

**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 Vice-Chair Edward Frasier III on Tuesday, July 1, 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:**

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

**Excused:**

Vivian Kilarski

**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  
Mark Donohue, Principal Planner, Comprehensive Planning  
Michael Huling, 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 Vice-Chair Edward Frasier III 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, Vice-Chair Edward Frasier III 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 July 1, 2025 be approved with no changes.

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

**VOTING NAY:** None

**EXCUSED:** Vivian Kilarski

**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 May 20, 2025 be approved as submitted by the following vote:

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

**VOTING NAY:** None

**EXCUSED:** Vivian Kilarski

**ABSENT:** None

**ABSTAIN:** None

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

Mark Donohue, Principal Planner, presented the Routine Action Items and stated items #4 through #11 will be taken in one vote except item #7 was heard separately.

**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. ET-25-400055 (UC-23-0102)-VT1LLC & SIERRA RIDGE STORAGE, LLC:  
USE PERMIT FIRST EXTENSION OF TIME for a mini-warehouse facility.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) allow access to a local street; 3) allow non-standard improvements in the right-of-way; and 4) reduce driveway distances from the intersection.  
DESIGN REVIEW for a proposed mini-warehouse facility on 1.5 acres in a CG (Commercial General) Zone. Generally located west of Backstage Boulevard and south of Desert Inn Road within Paradise.  
TS/rk/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:** Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** None

**EXCUSED:** Vivian Kilarski

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Until May 2, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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.

**Public Works - Development Review**

- Compliance with previous conditions.

5. ET-25-400056 (UC-22-0178)-LEGACY FUNERAL HOLDINGS NV, LLC:

USE PERMIT FIRST EXTENSION OF TIME for a funeral home.

DESIGN REVIEW for a funeral home with modifications to an existing parking lot in conjunction with an existing cemetery on a portion of 21.6 acres in a PF (Public Facility) Zone within the Airport Environs (AE-65, AE-70, AE-75, & RPZ) Overlay. Generally located south of Patrick Lane and east of Eastern Avenue within Paradise. JG/nai/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:** Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** None

**EXCUSED:** Vivian Kilarski

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Until May 17, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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.

6. SC-25-0370-JEN HOLDCO 23, LLC:

STREET NAME CHANGE to name an unnamed road to Highlands Ridge Trail. Generally located south of Starr Hills Avenue and west of Stonewater Lane within Enterprise. JJ/nai/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:** Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** None

**EXCUSED:** Vivian Kilarski

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Applicant shall be responsible for the installation of street signs, per Public Works requirements, within 60 calendar days of the approval of the application.**

**Building Department - Addressing**

- **Subject to Highlands Ridge Trail.**

7. UC-25-0296-LV WAREHOUSE, LLC:

HOLDOVER USE PERMIT to allow a recreational facility in conjunction with an existing warehouse facility on a portion of 12.35 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Pioneer Way, north of Teco Avenue (alignment) within Spring Valley. MN/lm/kh (For possible action)

**DISCUSSION SUMMARY:** Mark Donohue, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 3 speakers in opposition and 1 speaker in agreement.

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

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

**VOTING NAY:** None

**EXCUSED:** Vivian Kilarski

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- 1 year to review;
- Limit use to 2 units;
- Parking only to be on west side of building;
- Business hours 8:00 a.m. to 10:00 p.m., 7 days a week;
- Invitees cannot loiter on north or east sides, applicant is to police the attendees.
- 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 if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TOWN BOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: 3 cards**

**OPPOSITION RECEIVED: 2 cards, 5 letters**

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

8. UC-25-0387-GSS BLUE DIAMOND, LLC:

USE PERMIT for a communication tower.

DESIGN REVIEW for a proposed communication tower in conjunction with an existing mini-warehouse facility on a portion of 3.87 acres in a CG (Commercial General) Zone. Generally located east of Grand Canyon Drive and north of Blue Diamond Road within Enterprise. JJ/bb/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:** Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** None

**EXCUSED:** Vivian Kilarski

**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 that a bond (or other guarantee per Section 30.03.08) is required prior to the construction of the tower; this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; 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 that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.**

9. **VS-25-0349-TFC MOUNTAINS EDGE, LLC:**

**VACATE AND ABANDON** a portion of a right-of-way being Mountains Edge Parkway located between Lucca Bluff Street and Rainbow Boulevard within Enterprise (description on file). JJ/my/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:** Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** None

**EXCUSED:** Vivian Kilarski

**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**

- 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.

