
OPENING CEREMONIES

CALL TO ORDER

The regular meeting of the Clark County Planning Commission was called to order by Chair Vivian Kilariski on Tuesday, March 18, 2025, at 7:00 p.m. in the Commission Chambers, Clark County Government Center, 500 South Grand Central Parkway, Las Vegas, Nevada. On roll call, the following members were present, constituting a quorum of the members thereof:

CHAIR AND COMMISSIONERS:

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

Excused:

Edward Frasier III

Also present:

Robert Warhola, Chief Deputy District Attorney, Civil Division
Sami Real, Director, Comprehensive Planning
Jason Allswang, Planning Manager, Comprehensive Planning
Richard Ruggles, Principal Planner, Comprehensive Planning
Michael Huling, Senior Planner, Comprehensive Planning
Claudia Rodriguez-Ibarra, Administrative Secretary, Comprehensive Planning
Katherine Corrow, Senior Records Technician, Comprehensive Planning
Sarah Marby-Padovese, Plan Check Specialist, Public Works - Development Review
Cassandra Vazquez, Plan Checker II, Public Works – Development Review

PLEDGE OF ALLEGIANCE

1. Public Comments.

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

SPEAKER(S): None

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

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

ACTION: It was moved by Commissioner Leslie Mujica that the Agenda for March 18, 2025 be approved with the following changes:

Item #5 - UC-25-0079 - Held until 04/01/25 per staff to return to 03/25/25 Paradise TAB.

Item #13 - UC-25-0118 - Held until 05/06/25 to return to 04/10/25 Sunrise Manor TAB.

Item #24 - PA-25-700004 - Held until 04/15/25 per the applicant.

Item #25 - ZC-25-0082 - Held until 04/15/25 per the applicant.

Item #26 - VS-25-0081 - Held until 04/15/25 per the applicant.

Item #27 - WS-25-0083 - Held until 04/15/25 per the applicant.

Item #28 - TM-25-500019 - Held until 04/15/25 per the applicant.

Item #43 - PA-25-700009 - Held until 04/15/25 per the applicant.

Item #44 - ZC-25-0111 - Held until 04/15/25 per the applicant.

Item #45 - UC-25-0112 - Held until 04/15/25 per the applicant.

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

VOTING NAY: None

EXCUSED: Edward Frasier III

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 February 4, 2025 and February 18, 2025 be approved as submitted by the following vote:

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

ROUTINE ACTION ITEMS:

Richard Ruggles, Principal Planner, presented the Routine Action Items and stated Items #4 through #10 will be taken in one vote except Item #5 that was held.

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

4. UC-25-0010-LAS VEGAS PAVER MFG, LLC:
USE PERMIT for a communication tower.
DESIGN REVIEW for a communication tower on a portion of 4.54 acres in an IL (Industrial Light) Zone. Generally located on the south side of Gomer Road, 300 feet east of Redwood Street within Enterprise. JJ/jud/kh (For possible action)

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

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

VOTING NAY: None

EXCUSED: Edward Frasier III

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; that 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; and that 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.**

Southern Nevada Health District (SNHD) - Engineering

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

5. UC-25-0079-BOTACH PROPERT, LLC:
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 Commissioner Leslie Mujica that the application be Held until April 1, 2025, by the following vote:

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

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

6. VS-25-0077-RAMAR LAND CORPORATION:
VACATE AND ABANDON a portion of right-of-way being Lamont Street located between Judson Avenue and Carey Avenue; and a portion of right-of-way being Judson Avenue located between Lamont Street and Nellis Boulevard within Sunrise Manor (description on file). TS/sd/kh (For possible action)

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

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

VOTING NAY: None

EXCUSED: Edward Frasier III

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

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

Fire Prevention Bureau

- **Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.**

7. DR-25-0076-RAMAR LAND CORPORATION:
DESIGN REVIEW for a proposed commercial vehicle parking lot on 12.3 acres in an IL (Industrial Light) Zone and an IP (Industrial Park) Zone within the Airport Environs (AE-65 & APZ-2) Overlay. Generally located on the east side of Lamont Street and the north side of Judson Avenue within Sunrise Manor. TS/sd/kh (For possible action)

