

**Clark County Planning Commission**  
**CLARK COUNTY, NEVADA**

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

SAMI REAL  
Executive Secretary

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***OPENING CEREMONIES***

**CALL TO ORDER**

The regular meeting of the Clark County Planning Commission was called to order by Chair Vivian Kilarski on Tuesday, April 15, 2025, at 7:02 p.m. in the Commission Chambers, Clark County Government Center, 500 South Grand Central Parkway, Las Vegas, Nevada. On roll call, the following members were present, constituting a quorum of the members thereof:

**CHAIR AND COMMISSIONERS:**

Vivian Kilarski  
Edward Frasier III  
Donnie Gibson  
Leslie Mujica  
Michael Roitman  
Nelson Stone  
Excused:  
Steve Kirk

NOTE: Commissioner Edward Frasier III attended via teleconference starting at 7:41p.m.

**Also present:**

Robert Warhola, Chief Deputy District Attorney, Civil Division  
Jennifer Ammerman, Deputy Director, Comprehensive Planning  
Jason Allswang, Planning Manager, Comprehensive Planning  
Al Laird, Assistant Planning Manager, Comprehensive Planning  
Judith Rodriguez, Senior Planning Manager, Comprehensive Planning  
Nicole Razo, Office Services Manager, Comprehensive Planning  
Esther Martinez, Administrative Secretary, Comprehensive Planning  
JaWaan Dodson, Assistant Manager, Public Works - Development Review  
Sarah Mabry-Padovese, Plan Checker 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 April 15, 2025 be approved with the following changes:

Item #20 - PA-25-700009 -Withdrawn per the applicant.

Item #21 - ZC-25-0111 - Withdrawn per the applicant.

Item #22 - UC-25-0112 - Deleted per staff and will be re-noticed to be heard at the 06/04/25 Board of County Commissioners meeting.

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

**VOTING NAY:** None

**EXCUSED:** Edward Frasier III, and Steve Kirk

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

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

**VOTING NAY:** None

**EXCUSED:** Edward Frasier III, and Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

## ROUTINE ACTION ITEMS

Negar Masoomi, Assistant Planning Manager, presented the Routine Action Items and stated Items #4 through #14 will be taken in one vote.

**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-25-400025 (UC-22-0184)-NOSREDNA REAL ESTATE HOLDINGS CORPORATION:

USE PERMIT FIRST EXTENSION OF TIME for a communication tower.

DESIGN REVIEW for a redesigned communication tower on 0.94 acres in a CP (Commercial Professional) Zone. Generally located on the west side of the Pecos McLeod Interconnect and the north side of Twain Avenue within Paradise. 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, and Nelson Stone

**VOTING NAY:** None

**EXCUSED:** Edward Frasier III, and Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Until May 17, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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 and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

5. **TM-25-500057-S D NORTH PARCELS, LLC:**

TENTATIVE MAP consisting of a 1 lot industrial subdivision on 19.41 acres in an IP (Industrial Park) Zone in the Airport Environs (AE-60) Overlay. Generally located on the south side of Patrick Lane, 280 feet east of Tenaya Way within Spring Valley. MN/nai/cv (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, and Nelson Stone

**VOTING NAY:** None

**EXCUSED:** Edward Frasier III, and Steve Kirk

**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**

- Coordinate with Public Works - Development Review for the installation of "No U-Turn" sign;
- 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 Patrick Lane improvement project;
- 90 days to record said separate document for the Patrick Lane improvement project.