10. VS-25-0353-PROLOGIS LP:

VACATE AND ABANDON easements of interest to Clark County located between Cheyenne Avenue and Colton Avenue, and between Marion Drive and Abels Lane (alignment) within Sunrise Manor (description on file). MK/lm/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:** Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** None

**EXCUSED:** Vivian Kilarski

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

11. WS-25-0390-DHINV COTTONWOOD APARTMENTS LP:  
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for proposed carports in conjunction with an existing multi-family residential development on 1.71 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located north of Surprise Street and east of Nevada Street within Searchlight. MN/bb/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:** Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** None

**EXCUSED:** Vivian Kilarski

**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 that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**NON-ROUTINE ACTION ITEMS:**

12. SDR-25-0313-D KOVAL, LLC  
HOLDOVER SIGN DESIGN REVIEWS for the following: 1) increase the height of a proposed freestanding sign with an electronic message unit (video); 2) increase the area of a proposed electronic message unit (video); and 3) modify design standards for sign mounting in conjunction with an existing motel on 5.08 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65) Overlay. Generally located on the south side of Tropicana Avenue and the west side of Koval Lane within Paradise. JG/my/cv (For possible action)

**DISCUSSION SUMMARY:** Mark Donohue, Principal Planner, 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 Steve Kirk that the application be Approved, subject to the conditions as listed below, by the following vote:

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

**VOTING NAY:** None

**EXCUSED:** Vivian Kilarski

**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**

- Applicant is advised that signs are not permitted within the right-of-way.

**Department of Aviation**

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

**WAIVER OF DEVELOPMENT STANDARDS #3B WAS WITHDRAWN.**

**TOWN BOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: 1 card**

**OPPOSITION RECEIVED: 2 cards, 1 letter**

13. UC-25-0280-PRADO WILLIAM SANCHEZ:  
USE PERMIT to allow an aviary to be located outside.  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase hardscape; and 2) eliminate and reduce setbacks in conjunction with an existing single-family residence on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Brittlewood Avenue and west of Pearl Street within Paradise. JG/nai/kh (For possible action)

DISCUSSION SUMMARY: Mark Donohue, Principal Planner, 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 Steve Kirk that the application be Approved, subject to the conditions as listed below, by the following vote:

**VOTING AYE:** Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk  
**VOTING NAY:** None  
**EXCUSED:** Vivian Kilarski  
**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;**
- **Work with staff to choose appropriate trees within front yard.**
- **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.**

**Department of Aviation**

- **Per Table 30.03.04A.5 of the Clark County Development Code, "Agriculture - Aviary", birds shall not be released.**

**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.**

**USE PERMIT WAS WITHDRAWN.**

**TOWN BOARD RECOMMENDATION:** Approval of waiver of development standards #2; denial of waivers of development standards #1, #2b, and use permit.

**SUPPORT RECEIVED:** 5 cards, 1 letter

**OPPOSITION RECEIVED:** 13 cards, 3 letters

14. **WS-25-0335-QUEZADA JORGE LUIS & EVELYN:**  
**HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate building separation; 2) reduce setback; and 3) increase height of an existing accessory structure (workshop) in conjunction with an existing single-family residence on 0.22 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Valderas Drive, 115 feet south of Valhalla Lane within Paradise. MN/rp/cv (For possible action)

**DISCUSSION SUMMARY:** Mark Donohue, Principal Planner, 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 application be Approved, subject to the conditions as listed below, by the following vote:

**VOTING AYE:** Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk  
**VOTING NAY:** None  
**EXCUSED:** Vivian Kilarski  
**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 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 that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.**

**TOWN BOARD RECOMMENDATION:** Approval

**SUPPORT RECEIVED:** 1 card

**OPPOSITION RECEIVED:** NA

15. WS-25-0379-ARITA, SANDRA:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce separation for an existing accessory living quarters and an existing accessory structure in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Olive Street and west of Broadalbin Drive within Sunrise Manor. TS/nai/kh (For possible action)

DISCUSSION SUMMARY: Mark Donohue, Principal Planner, 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 Vice-Chair Edward Frasier III that the application be Approved, subject to the conditions as listed below, by the following vote:

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

**VOTING NAY:** None

**EXCUSED:** Vivian Kilarski

**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.**

**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.**

**TOWN BOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: NA**

16. PA-25-700025-CHAI SS24, LLC:  
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 2.48 acres. Generally located east of Edmond Street and north of Silverado Ranch Boulevard within Enterprise. JJ/rk (For possible action)