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

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

VOTING NAY: None
EXCUSED: Edward Frasier III
ABSENT: None
ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- 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 Carey Avenue improvement project;
- 90 days to record said separate document for the Carey Avenue improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Southern Nevada Health District (SNHD) - Engineering

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

8. **WS-25-0034-AGUILERA, FRANCISCO & MARIA:**

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks for a proposed addition in conjunction with an existing single-family residence on 0.10 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the west side of Jade Canyon Circle and 70 feet north of American Beauty Avenue within Sunrise Manor. TS/tpd/kh (For possible action)

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

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

VOTING NAY: None
EXCUSED: Edward Frasier III
ABSENT: None
ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Clark County Water Reclamation District (CCWRD)

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

9. WS-25-0080-WATERBENDER FAMILY TRUST ETAL & LUU JAROM TRS:
WAIVER OF DEVELOPMENT STANDARDS to reduce front setback for a proposed accessory living quarters in conjunction with an existing single-family residence on 0.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the west side of Tenaya Way and the north side of Wigwam Avenue within Enterprise. JJ/tpd/kh (For possible action)

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

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

VOTING NAY: None

EXCUSED: Edward Frasier III

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.**

10. WS-25-0090-4201 CANNOLI CIRCLE BLDG, LLC:
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for access gates.
DESIGN REVIEW for a security fence with access gates on 1.89 acres in an IL (Industrial Light) Zone.
Generally located at the west end of Cannoli Circle, 360 feet west of Wynn Road within Paradise.
MN/sd/kh (For possible action)

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

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED.

**CONDITIONS OF APPROVAL -
Comprehensive Planning**

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

Fire Prevention Bureau

- **Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.**

Southern Nevada Health District (SNHD) - Engineering

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

NON-ROUTINE ACTION ITEMS:

11. UC-25-0009-CADANO ARDMORE, LLC:
USE PERMIT for a communication tower.
DESIGN REVIEW for a communication tower on a portion of 2.35 acres in a CG (Commercial General) Zone. Generally located on the north side of Flamingo Road, 320 feet east of Mountain Vista Street within Paradise. TS/jud/kh (For possible action)

DISCUSSION SUMMARY: Richard Ruggles, 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 Chair Vivian Kilarski that the application be Approved, subject to the conditions as listed below, by the following vote:

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

VOTING NAY: None

EXCUSED: Edward Frasier III

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; that 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; and that 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.**

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: 1 card

12. UC-25-0100-HD MYERS ARBY, LLC:

USE PERMIT for personal services (health club).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce loading spaces; and 2) eliminate electric vehicle charging requirements.

DESIGN REVIEW for a health club on 4.55 acres in an IP (Industrial Park) Zone. Generally located on the south side of Arby Avenue and the east side of Myers Street within Spring Valley. MN/dd/kh (For possible action)

DISCUSSION SUMMARY: Richard Ruggles, 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: Vivian Kilarski, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

EXCUSED: Edward Frasier III

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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Traffic study and compliance.**

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.**

WAIVER OF DEVELOPMENT STANDARDS #2B WAS WITHDRAWN.

TOWN BOARD RECOMMENDATION: Approval of the use permit, waivers of development standards #1 and #2a, and the design review; denial of waiver of development standards #2b

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: 1 card

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

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 Commissioner Leslie Mujica that the application be Held until May 6, 2025, by the following vote:

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

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

14. VS-25-0110-DEJOHN MICHAEL:
VACATE AND ABANDON a portion of a right-of-way being Owens Avenue located between Morning Sun Way and Radwick Drive; a portion of a right-of-way being Morning Sun Way located between Owens Avenue and Monroe Avenue; and a portion of a right-of-way being Radwick Drive located between Owens Avenue and Monroe Avenue within Sunrise Manor (description on file). TS/rg/kh (For possible action)

DISCUSSION SUMMARY: Richard Ruggles, Principal Planner, 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 agreement.