**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 #0325-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

6. VS-25-0154-TECA FAMILY TRUST & CEBALLOS GILBERTO TRS:  
VACATE AND ABANDON a portion of right-of-way being Copper Road located between Madge Lane and Sloan Lane within Sunrise Manor (description on file). TS/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:** Vivian Kilarski, Donnie Gibson, Leslie Mujica, Michael Roitman, and Nelson Stone  
**VOTING NAY:** None  
**EXCUSED:** Edward Frasier III, and Steve Kirk  
**ABSENT:** None  
**ABSTAIN:** None
- APPROVED.**  
**CONDITIONS OF APPROVAL -**  
**Comprehensive Planning**
- Satisfy utility companies' requirements.
  - Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.
- Public Works - Development Review**
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
  - Revise legal description, if necessary, prior to recording.
7. VS-25-0162-BLUE DIAMOND ACQUISITION R E 2022, LLC:  
VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Robindale Road (alignment), and between Las Vegas Boulevard South and I-15; a portion of right-of-way being Parvin Street located between Blue Diamond Road and Robindale Road (alignment); and a portion of right-of-way being Blue Diamond Road located between Las Vegas Boulevard South and I-15 within Enterprise (description on file). MN/dd/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, and Nelson Stone  
**VOTING NAY:** None  
**EXCUSED:** Edward Frasier III, and Steve Kirk  
**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**

- Applicant to dedicate or grant right-of-way easement for the Windy Road/ Parvin Street alignment;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

8. WC-25-400028 (UC-0598-14) -MMC CONTRACTORS WEST, INC:

WAIVER OF CONDITIONS of a use permit restricting the maximum storage area as depicted per plans in conjunction with an existing outside storage yard and office/warehouse building on 4.16 acres in an IP (Industrial Park) Zone. Generally located on the southeast corner of Redwood Street and Badura Avenue within Enterprise. MN/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, and Nelson Stone

**VOTING NAY:** None

**EXCUSED:** Edward Frasier III, and Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Applicant is advised that a subsequent application for revised plans needs to be approved.

9. WS-25-0161-GUERRA HIPOLITO HERNANDEZ & ROSARIO VILLAGRANA:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for an attached carport in conjunction with an existing single-family residence on 0.16 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the south side of Bugbee Avenue and 65 feet west of Libby Drive within Spring Valley. MN/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:** Vivian Kilarski, Donnie Gibson, Leslie Mujica, Michael Roitman, and Nelson Stone

**VOTING NAY:** None

**EXCUSED:** Edward Frasier III, and Steve Kirk

**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 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.

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

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

10. WS-25-0187-U S HUI DE REAL ESTATE INVESTMENT CORP:  
WAIVER OF DEVELOPMENT STANDARDS to increase building height.  
DESIGN REVIEW for a new commercial building consisting of retail and parking garage in conjunction with an existing shopping center on 3.14 acres in a CG (General Commercial) Zone. Generally located on the southeast corner of Pioneer Avenue and Arville Street within Paradise. JJ/sd/kd (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, and Nelson Stone

**VOTING NAY:** None

**EXCUSED:** Edward Frasier III, and Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

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

**Public Works - Development Review**

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Reconstruct any unused driveways with full off-site improvements.**
- **Applicant is advised that off-site improvement permits may be required.**

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

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0432-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

**11. PA-25-700013-MOISES, TANIA:**

**PLAN AMENDMENT** to redesignate the land use category on 0.12 acres from Open Lands (OL) to Outlying Neighborhood (ON). Generally located on the northwest corner of Blue Diamond Road and Hualapai Way within Red Rock. JJ/al (For possible action)

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

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

**VOTING NAY:** None

**EXCUSED:** Edward Frasier III, and Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**ADOPTED - FORWARDED TO THE 05/21/25 BCC MEETING.**

**12. ZC-25-0197-MOISES, TANIA:**

**ZONE CHANGE** to reclassify 0.12 acres from an H-2 (General Highway Frontage) Zone to a RS80 (Residential Single-Family 80) Zone. Generally located on the northwest corner of Blue Diamond Road and Hualapai Way within Red Rock (description on file). JJ/al (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, and Nelson Stone

**VOTING NAY:** None

**EXCUSED:** Edward Frasier III, and Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED - FORWARDED TO THE 05/21/25 BCC MEETING.**

