

Clark County Planning Commission
CLARK COUNTY, NEVADA

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

SAMI REAL
Executive Secretary

OPENING CEREMONIES

CALL TO ORDER

The regular meeting of the Clark County Planning Commission was called to order by Chair Vivian Kilarski on Tuesday, June 17, 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
Steve Kirk

Also present:

Robert Warhola, Chief Deputy District Attorney, Civil Division
Sami Real, Director, Comprehensive Planning
Jason Allswang, Planning Manager, Comprehensive Planning
Negar Masoomi, Assistant Planning Manager, Comprehensive Planning
Richard Ruggles, Principal Planner, Comprehensive Planning
Judith Rodriguez, Senior Planner, Comprehensive Planning
Nicole Razo, Office Services Manager, Comprehensive Planning
Claudia Rodriguez-Ibarra, Administrative Secretary, Comprehensive Planning
JaWaan Dodson, Assistant Manager, Public Works - Development Review
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 Vice-Chair Edward Frasier III that the Agenda for June 17, 2025 be approved with the following changes:

Item #5 - UC-25-0296 - Held until 07/01/25 per the applicant.
Item #11 - PA-25-700021 - Held until 08/05/25 per the applicant.
Item #12 - ZC-25-0262 - Held until 08/05/25 per the applicant.
Item #13 - VS-25-0261 - Held until 08/05/25 per the applicant.
Item #14 - WS-25-0263 - Held until 08/05/25 per the applicant.
Item #22 -WS-25-0335 - Held until 07/01/25 per the applicant.

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

3. Approval of minutes. (For possible action)

ACTION: It was moved by Vice-Chair Edward Frasier III that the Planning Commission Regular Meeting Minutes and Briefing Meeting Minutes for May 6, 2025 be approved as submitted by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

ROUTINE ACTION ITEMS

Richard Ruggles, Principal Planner, presented the Routine Action Items and stated Items #4 through #14 will be taken in one vote except Item #5 and Items #11 through #14 were held.

ACTION: It was moved by Vice-Chair Edward Frasier III that the Routine Action Items be Approved, incorporating the staff recommendations and the added conditions for each application type (specific vote and conditions are outlined under each agenda item).

4. TM-25-500091-DIAMOND INDIAN SPRINGS, LLC:

TENTATIVE MAP consisting of 105 single-family residential lots and common lots on 17.38 acres in a RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Boulder Lane and west of Old Benn Road (alignment) within Indian Springs. AB/bb/cv (For possible action)

ACTION: It was moved by Vice-Chair Edward Frasier III that the application be Approved, subject to the conditions as listed below, by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised within 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;
- Right-of-way dedication to include 30 feet back of curb for Boulder Lane, 30 feet back of curb for Gretta Lane, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Mingo Falls Street is an extension of Desoto Falls Street and shall maintain the same name;
- The street Taylor Springs Street is a duplicate street name and shall have an approved suffix;
- The street shown as Rose Springs Street shall have an approved suffix;
- All streets shall have an approved name and suffixes.

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 #0006-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

5. **UC-25-0296-LV WAREHOUSE, LLC:**

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

ACTION: It was moved by Vice-Chair Edward Frasier III that the application be Held until July 1, 2025, by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

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

6. UC-25-0340-ZELLER SCOTT W & TESSA:
USE PERMIT for a government facility (quasi-public facility) in conjunction with a multi-family residential development on a portion of 10.49 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the east side of James A Bilbray Parkway and the south side of Bay Club Drive within Laughlin. MN/rp/cv (For possible action)

ACTION: It was moved by Vice-Chair Edward Frasier III that the application be Approved, subject to the conditions as listed below, by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Clark County Water Reclamation District (CCWRD)

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

7. VS-25-0312-9 OF A KIND, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Sloan Lane and Tree Line Drive, and between Vegas Valley Drive and Sahara Avenue; a portion of a right-of-way being Sloan Lane located between Vegas Valley Drive and Sahara Avenue; and a portion of right-of-way being Vegas Valley Drive located between Sloan Lane and Tree Line Drive within Sunrise Manor (description on file). TS/tpd/cv (For possible action)

ACTION: It was moved by Vice-Chair Edward Frasier III that the application be Approved, subject to the conditions as listed below, by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

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

8. VS-25-0334-MARRETTI FAMILY TRUST & MARRETTI FRANK J III TRS:
VACATE AND ABANDON easements of interest to Clark County located between Calico Drive and Moreno Road, and between Roundabout Circle and Calico Basin Road within Red Rock (description on file). JJ/rp/cv (For possible action)