ACTION: It was moved by Chair Vivian Kilarski that the application be Approved, subject to the conditions as listed below, by the following vote:

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

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

Fire Prevention Bureau

- 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.

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: 6 cards, 1 letter

NOTE: Items #14, #15 & #16 were heard together in one motion and vote.

15. **WS-25-0109-DEJOHN MICHAEL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) increase retaining wall height.
DESIGN REVIEW for a single-family residential development on 7.81 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the southeast corner of Owens Avenue and Morning Sun Way within Sunrise Manor. TS/rg/kh (For possible action)

DISCUSSION SUMMARY: Richard Ruggles, Principal Planner, 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 agreement.

ACTION: It was moved by Chair Vivian Kilarski that the application be Approved, subject to the conditions as listed below, by the following vote:

VOTING AYE: Vivian Kilarski, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk
VOTING NAY: None
EXCUSED: Edward Frasier III
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 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

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

Fire Prevention Bureau

- **Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.**
- **Applicant is advised that fire/emergency access must comply with the Fire Code as amended.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0418-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 1 card, 1 letter

OPPOSITION RECEIVED: 9 cards, 1 letter

NOTE: Items #14, #15 & #16 were heard together in one motion and vote.

16.

TM-25-500025-DEJOHN MICHAEL:

TENTATIVE MAP consisting of 15 single-family residential lots and common lots on 7.81 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the southeast corner of Owens Avenue and Morning Sun Way within Sunrise Manor. TS/rg/kh (For possible action)

DISCUSSION SUMMARY: Richard Ruggles, Principal Planner, 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 agreement.

ACTION: It was moved by Chair Vivian Kilarski that the application be Approved, subject to the conditions as listed below, by the following vote:

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

VOTING NAY: None
EXCUSED: Edward Frasier III
ABSENT: None
ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

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

Building Department - Addressing

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0418-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

NOTE: Items #14, #15 & #16 were heard together in one motion and vote.

17. WC-24-400142 (SDR-24-0048)-PAUL MUNISH:
HOLDOVER WAIVER OF CONDITIONS of a sign design review requiring a 55 foot maximum height for the southern freestanding sign and illumination during business hours only for a previously approved freestanding sign on 5.11 acres in a CG (Commercial General) Zone. Generally located on the south side of Palm Gardens Drive and the west side of US 95 within the South County Planning Area. MN/hw/kh (For possible action)

DISCUSSION SUMMARY: Richard Ruggles, Principal Planner, 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 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: Vivian Kilarski, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Illumination permitted during business hours only.**

TOWN BOARD RECOMMENDATION: NA

SUPPORT RECEIVED: 9 cards

OPPOSITION RECEIVED: 1 card, 2 letters

18. WS-25-0067-SMITH, STEPHEN JAMES & MARY JEANETTE:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks for an existing accessory structure; and 2) increased wall height in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the east side of Tumbling Pebble Way and 150 feet north of Pebble Canyon Drive within Enterprise. MN/dd/kh (For possible action)

DISCUSSION SUMMARY: Richard Ruggles, 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: Vivian Kilarski, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

EXCUSED: Edward Frasier III

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 a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension 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; approval of this application does not constitute or imply approval of any other County issued permit or approval; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

TOWN BOARD RECOMMENDATION: Approval
SUPPORT RECEIVED: 8 cards, 4 letters
OPPOSITION RECEIVED: 6 cards

19. **WS-25-0099-ELDORADO SPRINGS, LLC:**

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks.