DISCUSSION SUMMARY: Mark Donohue, Principal Planner, 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:** Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** None  
**EXCUSED:** Vivian Kilarski  
**ABSENT:** None  
**ABSTAIN:** None

**ADOPTED - FORWARDED TO THE 08/06/25 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TOWN BOARD RECOMMENDATION: Denial**

**SUPPORT RECEIVED: 2 cards**

**OPPOSITION RECEIVED: 5 cards, 1 letter**

**NOTE: Items #16, #17, #18, #19, & #20 were heard together. However, the vote for items #17, #18, #19, & #20 were heard in one motion and vote.**

17. ZC-25-0366-CHAI SS24, LLC:

ZONE CHANGE to reclassify 2.48 acres from an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located east of Edmond Street and north of Silverado Ranch Boulevard within Enterprise (description on file). JJ/rk (For possible action)

DISCUSSION SUMMARY: Mark Donohue, Principal Planner, 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:** Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** None

**EXCUSED:** Vivian Kilarski

**ABSENT:** None

**ABSTAIN:** None

**APPROVED - FORWARDED TO THE 08/06/25 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- **Cap the number of units at 21.**

**Department of Aviation**

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

**Fire Prevention Bureau**

- **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 #0161-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

**TOWN BOARD RECOMMENDATION: Denial**

**SUPPORT RECEIVED: 2 cards**

**OPPOSITION RECEIVED: 5 cards, 1 letter**

**NOTE: Items #16, #17, #18, #19, & #20 were heard together. However, the vote for items #17, #18, #19, & #20 were heard in one motion and vote.**

**18. VS-25-0367-CHAI SS24, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Richmar Avenue and Silverado Ranch Boulevard, and between Edmond Street and Decatur Boulevard within Enterprise (description on file). JJ/rr/kh (For possible action)

**DISCUSSION SUMMARY:** Mark Donohue, Principal Planner, 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:** Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** None

**EXCUSED:** Vivian Kilarski

**ABSENT:** None

**ABSTAIN:** None

**APPROVED - FORWARDED TO THE 08/06/25 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**

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

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TOWN BOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: 2 cards**

**OPPOSITION RECEIVED: 6 cards, 1 letter**

**NOTE: Items #16, #17, #18, #19, & #20 were heard together. However, the vote for items #17, #18, #19, & #20 were heard in one motion and vote.**

19. **WS-25-0368-CHAI SS24, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce street landscaping; 2) increase the retaining wall height; and 3) reduce the street intersection off-set.

DESIGN REVIEW for a proposed single-family residential development on 2.48 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Edmond Street and north of Silverado Ranch Boulevard within Enterprise. JJ/r/r/kh (For possible action)

DISCUSSION SUMMARY: Mark Donohue, Principal Planner, 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:** Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** None

<b>EXCUSED:</b>	Vivian Kilarski
<b>ABSENT:</b>	None
<b>ABSTAIN:</b>	None



**APPROVED - FORWARDED TO THE 08/06/25 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- 3 feet of landscaping for waiver of development standards #1;
- 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 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Edmond Street;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Department of Aviation**

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

**Fire Prevention Bureau**

- 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 #0161-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**WAIVER OF DEVELOPMENT STANDARDS #3 WAS DENIED.**

**TOWN BOARD RECOMMENDATION: Denial**

**SUPPORT RECEIVED: 2 cards**

**OPPOSITION RECEIVED: 5 cards, 1 letter**

**NOTE: Items #16, #17, #18, #19, & #20 were heard together. However, the vote for items #17, #18,**

**#19, & #20 were heard in one motion and vote.**

20. TM-25-500088-CHAI SS24, LLC:  
TENTATIVE MAP consisting of 21 single-family residential lots and common lots on 2.48 acres in an RS2 (Residential Single-Family 2) Zone. Generally located east of Edmond Street and north of Silverado Ranch Boulevard within Enterprise. JJ/rr/kh (For possible action)

DISCUSSION SUMMARY: Mark Donohue, Principal Planner, 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:** Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** None

**EXCUSED:** Vivian Kilarski

**ABSENT:** None

**ABSTAIN:** None

**APPROVED - FORWARDED TO THE 08/06/25 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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Edmond Street;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Building Department - Addressing**

- Maltby Avenue is an extension of Kennedy Hill Avenue and shall assume the name Kennedy Hill Avenue;
- Approved street name list is required from the Combine Fire Communications Center.