ACTION: It was moved by Vice-Chair Edward Frasier III that the application be Approved, subject to the conditions as listed below, by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

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

9. VS-25-0348-HAMMOCK VAN HO & LE THUY T:
VACATE AND ABANDON easements of interest to Clark County located between Cougar Avenue and Wigwam Avenue, and between Sir Wienman Street (alignment) and Eagle Ranch Drive (alignment) within Red Rock (description on file). JJ/sd/cv (For possible action)

ACTION: It was moved by Vice-Chair Edward Frasier III that the application be Approved, subject to the conditions as listed below, by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

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

10. DR-25-0347-HAMMOCK VAN HO & LE THUY T:
DESIGN REVIEW for a final grading plan for a hillside development on 2.07 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay. Generally located on the northeast corner of Sir Wienman Street (alignment) and Cougar Avenue within Red Rock. JJ/sd/cv (For possible action)

ACTION: It was moved by Vice-Chair Edward Frasier III that the application be Approved, subject to the conditions as listed below, by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time 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

- All non standard improvements to be removed within right-of-way.

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available within the proposed development and none are planned within the next 5 years.

11. PA-25-700021-MADISON MOHAWK, LLC:

HOLDOVER AMENDED PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Business Employment (BE) on 2.28 acres (previously notified as 2.45). Generally located on the southwest corner of Post Road and Mohawk Street (alignment) within Spring Valley. MN/gc (For possible action)

ACTION: It was moved by Vice-Chair Edward Frasier III that the application be Held until August 5, 2025, by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

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

12. ZC-25-0262-MADISON MOHAWK, LLC:

HOLDOVER AMENDED ZONE CHANGES for the following: 1) reclassify 2.28 acres (previously notified as 2.45) 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 southwest corner of Post Road and Mohawk Street (alignment) within Spring Valley (description on file). MN/gc (For possible action)

ACTION: It was moved by Vice-Chair Edward Frasier III that the application be Held until August 5, 2025, by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

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

13. VS-25-0261-MADISON MOHAWK, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Post Road and Teco Avenue (alignment), and between Lindell Road and Mohawk Street; and a portion of right-of-way being Post Road located between Lindell Road and Mohawk Street within Spring Valley (description on file). MN/hw/cv (For possible action)
- ACTION:** It was moved by Vice-Chair Edward Frasier III that the application be Held until August 5, 2025, by the following vote:
- VOTING AYE:** Vivian Kilarski, Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk
- VOTING NAY:** None
- ABSENT:** None
- ABSTAIN:** None
- NOTE: This item was Held during the approval of the agenda.**

14. WS-25-0263-MADISON MOHAWK, LLC:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffering and screening; 2) modify residential adjacency standards; and 3) waive street dedication requirements. DESIGN REVIEW for a proposed office/warehouse facility on 2.28 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located on the southwest corner of Post Road and Mohawk Street (alignment) within Spring Valley. MN/hw/cv (For possible action)
- ACTION:** It was moved by Vice-Chair Edward Frasier III that the application be Held until August 5, 2025, by the following vote:
- VOTING AYE:** Vivian Kilarski, Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk
- VOTING NAY:** None
- ABSENT:** None
- ABSTAIN:** None
- NOTE: This item was Held during the approval of the agenda.**

NON-ROUTINE ACTION ITEMS

15. SDR-25-0310-MMB APEX AUCTION, LLC
SIGN DESIGN REVIEWS for the following: 1) increase freestanding sign height; 2) allow a freestanding sign adjacent to a freeway; and 3) increase the number of canopy signs in conjunction with an approved truck stop, convenience store, and fuel canopies on a 4.0 acre portion of 24.74 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70) Overlay. Generally located on the north side of Clark Petersen Boulevard and east side of Las Vegas Boulevard North within the Northeast County Planning Area. MK/dd/cv (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 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, Nelson Stone, and Steve Kirk
- VOTING NAY:** None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

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

TOWN BOARD RECOMMENDATION: NA

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

16. **SDR-25-0313-D KOVAL, LLC**

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

DISCUSSION SUMMARY: 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 Steve Kirk that the application be Held until July 1, 2025, by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: 2 cards, 1 letter

17. UC-25-0333-PENTACLE HOLDINGS II LLC-SERIES B:
USE PERMIT to allow an avocational/vocational training facility.
DESIGN REVIEW for modifications to an existing industrial development on 0.89 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located on the north side of Patrick Lane, approximately 151 feet west of Hauck Street within Spring Valley. MN/dd/cv (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, Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

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

TOWN BOARD RECOMMENDATION: No recommendation due to lack of a quorum.