DESIGN REVIEW for additional models in conjunction with an approved single-family residential subdivision on a portion 6.2 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east of Proctor Street and south of Starchild Lane within Paradise. JG/sd/kh (For possible action)

DISCUSSION SUMMARY: Richard Ruggles, 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 Commissioner Steve Kirk that the application be Held until April 1, 2025, by the following vote:

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

TOWN BOARD RECOMMENDATION: Approval
SUPPORT RECEIVED: 1 card
OPPOSITION RECEIVED: 2 cards, 1 letter

20. **PA-25-700003-MADISON PEBBLE, LLC:**

PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Business Employment (BE) on 2.50 acres. Generally located on the north side of Pebble Road, 330 feet east of Torrey Pines Drive (alignment) within Enterprise. JJ/gc (For possible action)

DISCUSSION SUMMARY: Richard Ruggles, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 2 speakers in opposition.

ACTION: It was moved by Commissioner Leslie Mujica that the application be Adopted. The motion failed by the following vote:

VOTING AYE: Donnie Gibson, Leslie Mujica, and Michael Roitman

VOTING NAY: Vivian Kilarski, Nelson Stone, and Steve Kirk

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

DENIED - FORWARDED TO THE 04/16/25 BCC MEETING.

Clark County Water Reclamation District (CCWRD)

- **No comment.**

TOWN BOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 1 card, 2 letters

OPPOSITION RECEIVED: 7 cards, 2 letters

NOTE: Items #20, #21, #22, & #23 were heard together. However, the vote for #20 was denied; #21 & #23 moved forward without recommendation; #22 was approved.

21. ZC-25-0068-MADISON PEBBLE, LLC:
ZONE CHANGES for the following: 1) to reclassify 2.50 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located on the north side of Pebble Road, 330 feet east of Torrey Pines Drive within Enterprise (description on file). JJ/gc (For possible action)

DISCUSSION SUMMARY: Richard Ruggles, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 2 speakers in opposition.

ACTION: No Action Taken by the Board.

NO RECOMMENDATION - FORWARDED TO THE 04/16/25 BCC MEETING.

TOWN BOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 1 letter

OPPOSITION RECEIVED: 8 cards, 1 letter

NOTE: Items #20, #21, #22, & #23 were heard together. However, the vote for #20 was denied; #21 & #23 moved forward without recommendation; #22 was approved.

22. VS-25-0069-MADISON PEBBLE, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Torrey Pines Drive and El Camino Road, and between Pebble Road and Torino Avenue within Enterprise (description on file). JJ/rg/kh (For possible action)

DISCUSSION SUMMARY: Richard Ruggles, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 2 speakers in opposition.

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

VOTING AYE: Vivian Kilarski, Donnie Gibson, Leslie Mujica, Michael Roitman, and Nelson Stone

VOTING NAY: Steve Kirk

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 04/16/25 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

- Right-of-way dedication to include 35 feet to the back of curb for Pebble Road and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TOWN BOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 1 card, 1 letters

OPPOSITION RECEIVED: 6 cards, 1 letter

NOTE: Items #20, #21, #22, & #23 were heard together. However, the vote for #20 was denied; #21 & #23 moved forward without recommendation; #22 was approved.

23. WS-25-0070-MADISON PEBBLE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) eliminate landscape buffer; 3) reduce parking lot landscaping; 4) increase wall height; and 5) modify residential adjacency.

DESIGN REVIEW for an office/warehouse and outside storage development on 2.50 acres in an IP (Industrial Park) Zone. Generally located on the north side of Pebble Road and 330 feet east of Torrey Pines Drive (alignment) within Enterprise. JJ/rg/kh (For possible action)

DISCUSSION SUMMARY: Richard Ruggles, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 2 speakers in opposition

ACTION: No Action Taken by the Board.

NO RECOMMENDATION - FORWARDED TO THE 04/16/25 BCC MEETING.

TOWN BOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 1 letter

OPPOSITION RECEIVED: 8 cards, 1 letter

NOTE: Items #20, #21, #22, & #23 were heard together. However, the vote for #20 was denied; #21 & #23 moved forward without recommendation; #22 was approved.