13. PA-25-700014-WILLET, JAMES C & YU CHONG:  
PLAN AMENDMENT to redesignate the land use category on a portion of 2.28 acres from Open Lands (OL) to Outlying Neighborhood (ON). Generally located on the southwest corner of Cougar Avenue (alignment) and Wounded Horse Trail within Red Rock. JJ/al (For possible action)  
**ACTION:** It was moved by Commissioner Leslie Mujica that the application be Adopted, by the following vote:  
**VOTING AYE:** Vivian Kilarski, Donnie Gibson, Leslie Mujica, Michael Roitman, and Nelson Stone  
**VOTING NAY:** None  
**EXCUSED:** Edward Frasier III, and Steve Kirk  
**ABSENT:** None  
**ABSTAIN:** None  
**ADOPTED - FORWARDED TO THE 05/21/25 BCC MEETING.**
14. ZC-25-0198-WILLET, JAMES C & YU CHONG:  
ZONE CHANGE to reclassify 2.28 acres from an H-2 (General Highway Frontage) Zone to an RS80 (Residential Single-Family 80) Zone. Generally located on the southwest corner of Cougar Avenue (alignment) and Wounded Horse Trail within Red Rock (description on file). JJ/al (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, and Nelson Stone  
**VOTING NAY:** None  
**EXCUSED:** Edward Frasier III, and Steve Kirk  
**ABSENT:** None  
**ABSTAIN:** None  
**APPROVED - FORWARDED TO THE 05/21/25 BCC MEETING.**

#### NON-ROUTINE ACTION ITEMS

15. PA-25-700004-INTERNATIONAL, LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:  
HOLDOVER 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)  
**DISCUSSION SUMMARY:** Negar Masoomi, Assistant Planning Manager 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.  
**ACTION:** It was moved by Commissioner Leslie Mujica that the application be Adopted, by the following vote:  
**VOTING AYE:** Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, and Nelson Stone  
**VOTING NAY:** Vivian Kilarski  
**EXCUSED:** Steve Kirk  
**ABSENT:** None  
**ABSTAIN:** None



**ADOPTED - FORWARDED TO THE 05/21/25 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)**

- **No comment.**

**TOWN BOARD RECOMMENDATION: Denial**

**SUPPORT RECEIVED: 6 cards**

**OPPOSITION RECEIVED: 8 cards**

**NOTE: Items #15, #16, #17, #18, & #19 were heard together. However, the vote for Items #16, #17, #18, & #19 were heard in one motion and vote. These items were heard after Items #27 through #29.**

16. ZC-25-0082-INTERNATIONAL, LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:  
HOLDOVER 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)

**DISCUSSION SUMMARY:** Negar Masoomi, Assistant Planning Manager 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.

**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, and Nelson Stone

**VOTING NAY:** Vivian Kilarski

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED - FORWARDED TO THE 05/21/25 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; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](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**

- 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0164-2024 to obtain your POC exhibit; and flow contributions exceeding District estimates may require another POC analysis.

**TOWN BOARD RECOMMENDATION: Denial**

**SUPPORT RECEIVED: 3 cards**

**OPPOSITION RECEIVED: 9 cards**

**NOTE: Items #15, #16, #17, #18, & #19 were heard together. However, the vote for Items #16, #17, #18, & #19 were heard in one motion and vote. These items were heard after Items #27 through**

**#29.**

17. VS-25-0081-INTERNATIONAL, LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:  
HOLDOVER 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)

DISCUSSION SUMMARY: Negar Masoomi, Assistant Planning Manager 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.

**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, and Nelson Stone

**VOTING NAY:** Vivian Kilarski

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED - FORWARDED TO THE 05/21/25 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 25 feet to the back of curb for Hauck Street, 25 feet to the back of curb for Camero Avenue, and associated spandrels;
- 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**

- 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: 5 cards**

**OPPOSITION RECEIVED: 9 cards**

**NOTE: Items #15, #16, #17, #18, & #19 were heard together. However, the vote for Items #16, #17, #18, & #19 were heard in one motion and vote. These items were heard after Items #27 through #29.**

18. WS-25-0083-INTERNATIONAL LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:  
HOLDOVER 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)

DISCUSSION SUMMARY: Negar Masoomi, Assistant Planning Manager 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.