SUPPORT RECEIVED: 2 cards, 1 letter

OPPOSITION RECEIVED: 1 letter

18. VS-25-0291-GOLDSTROM & DEAN II, LLC:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Hacienda Avenue and Diablo Drive (alignment), and between Cameron Street and Decatur Boulevard; a portion of a right-of-way being Cameron Street located between Hacienda Avenue and Diablo Drive (alignment); and a portion of right-of-way being Decatur Boulevard located between Hacienda Avenue and Diablo Drive (alignment) within Paradise (description on file). MN/md/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, Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- 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.

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 3 cards

OPPOSITION RECEIVED: 1 card

NOTE: Items #18 & #19 were heard together in one motion and vote.

19. **WS-25-0290-GOLDSTROM & DEAN II, LLC:**
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce street landscaping; and 3) eliminate parking lot landscaping.
DESIGN REVIEW for a proposed outdoor storage yard on 11.95 acres in an IL (Industrial Light) Zone. Generally located on the west side of Cameron Street and the north side of Diablo Drive (alignment) within Paradise. MN/md/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, Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- **Drainage study and compliance;**
- **Full off-site improvements;**
- **Reconstruct any unused driveways with full off-site improvements;**
- **Grant any unnecessary rights-of-way and/or easements;**
- **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.**

WAIVERS OF DEVELOPMENT STANDARDS #1B & #2B WERE WITHDRAWN.

TOWN BOARD RECOMMENDATION: Approval (additional 5 feet of landscaping along Decatur Boulevard).

SUPPORT RECEIVED: 2 cards

OPPOSITION RECEIVED: 2 cards

NOTE: Items #18 & #19 were heard together in one motion and vote.

20. WS-25-0311-CHASE TIMOTHY M & RONNA LAREIGH REV LIVING TRUST & CHASE TIMOTHY M & RONNA LAREIGH TRS:
WAIVER OF DEVELOPMENT STANDARDS to eliminate the side interior setback for an attached carport in conjunction with an existing single-family residence on 0.15 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the east side of Nomo Street, 265 feet north of Hernandez Avenue within Paradise. MN/tpd/cv (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, Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Clark County Water Reclamation District (CCWRD)

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

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 6 cards, 1 letter

OPPOSITION RECEIVED: 2 cards

21. WS-25-0318-RIVERA RUBEN & SHAWN-MELANI LIVING TRUST:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduced separation for an existing accessory structure (shed) in conjunction with an existing single-family residence on 0.09 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Halvern Avenue, 550 feet west of Linn Lane within Sunrise Manor. TS/tpd/cv (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, Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 1 year to complete the building permit and inspection process if required, 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Clark County Water Reclamation District (CCWRD)

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

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 3 cards, 1 letter

OPPOSITION RECEIVED: NA

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

ACTION: It was moved by Vice-Chair Edward Frasier III that the application be Held until July 1, 2025, by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

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

23. WS-25-0343-JIN SARAH:
WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing single-family residence on 0.25 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Designation Overlay. Generally located on the north side of Golden Arrow Drive and the east side of Iglesia Street within Winchester. TS/tpd/cv (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, Edward Frasier III, Donnie Gibson, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- 1 year to complete the building permit and inspection process of 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Clark County Water Reclamation District (CCWRD)

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

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 2 cards, 1 letter

OPPOSITION RECEIVED: NA

24. **PA-25-700023-GTL PROPERTIES LLLP:**

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on a 6.38 acre portion of 16.73 acres. Generally located on the northeast corner of Burnham Avenue and Karen Avenue within Winchester. TS/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 was 1 speaker in agreement and 1 speaker in opposition.

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

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

ADOPTED - FORWARDED TO THE 07/16/25 BCC MEETING.
CONDITIONS OF APPROVAL -
Clark County Water Reclamation District (CCWRD)

- **No comment.**

TOWN BOARD RECOMMENDATION: Approval
SUPPORT RECEIVED: 3 cards, 1 letter
OPPOSITION RECEIVED: 5 cards

NOTE: Items #24 through #28 were heard together. However, the vote for Item #24 was heard in one motion and vote.