24. PA-25-700004-INTERNATIONAL, LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 2.5 acres. Generally located on the east side of Hauck Street and the north side of Camreo Avenue within Enterprise. JJ/rk (For possible action)
ACTION: It was moved by Commissioner Leslie Mujica that the application be Held until April 15, 2025, by the following vote:
VOTING AYE: Vivian Kilarski, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk
VOTING NAY: None
EXCUSED: Edward Frasier III
ABSENT: None
ABSTAIN: None
NOTE: This item was Held during the approval of the agenda.
25. ZC-25-0082-INTERNATIONAL, LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:
ZONE CHANGES for the following: 1) reclassify 2.5 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 on the east side of Hauck Street and the north side of Camreo Avenue within Enterprise (description on file). JJ/rk (For possible action)
ACTION: It was moved by Commissioner Leslie Mujica that the application be Held until April 15, 2025, by the following vote:
VOTING AYE: Vivian Kilarski, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk
VOTING NAY: None
EXCUSED: Edward Frasier III
ABSENT: None
ABSTAIN: None
NOTE: This item was Held during the approval of the agenda.
26. VS-25-0081-INTERNATIONAL, LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:
VACATE AND ABANDON easements of interest to Clark County located between Hauck Street and Decatur Boulevard and between Shelbourne Avenue and Camero Avenue within Enterprise (description on file). JJ/hw/kh (For possible action)
ACTION: It was moved by Commissioner Leslie Mujica that the application be Held until April 15, 2025, by the following vote:
VOTING AYE: Vivian Kilarski, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk
VOTING NAY: None
EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

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

27. WS-25-0083-INTERNATIONAL LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) eliminate street landscaping; 3) increase retaining wall height; 4) modify residential adjacency standards; and 5) allow modified driveway design standards.
DESIGN REVIEW for a proposed single-family residential development on 2.5 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the north side of Camero Avenue and the east side of Hauck Street within Enterprise. JJ/hw/kh (For possible action)
- ACTION:** It was moved by Commissioner Leslie Mujica that the application be Held until April 15, 2025, by the following vote:
- VOTING AYE:** Vivian Kilarski, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk
VOTING NAY: None
EXCUSED: Edward Frasier III
ABSENT: None
ABSTAIN: None

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

28. TM-25-500019-INTERNATIONAL LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:
TENTATIVE MAP consisting of 6 single-family residential lots and common lots on 2.5 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the north side of Camero Avenue and the east side of Hauck Street within Enterprise. JJ/hw/kh (For possible action)
- ACTION:** It was moved by Commissioner Leslie Mujica that the application be Held until April 15, 2025, by the following vote:
- VOTING AYE:** Vivian Kilarski, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk
VOTING NAY: None
EXCUSED: Edward Frasier III
ABSENT: None
ABSTAIN: None

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

29. PA-25-700006-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Compact Neighborhood (CN) on 8.35 acres. Generally located on the east side of Valley View Boulevard, 350 feet north of Cactus Avenue within Enterprise. JJ/rk (For possible action)
- DISCUSSION SUMMARY: Richard Ruggles, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were there were no other speakers present.
- 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, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk
VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

ADOPTED - FORWARDED TO THE 04/16/25 BCC MEETING.

Fire Prevention Bureau

- **Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.**
- **Applicant is advised that fire/emergency access must comply with the Fire Code as amended.**

Clark County Water Reclamation District (CCWRD)

- **No comment.**

TOWN BOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: 8 cards, 5 letters

NOTE: Items #29 through #34 were heard together. However, the vote for Items #30 through #34 were heard in one motion and vote.

30. ZC-25-0086-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
ZONE CHANGE to reclassify 8.35 acres from a CG (Commercial General) Zone and an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Valley View Boulevard, 350 feet north of Cactus Avenue within Enterprise (description on file). JJ/rk (For possible action)

DISCUSSION SUMMARY: Richard Ruggles, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were there were no other speakers present.