**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, and Nelson Stone

**VOTING NAY:** Vivian Kilarski

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED - FORWARDED TO THE 05/21/25 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- All homes to be single-story;
- 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;
- Full off-site improvements;
- No streetlights on the internal streets;
- Right-of-way dedication to include 25 feet to the back of curb for Hauck Street, 25 feet to the back of curb for Camero Avenue, and associated spandrels;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Department of Aviation**

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

statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](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**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0164-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TOWN BOARD RECOMMENDATION: Denial**

**SUPPORT RECEIVED: 6 cards**

**OPPOSITION RECEIVED: 9 cards**

**NOTE: Items #15, #16, #17, #18, & #19 were heard together. However, the vote for Items #16, #17, #18, & #19 were heard in one motion and vote. These items were heard after Items #27 through #29.**

19. TM-25-500019-INTERNATIONAL LLC & LAS VEGAS INVESTMENTS & REALTY IC CASH BALANCE PLN:  
HOLDOVER 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)

**DISCUSSION SUMMARY:** Negar Masoomi, Assistant Planning Manager 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.

**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, and Nelson Stone  
**VOTING NAY:** Vivian Kilarski  
**EXCUSED:** Steve Kirk  
**ABSENT:** None  
**ABSTAIN:** None

**APPROVED - FORWARDED TO THE 05/21/25 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

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

**Public Works - Development Review**

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

**Building Department - Addressing**

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

**Department of Aviation**

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](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**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0164-2024 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 #15, #16, #17, #18, & #19 were heard together. However, the vote for Items #16, #17,**



**#18, & #19 were heard in one motion and vote. These items were heard after Items #27 through #29.**

20. PA-25-700009-STASIS FOUNDATION:

HOLDOVER 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 Withdrawn, by the following vote:

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

**VOTING NAY:** None

**EXCUSED:** Edward Frasier III, and Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**NOTE: This item was withdrawn during the approval of the agenda.**

21. ZC-25-0111-STASIS FOUNDATION:

HOLDOVER 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 Withdrawn, by the following vote:

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

**VOTING NAY:** None

**EXCUSED:** Edward Frasier III, and Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**NOTE: This item was withdrawn during the approval of the agenda.**

22. UC-25-0112-STASIS FOUNDATION:

AMENDED HOLDOVER 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 (no longer needed); 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 Deleted, by the following vote:

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

**VOTING NAY:** None

**EXCUSED:** Edward Frasier III, and Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**NOTE: This item was deleted per staff during the approval of the agenda to be heard at the 06/04/25 Board of County Commissioners meeting.**

23. PA-25-700011-MICHAEL, JOHN T:  
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) on 0.83 acres. Generally located on the south side of Warm Springs Road, 200 feet east of Topaz Street within Paradise. JG/gc (For possible action)
- DISCUSSION SUMMARY: Negar Masoomi, Assistant Planning Manager presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there was 1 speaker in opposition and 1 speaker in agreement.
- ACTION:** It was moved by Commissioner Nelson Stone that the application be Adopted, by the following vote:
- VOTING AYE:** Vivian Kilarski, Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, and Nelson Stone
- VOTING NAY:** None
- EXCUSED:** Steve Kirk
- ABSENT:** None
- ABSTAIN:** None
- ADOPTED - FORWARDED TO THE 05/21/25 BCC MEETING.**  
**CONDITIONS OF APPROVAL -**  
**Fire Prevention Bureau**
- No comment.
- Clark County Water Reclamation District (CCWRD)**
- No comment.
- TOWN BOARD RECOMMENDATION: Approval**  
**SUPPORT RECEIVED: NA**  
**OPPOSITION RECEIVED: 1 card**
- NOTE: Items #23, #24, #25, & #26 were heard together. However, the vote for Items 24, #25, & #26 were heard in one motion and vote.**
24. ZC-25-0163-MICHAEL, JOHN T:  
ZONE CHANGE to reclassify 0.83 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road, 200 feet east of Topaz Street within Paradise (description on file). JG/gc (For possible action)
- DISCUSSION SUMMARY: Negar Masoomi, Assistant Planning Manager presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there was 1 speaker in opposition and 1 speaker in agreement.
- ACTION:** It was moved by Commissioner Nelson Stone that the application be Approved, subject to the conditions as listed below, by the following vote:
- VOTING AYE:** Vivian Kilarski, Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, and Nelson Stone
- VOTING NAY:** None
- EXCUSED:** Steve Kirk
- ABSENT:** None
- ABSTAIN:** None