25. **ZC-25-0319-GTL PROPERTIES LLLP:**

ZONE CHANGE to reclassify a 6.38 acre portion of 16.73 acres from a CG (Commercial General) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located on the northeast corner of Burnham Avenue and Karen Avenue within Winchester (description on file). TS/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 was 1 speaker in agreement and 1 speaker in opposition.

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: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 07/16/25 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 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;
- All proposed single-family residential submittals will comply with code requirements for residential streets;
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving one- and two-family dwellings.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; 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.

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 #0005-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 3 cards, 1 letter

OPPOSITION RECEIVED: 4 cards

NOTE: Items #24 through #28 were heard together. However, the vote for Item #24 was heard in one motion and vote.

26. VS-25-0320-GTL PROPERTIES LLLP:
VACATE AND ABANDON a portion of right-of-way being Burnham Avenue located between Sahara Avenue and Karen Avenue; and a portion of right-of-way being Karen Avenue located between Burnham Avenue and Eastern Avenue within Winchester (description on file). TS/rg/cv (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 and 1 speaker in opposition.

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: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 07/16/25 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 spandrel at the intersection of Karen Avenue and Burnham Avenue;
- 30 days to coordinate with Public Works - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Karen Avenue Storm Drain improvement project;
- 90 days to record said separate document for the Karen Avenue Storm Drain improvement project;
- 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 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;
- All proposed single-family residential submittals will comply with code requirements for residential streets;
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving one- and two-family dwellings.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended: 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TOWN BOARD RECOMMENDATION: Approval
SUPPORT RECEIVED: 2 cards, 1 letter
OPPOSITION RECEIVED: 6 cards

NOTE: Items #24 through #28 were heard together. However, the vote for Item #24 was heard in one motion and vote.

27. WS-25-0321-GTL PROPERTIES LLLP:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce rear setbacks; 2) increase retaining wall height; and 3) reduce throat depth.
DESIGN REVIEW for a single-family residential development on a 6.38 acre portion of 16.73 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northeast corner of Burnham Avenue and Karen Avenue within Winchester. TS/rg/cv (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 and 1 speaker in opposition.

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: Edward Frasier III
ABSENT: None
ABSTAIN: None

APPROVED - FORWARDED TO THE 07/16/25 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.
- 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 spandrel at the intersection of Karen Avenue and Burnham Avenue;
- 30 days to coordinate with Public Works - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Karen Avenue Storm Drain improvement project;
- 90 days to record said separate document for the Karen Avenue Storm Drain improvement project;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com 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;
- All proposed single-family residential submittals will comply with code requirements for residential streets;
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving one- and two-family dwellings.

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; 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.

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 #0005-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #1 WAS DENIED.

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 3 cards, 1 letter

OPPOSITION RECEIVED: 3 cards, 1 letter

NOTE: Items #24 through #28 were heard together. However, the vote for Item #24 was heard in one motion and vote.

28. TM-25-500081-GTL PROPERTIES LLLP:
TENTATIVE MAP consisting of 56 single-family residential lots and common lots on a 6.38 acre portion of 16.73 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the northeast corner of Burnham Avenue and Karen Avenue within Winchester. TS/rg/cv (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 and 1 speaker in opposition.

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: Edward Frasier III

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 07/16/25 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 spandrel at the intersection of Karen Avenue and Burnham Avenue;
- 30 days to coordinate with Public Works - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Karen Avenue Storm Drain improvement project;
- 90 days to record said separate document for the Karen Avenue Storm Drain improvement project;
- All other right-of-way and easement dedications to record with the subdivision map;
- 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

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

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com 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;
- All proposed single-family residential submittals will comply with code requirements for residential streets;
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be shall be 36 feet (10,972mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;

- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving one- and two-family dwellings.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; 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.

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 #0005-2025 to obtain your POC exhibit; and that flow contributions exceeding CWRD estimates may require another POC analysis.

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

NOTE: Items #24 through #28 were heard together. However, the vote for Item #24 was heard in one motion and vote.

29. PA-25-700024-MOSAIC NINE, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 4.49 acres. Generally located on the southwest corner of Carey Avenue and Camel Street within Sunrise Manor. WM/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 no other speakers present.