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

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 04/16/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

- **Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.**
- **Applicant is advised that fire/emergency access must comply with the Fire Code as amended.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0202-2024 to obtain your POC exhibit; and flow contributions exceeding CCWRD estimates may require another POC analysis.**

TOWN BOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: 8 cards, 5 letter

NOTE: Items #29 through #34 were heard together. However, the vote for Items #30 through #34 were heard in one motion and vote.

31. VS-25-0087-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
VACATE AND ABANDON easements of interest to Clark County located between Valley View Boulevard and Dean Martin Drive, and between Frias Avenue and Cactus Avenue within Enterprise (description on file). JJ/rg/kh (For possible action)

DISCUSSION SUMMARY: Richard Ruggles, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were there were no other speakers present.

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

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 04/16/25 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

- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, 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

- 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)

- No objection.

TOWN BOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: 6 cards, 4 letters

NOTE: Items #29 through #34 were heard together. However, the vote for Items #30 through #34 were heard in one motion and vote.

32. PUD-25-0088-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
PLANNED UNIT DEVELOPMENT for a 118 lot single-family residential attached development with modified development standards on 8.35 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Valley View Boulevard, 350 feet north of Cactus Avenue within Enterprise. JJ/rg (For possible action)

DISCUSSION SUMMARY: Richard Ruggles, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were there were no other speakers present.

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

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 04/16/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **2 story only on east property line north of Rush Avenue alignment;**
- **No parking on the street with no parking signs or red painted curbs**
- **Street E must connect to Street C;**
- **CC&Rs to require residents park in garages and restricting the use of garages for storage only, and no parking on driveways measuring 4 feet in length;**
- **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 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.**

TOWN BOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 2 cards

OPPOSITION RECEIVED: 7 cards, 4 letters

NOTE: Items #29 through #34 were heard together. However, the vote for Items #30 through #34 were heard in one motion and vote.

33. WS-25-0089-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify Uniform Standard Drawings; and 2) increase the number of dwelling units on private stub streets in conjunction with a proposed 118 lot single-family attached residential subdivision on 8.35 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Valley View Boulevard, 350 feet north of Cactus Avenue within Enterprise. JJ/rg/kh (For possible action)

DISCUSSION SUMMARY: Richard Ruggles, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were there were no other speakers present.

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

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 04/16/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- No community gates are to be installed;
- Clark County Fire Prevention approval to allow for 10 units on a stub street;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0202-2024 to obtain your POC exhibit; and flow contributions exceeding CCWRD estimates may require another POC analysis.

TOWN BOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

NOTE: Items #29 through #34 were heard together. However, the vote for Items #30 through #34 were heard in one motion and vote.

34. TM-25-500021-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:
TENTATIVE MAP consisting of 118 lot single-family residential lots and common lots with modified development standards on 8.35 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of Valley View Boulevard, 350 feet north of Cactus Avenue within Enterprise. JJ/rg
(For possible action)

DISCUSSION SUMMARY: Richard Ruggles, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were there were no other speakers present.

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

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 04/16/25 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 45 feet to the back of curb for Valley View Boulevard;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- No community gates are to be installed;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0202-2024 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: NA

NOTE: Items #29 through #34 were heard together. However, the vote for Items #30 through #34 were heard in one motion and vote.

35. PA-25-700007-TSANG JOYCE & GRACE:
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 2.04 acres. Generally located on the northeast corner of Torrey Pines Drive and Levi Avenue within Enterprise. JJ/gc (For possible action)

DISCUSSION SUMMARY: Richard Ruggles, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were there were no other speakers present.

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, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

ADOPTED - FORWARDED TO THE 04/16/25 BCC MEETING.