**APPROVED - FORWARDED TO THE 05/21/25 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.

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

- Applicant is advised that there is an active septic permit on APN 177-12-102-002; 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0090-2025 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.

**TOWN BOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: 1 card, 1 letter**

**NOTE: Items #23, #24, #25, & #26 were heard together. However, the vote for Items 24, #25, & #26 were heard in one motion and vote.**

25. WS-25-0164-MICHAEL JOHN T:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow existing attached sidewalks; and 2) modified street design standards.  
DESIGN REVIEW for the following: 1) modifications to a previously approved single-family residential development (Phase 1); and 2) a proposed single-family residential development (Phase 2) on 4.33 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road, 200 feet east of Topaz Street within Paradise. JG/hw/cv (For possible action)

**DISCUSSION SUMMARY:** Negar Masoomi, Assistant Planning Manager presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there was 1 speaker in opposition and 1 speaker in agreement.

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

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

**VOTING NAY:** None

**EXCUSED:** Steve Kirk

<b>ABSENT:</b>	None
<b>ABSTAIN:</b>	None

**APPROVED - FORWARDED TO THE 05/21/25 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- An 8 foot wall on south side of Lot 5 to be installed before the building permit is issued for a residence on Lot 5;
- Street to end at the prolongation of the east/west property line between Lots 4 and 5;
- Disclosure to be provided to future homebuyers informing them of neighboring agricultural uses, including but not limited to horses and other livestock and associated odors, insects, and lighting;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised that within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time 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.

**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.

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

- Applicant is advised that there is an active septic permit on APN 177-12-102-002; 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0090-2025 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: 1 card, 1 letter**

**NOTE: Items #23, #24, #25, & #26 were heard together. However, the vote for Items 24, #25, & #26 were heard in one motion and vote.**

26. TM-25-500039-MICHAEL JOHN T:  
TENTATIVE MAP consisting of 5 single-family residential lots and common lots on 0.83 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road, 200 feet east of Topaz Street within Paradise. JG/hw/cv (For possible action)

**DISCUSSION SUMMARY:** Negar Masoomi, Assistant Planning Manager presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there was 1 speaker in opposition and 1 speaker in agreement.

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

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

**VOTING NAY:** None

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED - FORWARDED TO THE 05/21/25 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Applicant is advised that 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.

**Building Department - Addressing**

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

**Department of Aviation**

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](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 #0090-2025 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 #23, #24, #25, & #26 were heard together. However, the vote for Items 24, #25, & #26 were heard in one motion and vote.**

27. PA-25-700012-PARAMOUNT INVESTMENTS CO:  
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Low-Intensity Suburban Neighborhood (LN) on 19.4 acres. Generally located on the south side of Mistral Avenue and the west side of Edmond Street within Enterprise. JJ/rk (For possible action)

DISCUSSION SUMMARY: Negar Masoomi, Assistant Planning Manager presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 6 speakers in opposition.

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

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

**VOTING NAY:** Vivian Kilarski

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**ADOPTED - FORWARDED TO THE 05/21/25 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

**Fire Prevention Bureau**

- Applicant to show fire hydrant locations on-site and within 750 feet;
- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

- No comment.

