paradise (description on file).  
JG/tpd/cv (For possible action)

**ACTION:** It was moved by Vice-Chair Edward Frasier III 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**

- 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 cul-de-sac on Four Seasons Drive;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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

- Applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-25-0211; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the rights-of-way are reserved; it is understood that this vacation response is contingent upon the petitioner contacting CCWRD and making suitable arrangement, at Petitioner's expense, for such easement or relocations as required to protect CCWRD facilities and property rights within the area to be vacated; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner; and that CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to the CCWRD.

14. WS-25-0186-MARYLAND G K LEGACY, LLC:  
WAIVER OF DEVELOPMENT STANDARDS to increase maximum parking.  
DESIGN REVIEW for a proposed office building on a portion of 3.86 acres in a CG (Commercial General) Zone within the Maryland Parkway Overlay. Generally located on the east side of Maryland Parkway, 400 feet south of Karen Avenue within Winchester. TS/rg/kh (For possible action)

**ACTION:** It was moved by Vice-Chair Edward Frasier III 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**

- **Appropriate land use application is required for the art plan and art shall be installed prior to Certificate of Completion;**
- **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;**
- **30 days to coordinate with Public Works and the Regional Transportation Commission for the Maryland Parkway BRT project;**
- **90 days to dedicate any necessary right-of-way and easements for the Maryland Parkway BRT project.**

**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.**
- **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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0089-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

**15. PA-25-700015-HMRT CSIM-BLUE DIAMOND, LLC:**

**PLAN AMENDMENT** to redesignate the existing land use category from Compact Neighborhood (CN) to Corridor Mixed-Use (CM) on 4.71 acres. Generally located on the northeast corner of Blue Diamond Road and Cimarron Road within Enterprise. JJ/mc (For possible action)

**ACTION:** It was moved by Vice-Chair Edward Frasier III 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 06/04/25 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

**Fire Prevention Bureau**

- No comment.

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

- No comment.

16. ZC-25-0210-HMRT CSIM-BLUE DIAMOND, LLC:

ZONE CHANGE to reclassify a 4.71 acre portion of an 8.31 acre site from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located on the northeast corner of Cimarron Road and Blue Diamond Road within Enterprise (description on file). JJ/mc (For possible action)

**ACTION:** It was moved by Vice-Chair Edward Frasier III 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 06/04/25 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

**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.

17. PA-25-700017-9 OF A KIND, LLC:

PLAN AMENDMENT to redesignate the land use category from Public Use (PU) to Compact Neighborhood (CN) on 32.36 acres. Generally located on the northeast corner of Vegas Valley Drive and Sloan Lane within Sunrise Manor. TS/mc (For possible action)

**ACTION:** It was moved by Vice-Chair Edward Frasier III 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 06/04/25 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

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

- No comment.

**Fire Prevention Bureau**

- No comment.

18. ZC-25-0220-9 OF A KIND, LLC:  
ZONE CHANGE to reclassify 32.36 acres from a PF (Public Facility) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located on the northeast corner of Vegas Valley Drive and Sloan Lane within Sunrise Manor (description on file). TS/mc (For possible action)

**ACTION:** It was moved by Vice-Chair Edward Frasier III 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 06/04/25 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

**Fire Prevention Bureau**

- No comment.

**Southern Nevada Health District (SNHD) - Engineering**

- Applicant is advised that there is an active septic permit on APN 161-10-202-001; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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

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

19. PA-25-700018-JAB HOLDING, LLC:  
PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Neighborhood Commercial (NC) on 0.46 acres. Generally located on the south side of Lake Mead Boulevard, 275 feet east of Christy Lane within Sunrise Manor. MK/gc (For possible action)

**ACTION:** It was moved by Vice-Chair Edward Frasier III 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 06/04/25 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

**Fire Prevention Bureau**

- No comment.

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

- No comment.