Fire Prevention Bureau

- **Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.**
- **Applicant is advised that fire/emergency access must comply with the Fire Code as amended.**

Clark County Water Reclamation District (CCWRD)

- **No comment.**

TOWN BOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 8 cards

OPPOSITION RECEIVED: 2 cards, 2 letters

NOTE: Items #35 through #39 were heard together. However, the vote for Items #36 through #39 were heard in one motion and vote.

36. ZC-25-0104-TSANG JOYCE & GRACE:
ZONE CHANGE to reclassify 2.04 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the northeast corner of Torrey Pines Drive and Levi Avenue within Enterprise (description on file). JJ/gc (For possible action)

DISCUSSION SUMMARY: Richard Ruggles, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were there were no other speakers present.

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

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

VOTING NAY: None

ABSENT: Edward Frasier III

ABSTAIN: None

**APPROVED - FORWARDED TO THE 04/16/25 BCC MEETING.
CONDITIONS OF APPROVAL -**

Fire Prevention Bureau

- **Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.**
- **Applicant is advised that fire/emergency access must comply with the Fire Code as amended.**

Southern Nevada Health District (SNHD) - Engineering

- **Applicant is advised that there is an active septic permit on APN 176-35-501-009; 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 a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0060-2025 to obtain your POC exhibit; and flow contributions exceeding District estimates may require another POC analysis.**

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 7 cards

OPPOSITION RECEIVED: 3 cards, 2 letters

NOTE: Items #35 through #39 were heard together. However, the vote for Items #36 through #39 were heard in one motion and vote.

37. **VS-25-0105-TSANG JOYCE & GRACE:**

VACATE AND ABANDON a portion of a right-of-way being Torrey Pines Drive located between Levi Avenue and Fulton Meadows Avenue within Enterprise (description on file). JJ/hw/kh (For possible action)

DISCUSSION SUMMARY: Richard Ruggles, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were there were no other speakers present.

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

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 04/16/25 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 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

- 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)

- No objection.

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 11 cards

OPPOSITION RECEIVED: 4 cards, 3 letters

NOTE: Items #35 through #39 were heard together. However, the vote for Items #36 through #39 were heard in one motion and vote.

38. WS-25-0106-TSANG JOYCE & GRACE:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase retaining wall height; 3) allow attached sidewalks; and 4) modified driveway design standards. DESIGN REVIEW for a proposed single-family residential subdivision on 2.04 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Torrey Pines Drive and the north side of Levi Avenue within Enterprise. JJ/hw/kh (For possible action)

DISCUSSION SUMMARY: Richard Ruggles, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were there were no other speakers present.

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

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

VOTING NAY: None
EXCUSED: Edward Frasier III
ABSENT: None
ABSTAIN: None

APPROVED - FORWARDED TO THE 04/16/25 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, 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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Fire Prevention Bureau

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

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 176-35-501-009; 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0060-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #4 WAS WITHDRAWN.

TOWN BOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 8 cards

OPPOSITION RECEIVED: 2 cards, 2 letters

NOTE: Items #35 through #39 were heard together. However, the vote for Items #36 through #39

were heard in one motion and vote.

39. TM-25-500024-TSANG JOYCE & GRACE:
TENTATIVE MAP consisting of 20 single-family residential lots and common lots on 2.04 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the east side of Torrey Pines Drive and the north side of Levi Avenue within Enterprise. JJ/hw/kh (For possible action)

DISCUSSION SUMMARY: Richard Ruggles, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were there were no other speakers present.

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

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 04/16/25 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;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Building Department - Addressing

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0060-2025 to obtain your POC exhibit; that flow contributions exceeding CCWRD estimates may require another POC analysis.

TOWN BOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

NOTE: Items #35 through #39 were heard together. However, the vote for Items #36 through #39 were heard in one motion and vote.

40. PA-25-700008-PACIFIC CLASSIC, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Entertainment Mixed-Use (EM) to Business Employment (BE) on approximately 5.05 acres. Generally located on the north side of Camero Avenue and the east side of Hinson Street within Enterprise. JJ/rk (For possible action)

DISCUSSION SUMMARY: Richard Ruggles, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were there were no other speakers present.