**TOWN BOARD RECOMMENDATION: Denial**

**SUPPORT RECEIVED: 4 cards**

**OPPOSITION RECEIVED: 5 cards, 3 letters**

**NOTE: Items #27, #28, #29, #30, #31, & #32 were heard together. However, the vote for Items 28, #29, #30, #31, & #32 were heard in one motion and vote.**

28. ZC-25-0188-PARAMOUNT INVESTMENTS CO:  
ZONE CHANGES for the following: 1) reclassify 19.4 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 south side of Mistral Avenue and on the east side of Lindell Road within Enterprise (description on file). JJ/rk (For possible action)

DISCUSSION SUMMARY: Negar Masoomi, Assistant Planning Manager presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 6 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:** Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, and Nelson Stone

**VOTING NAY:** Vivian Kilarski

**EXCUSED:** Steve Kirk

**ABSENT:** None



**ABSTAIN:**       None

**APPROVED - FORWARDED TO THE 05/21/25 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.
- 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**

- Applicant to show fire hydrant locations on-site and within 750 feet;
- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

- Applicant is advised that there is an active septic permit on APN 176-13-501-013; 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0078-2024 to obtain your POC exhibit; and that flow contributions exceeding District estimates

may require another POC analysis.

**TOWN BOARD RECOMMENDATION: Denial**

**SUPPORT RECEIVED: 5 cards**

**OPPOSITION RECEIVED: 6 cards, 3 letters**

**NOTE: Items #27, #28, #29, #30, #31, & #32 were heard together. However, the vote for Items 28, #29, #30, #31, & #32 were heard in one motion and vote.**

29. VS-25-0189-PARAMOUNT INVESTMENTS CO:  
VACATE AND ABANDON easements of interest to Clark County located between Mistral Avenue and Camero Avenue (alignment), and between Lindell Road and Edmond Street; a portion of right-of-way being Lindell Road located between Mistral Avenue and Camero Avenue (alignment); a portion of right-of-way being Shelbourne Avenue located between Lindell Road and Edmond Street; portions of right-of-way being Mohawk Street located between Mistral Avenue and Camero Avenue (alignment); and portions of right-of-way being Mistral Avenue between Lindell Avenue and Edmond Street within Enterprise (description on file). JJ/rg/cv (For possible action)

DISCUSSION SUMMARY: Negar Masoomi, Assistant Planning Manager presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 6 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:** Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, and Nelson Stone

**VOTING NAY:** Vivian Kilarski

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED - FORWARDED TO THE 05/21/25 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, dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Right-of-way dedication to include 25 feet back of curb for Mistral Avenue, 25 feet back of curb for Edmond Street, 50 feet to the back of curb for Shelbourne Avenue and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.
- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

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

- No objection.

**VACATION OF ROW FOR SHELBOURNE AVENUE WAS WITHDRAWN.**

**TOWN BOARD RECOMMENDATION: Denial**

**SUPPORT RECEIVED: 5 cards**

**OPPOSITION RECEIVED: 7 cards, 3 letters**

**NOTE: Items #27, #28, #29, #30, #31, & #32 were heard together. However, the vote for Items 28, #29, #30, #31, & #32 were heard in one motion and vote.**

30. WS-25-0191-PARAMOUNT INVESTMENTS CO:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate right-of-way dedication; 2) increase driveway width; and 3) reduce throat depth in conjunction with a proposed single-family residential development on 19.4 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the south side of Mistral Avenue and on the east side of Lindell Road within Enterprise. JJ/rg/cv (For possible action)

DISCUSSION SUMMARY: Negar Masoomi, Assistant Planning Manager presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 6 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:** Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, and Nelson Stone  
**VOTING NAY:** Vivian Kilarski  
**EXCUSED:** Steve Kirk  
**ABSENT:** None  
**ABSTAIN:** None

**APPROVED - FORWARDED TO THE 05/21/25 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**

- No streetlights on the internal streets;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 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
- Right-of-way dedication to include 25 feet back of curb for Mistral Avenue, 25 feet back of curb for Edmond Street, 50 feet to the back of curb for Shelbourne Avenue and associated spandrels;

**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.
- 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.

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

- Applicant is advised that there is an active septic permit on APN 176-13-501-013; 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.