**Department of Aviation**

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

**Fire Prevention Bureau**

- 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 #0161-2025 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: NA**

**NOTE: Items #16, #17, #18, #19, & #20 were heard together. However, the vote for items #17, #18, #19, & #20 were heard in one motion and vote.**

21. PA-25-700026-KENDALL MITCHELL & IRMA:  
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 0.93 acres. Generally located west of Edmond Street and north of Raven Avenue within Enterprise. JJ/gc (For possible action)

DISCUSSION SUMMARY: Mark Donohue, Principal Planner, 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:** Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** None

**EXCUSED:** Vivian Kilarski

**ABSENT:** None

**ABSTAIN:** None

**ADOPTED - FORWARDED TO THE 08/06/25 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 letter**

**OPPOSITION RECEIVED: 2 cards, 1 letter**

**NOTE: Items #21, #22, & #23 were heard together. However, the vote for items #22 & #23 were heard in one motion and vote.**

22. ZC-25-0388-KENDALL MITCHELL & IRMA:  
ZONE CHANGES for the following: 1) reclassify 0.93 acres from an RS20 (Residential Single-Family 20) Zone to an RS10 (Residential Single-Family 10) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located west of Edmond Street and north of Raven Avenue within Enterprise (description on file). JJ/gc (For possible action)

DISCUSSION SUMMARY: Mark Donohue, Principal Planner, 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:** Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** None

**EXCUSED:** Vivian Kilarski

**ABSENT:** None

**ABSTAIN:** None

**APPROVED - FORWARDED TO THE 08/06/25 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

**Department of Aviation**

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

**Fire Prevention Bureau**

- 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 #0197-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TOWN BOARD RECOMMENDATION: Denial**

**SUPPORT RECEIVED: 1 card, 1 letter**

**OPPOSITION RECEIVED: 2 cards, 1 letter**

**NOTE: Items #21, #22, & #23 were heard together. However, the vote for items #22 & #23 were heard in one motion and vote.**

23. WS-25-0389-KENDALL MITCHELL & IRMA:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) modify residential adjacency standards; and 3) waive full off-site improvements in conjunction with a proposed single-family residential development on 0.93 acres in an RS10 (Residential Single-Family 10) Zone. Generally located west of Edmond Street and north of Raven Avenue within Enterprise. JJ/md/kh (For possible action)

**DISCUSSION SUMMARY:** Mark Donohue, Principal Planner, 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:** Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

**VOTING NAY:** None

**EXCUSED:** Vivian Kilarski

**ABSENT:** None

**ABSTAIN:** None

**APPROVED - FORWARDED TO THE 08/06/25 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;
- 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**

- Execute a Restrictive Covenant Agreement (deed restrictions).

**Department of Aviation**

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

**Fire Prevention Bureau**

- 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 #0197-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TOWN BOARD RECOMMENDATION: Denial**

**SUPPORT RECEIVED: 1 letter**

**OPPOSITION RECEIVED: 3 cards, 1 letter**

**NOTE: Items #21, #22, & #23 were heard together. However, the vote for items #22 & #23 were heard in one motion and vote.**

24. CP-25-900446: Adopt and authorize the Chair to sign a resolution amending the Clark County Master Plan to add a new single-family residential land use category; and direct staff accordingly. (For possible action)

DISCUSSION SUMMARY: Mark Donohue, Principal Planner, presented the application and stated the conditions are as listed on the agenda.

**ACTION:** It was moved by Commissioner Edward Frasier III that the application be Adopted, by the following vote:

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

**VOTING NAY:** None

**EXCUSED:** Vivian Kilarski

**ABSENT:** None

**ABSTAIN:** None

### **ORDINANCE**

25. ORD-25-900481: Review an ordinance to amend Title 30 to modify Truck Staging to expand its scope and providing for other matters properly related thereto. (For possible action)

DISCUSSION SUMMARY: Mark Donohue, Principal Planner, presented the application as a request to review an ordinance to amend Title 30 to modify truck staging.

**ACTION:** It was moved by Commissioner Edward Frasier III that the ordinance be Reviewed.

### **PUBLIC COMMENTS**

At this time, Vice-Chair Edward Frasier III 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, Vice-Chair Edward Frasier III closed the public comments.

There being no further business, the meeting was ADJOURNED at 8:45 p.m.

ATTEST:

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