ACTION: It was moved by Vice-Chair Edward Frasier III that the application be Adopted, subject to the conditions as listed below, by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

ADOPTED - FORWARDED TO THE 07/16/25 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;**
- **All proposed single-family residential submittals will comply with code requirements for residential streets;**
- **503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;**
- **The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving one- and two-family dwellings.**
- **Applicant is advised that fire/emergency access must comply with the Fire Code as amended; 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.**

Clark County Water Reclamation District (CCWRD)

- **No comment.**

TOWN BOARD RECOMMENDATION: Approval (limit to only 44 lots).

SUPPORT RECEIVED: 2 cards

OPPOSITION RECEIVED: 3 cards, 1 letter

NOTE: Items #29 through #33 were heard together. However, the vote for Item #29 was heard in one motion and vote.

30. **ZC-25-0337-MOSAIC NINE, LLC:**

ZONE CHANGE to reclassify 4.49 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the southwest corner of Carey Avenue and Camel Street within Sunrise Manor (description on file). WM/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 no other speakers present.

ACTION: It was moved by Vice-Chair Edward Frasier III that the application be Approved, subject to the conditions as listed below, by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 07/16/25 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;**
- **All proposed single-family residential submittals will comply with code requirements for residential streets;**
- **503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;**
- **The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving one- and two-family dwellings.**
- **Applicant is advised that fire/emergency access must comply with the Fire Code as amended: 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.**

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 #0334-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 3 cards

OPPOSITION RECEIVED: 3 cards, 1 letter

NOTE: Items #29 through #33 were heard together. However, the vote for Item #29 was heard in one motion and vote.

31. VS-25-0336-MOSAIC NINE, LLC:

VACATE AND ABANDON a portion of right-of-way being Carey Avenue located between Camel Street and Sandy Lane; and a portion of right-of-way being Camel Street located between Carey Avenue and Calle De Rio Avenue within Sunrise Manor (description on file). WM/hw/cv (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 Vice-Chair Edward Frasier III that the application be Approved, subject to the conditions as listed below, by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 07/16/25 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

- Drainage study and compliance;
- Traffic 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 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;
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving one- and two-family dwellings;
- All proposed single-family residential submittals will comply with code requirements for residential streets.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 2 cards

OPPOSITION RECEIVED: 5 cards, 2 letters

NOTE: Items #29 through #33 were heard together. However, the vote for Item #29 was heard in one motion and vote.

32. WS-25-0338-MOSAIC NINE, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) increase retaining wall height; and 3) reduce and eliminate driveway separation.
DESIGN REVIEW for a proposed single-family residential development on 4.49 acres in an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-65) Overlay. Generally located on the southwest corner of Carey Avenue and Camel Street within Sunrise Manor. WM/hw/cv (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 Vice-Chair Edward Frasier III that the application be Approved, subject to the conditions as listed below, by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 07/16/25 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, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 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 dedication to back of curb 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;
- All proposed single-family residential submittals will comply with code requirements for residential streets.
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving one- and two-family dwellings.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; 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.

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 #0334-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TOWN BOARD RECOMMENDATION: Approval (developer responsible for the maintenance of trees facing Camel Street).

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: 4 cards, 1 letter

NOTE: Items #29 through #33 were heard together. However, the vote for Item #29 was heard in one motion and vote.

33. TM-25-500084-MOSAIC NINE, LLC:
TENTATIVE MAP consisting of 44 single-family residential lots and common lots on 4.49 acres in an RS3.3 Zone within the Airport Environs (AE-65) Overlay. Generally located on the southwest corner of Carey Avenue and Camel Street within Sunrise Manor. WM/hw/cv (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 Vice-Chair Edward Frasier III that the application be Approved, subject to the conditions as listed below, by the following vote:

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

VOTING NAY: None

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 07/16/25 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;
- 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 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;
- Streets shown as Green Carib Court and Clendinin Court are considered bubble streets less than 100 feet in length shall assume the name and numbering of the street which it adjoins;
- Street shown as Bay Frost Street shall have the suffix of Court.

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;
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving one- and two-family dwellings;
- All proposed single-family residential submittals will comply with code requirements for residential streets.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; 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.

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 #0334-2024 to obtain your POC exhibit; that flow contributions exceeding CCWRD estimates may require another POC analysis.

TOWN BOARD RECOMMENDATION: Approval (limit to only 44 lots).

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

NOTE: Items #29 through #33 were heard together. However, the vote for Item #29 was 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): None

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

There being no further business, the meeting was ADJOURNED at 8:34 p.m.

ATTEST:

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