**Fire Prevention Bureau**

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0078-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**WAIVERS OF DEVELOPMENT STANDARDS #1 & #3 WERE WITHDRAWN.**

**TOWN BOARD RECOMMENDATION: Denial**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: NA**

**NOTE: Items #27, #28, #29, #30, #31, & #32 were heard together. However, the vote for Items 28, #29, #30, #31, & #32 were heard in one motion and vote.**

31. PUD-25-0190-PARAMOUNT INVESTMENTS CO:  
PLANNED UNIT DEVELOPMENT for a 57 lot single-family residential detached development with modified development standards on 19.4 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the south side of Mistral Avenue and on the east side of Lindell Road within Enterprise. JJ/rg (For possible action)

**DISCUSSION SUMMARY:** Negar Masoomi, Assistant Planning Manager presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 6 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:** Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, and Nelson Stone

**VOTING NAY:** Vivian Kilarski

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED - FORWARDED TO THE 05/21/25 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- All homes to be single-story;
- Install landscaping and a trail on Common Lot C, if permitted by NV Energy;
- Disclosure to be provided to future homebuyers informing them of neighboring agricultural uses, including but not limited to horses and other livestock and associated odors, insects, and lighting;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**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.
- 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**

- Applicant to show fire hydrant locations on-site and within 750 feet.
- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

- Applicant is advised that there is an active septic permit on APN 176-13-501-013; 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0078-2024 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.

**TOWN BOARD RECOMMENDATION: Denial**

**SUPPORT RECEIVED: 5 cards**

**OPPOSITION RECEIVED: 6 cards, 3 letters**

**NOTE: Items #27, #28, #29, #30, #31, & #32 were heard together. However, the vote for Items 28, #29, #30, #31, & #32 were heard in one motion and vote.**

32. TM-25-500043-PARAMOUNT INVESTMENTS CO:  
TENTATIVE MAP consisting of 57 single-family residential lots and common lots on 19.4 acres in an RS10 (Residential Single-Family 10) Zone. Generally located on the south side of Mistral Avenue and on the east side of Lindell Road within Enterprise. JJ/rg/cv (For possible action)

DISCUSSION SUMMARY: Negar Masoomi, Assistant Planning Manager presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 6 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:** Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, and Nelson Stone

**VOTING NAY:** Vivian Kilarski

**EXCUSED:** Steve Kirk

**ABSENT:** None

**ABSTAIN:** None

**APPROVED - FORWARDED TO THE 05/21/25 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 back of curb for Mistral Avenue, 25 feet back of curb for Edmond Street, 50 feet to the back of curb for Shelbourne Avenue and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.

**Building Department - Addressing**

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

**Department of Aviation**

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](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**

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**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 #0078-2024 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 #27, #28, #29, #30, #31, & #32 were heard together. However, the vote for Items 28, #29, #30, #31, & #32 were heard in one motion and vote.**

## **PUBLIC COMMENTS**

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

SPEAKER(S): 3 speakers

Speaker #1 (neighbor) stated he appreciates Lennar Homes working with the neighbors but feels the RNP is being destroyed one way or another.

Speaker #2 (neighbor) stated we will run out of water due to the growth and if it was not for the Federal grants paying for the water, we would not have the water we have now.

Speaker #3 (neighbor) stated the reason why neighbors do not come and speak on this is because of people like Commissioner Michael Roitman that do not care about protecting the RNP neighborhood and stated the Commissioners minds are made up before the neighbors get here. He is hoping that the Commissioners reflect and think about if they were in this living situation. He stated he is not against growth and accepts growth but does not understand why the rules and regulation codes have to change. He stated the Commissioners are teaching people to buy a small piece of property because it will be zoned however is requested. He stated he is hoping that money is not being passed around and stated to help people in the future because the Commissioners have already took care of his neighborhood.

There being no further business, the meeting was ADJOURNED at 9:15 p.m.

ATTEST:

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