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, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

ADOPTED - FORWARDED TO THE 04/16/25 BCC MEETING.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TOWN BOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 2 cards

OPPOSITION RECEIVED: NA

NOTE: Items #40 through #42 were heard together. However, the vote for Items #41 & #42 were heard in one motion and vote.

41. ZC-25-0107-PACIFIC CLASSIC, LLC:
ZONE CHANGES for the following: 1) reclassify approximately 4.17 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone; and 2) reclassify approximately 5.05 acres from an H-2 (General Highway Frontage) Zone and an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located on the north side of Camero Avenue and the east side of Hinson Street within Enterprise (description on file). JJ/rk (For possible action)

DISCUSSION SUMMARY: Richard Ruggles, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were there were no other speakers present.

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

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 04/16/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Department of Aviation

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0308-2024 to obtain your POC exhibit; and flow contributions exceeding CCWRD estimates may require another POC analysis.

TOWN BOARD RECOMMENDATION: Approval of zone change #1; denial of zone change #2.

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: NA

NOTE: Items #40 through #42 were heard together. However, the vote for Items #41 & #42 were heard in one motion and vote.

42. DR-25-0108-PACIFIC CLASSIC, LLC:

DESIGN REVIEW for a commercial complex consisting of restaurants with drive-thru and retail buildings on a 4.17 acre portion of a 9.22 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Blue Diamond Road and the east side of Hinson Street within Enterprise. JJ/rg/kh (For possible action)

DISCUSSION SUMMARY: Richard Ruggles, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were there were no other speakers present.

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

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 04/16/25 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.**
- **Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.**
- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

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

Department of Aviation

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

Fire Prevention Bureau

- **Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.**
- **Applicant is advised that fire/emergency access must comply with the Fire Code as amended.**

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0308-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: NA

NOTE: Items #40 through #42 were heard together. However, the vote for Items #41 & #42 were heard in one motion and vote.

43. PA-25-700009-STASIS FOUNDATION:

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Neighborhood Commercial (NC) on 1.05 acres. Generally located on the east side of Spencer Street, 500 feet south of Viking Road within Paradise. TS/gc (For possible action)

ACTION: It was moved by Commissioner Leslie Mujica that the application be Held until April 15, 2025, by the following vote:

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

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

44. ZC-25-0111-STASIS FOUNDATION:

ZONE CHANGE to reclassify 1.05 acres from an RS5.2 (Residential Single-Family 5.2) Zone to a CG (Commercial General) Zone. Generally located on the east side of Spencer Street, 500 feet south of Viking Road within Paradise (description on file). TS/gc (For possible action)

ACTION: It was moved by Commissioner Leslie Mujica that the application be Held until April 15, 2025, by the following vote:

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

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

45. UC-25-0112-STASIS FOUNDATION:

USE PERMITS for the following: 1) banquet facility; and 2) caretaker unit.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce buffering and screening; 3) increase wall and fence height; 4) allow nonresidential vehicular access to a residential local street; 5) reduce parking; 6) reduce access gate setback; 7) reduce throat depth; and 8) permit existing residential pan driveways where commercial curb return driveways are required.

DESIGN REVIEWS for the following: 1) banquet facility; 2) recreational and entertainment facility; 3) museum; 4) caretaker unit; and 5) alternative landscape plan on 1.05 acres in a CG (Commercial General) Zone. Generally located on the east side of Spencer Street, 500 feet south of Viking Road within Paradise. TS/md/kh (For possible action)

ACTION: It was moved by Commissioner Leslie Mujica that the application be Held until April 15, 2025, by the following vote:

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

VOTING NAY: None

EXCUSED: Edward Frasier III

ABSENT: None

ABSTAIN: None

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

PUBLIC COMMENTS

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

SPEAKER(S): 1 speaker

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 10:05 p.m.

ATTEST:

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