20. ZC-25-0221-JAB HOLDING, LLC:  
ZONE CHANGE to reclassify 0.46 acres from an RS3.3 (Residential Single-Family 3.3) Zone to a CG (Commercial General) Zone. Generally located on the south side of Lake Mead Boulevard, 275 feet east of Christy Lane within Sunrise Manor (description on file). MK/gc (For possible action)

**ACTION:** It was moved by Vice-Chair Edward Frasier III 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 06/04/25 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

**Fire Prevention Bureau**

- No comment.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0113-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

21. VS-25-0222-JAB HOLDING, LLC:  
VACATE AND ABANDON a portion of a right-of-way being Lake Mead Boulevard located between Christy Lane and Linn Lane within Sunrise Manor (description on file). MK/md/kh (For possible action)

**ACTION:** It was moved by Vice-Chair Edward Frasier III 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 06/04/25 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**

- 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**

- No comment.

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

- No objection.

22. **WS-25-0223-JAB HOLDING, LLC:**

WAIVER OF DEVELOPMENT STANDARDS to increase maximum parking.

DESIGN REVIEW for a proposed retail building on a portion of 0.92 acres in a CG (Commercial General) Zone. Generally located on the south side of Lake Mead Boulevard, 125 feet east of Christy Lane within Sunrise Manor. MK/md/kh (For possible action)

**ACTION:** It was moved by Vice-Chair Edward Frasier III 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 06/04/25 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

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

**Public Works - Development Review**

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **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.**
- **Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.**

**Fire Prevention Bureau**

- **No comment.**

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0113-2025 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.**

**NON-ROUTINE ACTION ITEMS:**

**23. UC-25-0118-SCHMID & COOK, LLC:**

**HOLDOVER USE PERMIT** for outdoor storage and display.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) modify residential adjacency standards; 2) reduce street landscaping; 3) reduce and eliminate buffering and screening; 4) eliminate parking lot landscaping; 5) reduce parking; 6) eliminate access gate setbacks; and 7) reduce security wire height.

**DESIGN REVIEW** for outdoor storage and equipment rental or sales and service on 4.18 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located on the north side of Las Vegas Boulevard North, 200 feet northeast of Lamont Street within Sunrise Manor.

MK/dd/kh (For possible action)

**ACTION:** It was moved by Vice-Chair Edward Frasier III that the application be Held until June 3, 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.**

24. VS-25-0212-ROOHANI KHUSROW FAMILY TRUST:  
VACATE AND ABANDON easements of interest to Clark County located between Camero Avenue and Wigwam Avenue, and between Buffalo Drive and Jerlyn Street within Enterprise (description on file). JJ/rr/kh (For possible action)

**ACTION:** It was moved by Vice-Chair Edward Frasier III 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.**

25. WS-25-0213-ROOHANI KHUSROW FAMILY TRUST:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) modify residential adjacency standards.  
DESIGN REVIEW for a proposed single-family residential development on 5.0 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise. JJ/rr/kh (For possible action)

**ACTION:** It was moved by Vice-Chair Edward Frasier III 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.**

26. TM-25-500052-ROOHANI KHUSROW FAMILY TRUST:  
TENTATIVE MAP consisting of 16 single-family residential lots on 5.0 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise. JJ/rr/kh (For possible action)

**ACTION:** It was moved by Vice-Chair Edward Frasier III 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.**

27. WS-25-0192-3591 BOULDER HIGHWAY, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase fence height; 3) allow non-decorative fencing; and 4) reduce access gate setback.  
DESIGN REVIEW for a vehicle sales facility on 0.6 acres in a CG (Commercial General) Zone.  
Generally located on the northeast side of Boulder Highway, 950 feet southeast of Glen Avenue within Sunrise Manor. TS/rp/cv (For possible action)

**ACTION:** It was moved by Vice-Chair Edward Frasier III that the application be Held until June 3, 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.**

28. PA-25-700016-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:  
PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 15.0 acres. Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise. JJ/rk (For possible action)

DISCUSSION SUMMARY: Jillee Opiniano-Rowland, Assistant 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 opposition.

**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, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** Donnie Gibson

**ABSENT:** None

**ABSTAIN:** None

**ADOPTED - FORWARDED TO THE 06/04/25 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TOWN BOARD RECOMMENDATION: Denial**

**SUPPORT RECEIVED: 1 card**

**OPPOSITION RECEIVED: 11 cards, 1 letter**

**Items #28, #29, #30, #31 & #32 were heard together. However, the vote for item #28 was taken in one motion and vote.**



29. ZC-25-0215-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:  
ZONE CHANGES for the following: 1) reclassify 15.0 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 2) remove the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise (description on file). JJ/rk (For possible action)

DISCUSSION SUMMARY: Jillee Opiniano-Rowland, Assistant 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 opposition.

**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, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** Donnie Gibson

**ABSENT:** None

**ABSTAIN:** None

**APPROVED - FORWARDED TO THE 06/04/25 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

**Fire Prevention Bureau**

- **No comment.**

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0452-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

**TOWN BOARD RECOMMENDATION: Denial**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: 9 cards, 1 letter**

**Items #28, #29, #30, #31 & #32 were heard together. However, the vote for item #28 was taken in one motion and vote.**

30. VS-25-0217-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:  
VACATE AND ABANDON easements of interest to Clark County located between Pebble Road (alignment) and Raven Avenue, and between Conquistador Street (alignment) and Grand Canyon Drive within Enterprise (description on file). JJ/r/cv (For possible action)

DISCUSSION SUMMARY: Jillee Opiniano-Rowland, Assistant 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 opposition.

**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, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** Donnie Gibson

**ABSENT:** None

**ABSTAIN:** None

**APPROVED - FORWARDED TO THE 06/04/25 BCC MEETING.**

**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**

- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, the dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Right-of-way dedication to include 25 feet back of curb for Pebble Road, 35 feet back of curb for Grand Canyon Drive, 23.5 feet back of curb for Raven Avenue and associated spandrels;
- 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**

- No comment.

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

- No objection.

**TOWN BOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: 16 cards, 2 letters**

**Items #28, #29, #30, #31 & #32 were heard together. However, the vote for item #28 was taken in one motion and vote.**

31. WS-25-0216-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase retaining wall height; 3) modify residential adjacency standards; 4) allow new attached sidewalks; and 5) reduce the street intersection off-set.  
DESIGN REVIEW for a proposed single-family residential development on 15.0 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise. JJ/r/r/cv (For possible action)

**DISCUSSION SUMMARY:** Jillee Opiniano-Rowland, Assistant 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 opposition.

**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, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk  
**VOTING NAY:** Donnie Gibson  
**ABSENT:** None  
**ABSTAIN:** None

**APPROVED - FORWARDED TO THE 06/04/25 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Expunge NZC-22-0305;
- 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; the extension 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 back of curb for Pebble Road, 35 feet back of curb for Grand Canyon Drive, 23.5 feet back of curb for Raven Avenue and associated spandrels;
- The installation of detached sidewalks will require the vacation of excess right-of-way, the dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Fire Prevention Bureau**

- No comment.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0452-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TOWN BOARD RECOMMENDATION: Denial**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: 10 cards, 1 letter**

Items #28, #29, #30, #31 & #32 were heard together. However, the vote for item #28 was taken in one motion and vote.

32. TM-25-500054-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:  
TENTATIVE MAP consisting of 115 single-family residential lots and common lots on 15.0 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise. JJ/r/cv (For possible action)

DISCUSSION SUMMARY: Jillee Opiniano-Rowland, Assistant 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 opposition.

**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, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** Donnie Gibson

**ABSENT:** None

**ABSTAIN:** None

**APPROVED - FORWARDED TO THE 06/04/25 BCC MEETING.**

**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;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet back of curb for Pebble Road, 35 feet back of curb for Grand Canyon Drive, 23.5 feet back of curb for Raven Avenue and associated spandrels;
- The installation of detached sidewalks will require the vacation of excess right-of-way, the dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Building Department - Addressing**

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

**Fire Prevention Bureau**

- No comment.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0452-2024 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.

**TOWN BOARD RECOMMENDATION: Denial**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: NA**

**Items #28, #29, #30, #31 & #32 were heard together. However, the vote for item #28 was taken in one motion and vote.**

## **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.

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 8:05 p.m.

ATTEST:

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