

**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, January 21, 2025, at 7:00 p.m. in the Commission Chambers, Clark County Government Center, 500 South Grand Central Parkway, Las Vegas, Nevada. On roll call, the following members were present, constituting a quorum of the members thereof:

**CHAIR AND COMMISSIONERS:**

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

Also present:

Robert Warhola, Chief Deputy District Attorney, Civil Division  
Sami Real, Director, Comprehensive Planning  
Jason Allswang, Planning Manager, Comprehensive Planning  
Mark Donohue, Assistant Planning Manager, Comprehensive Planning  
Negar Masoomi, Assistant Planning Manager, Comprehensive Planning  
Romeo Gumarang, Principal Planner, Comprehensive Planning  
Steven De Merritt, Senior Planner, Comprehensive Planning  
Nicole Razo, Office Services Manager, Comprehensive Planning  
JaWaan Dodson, Assistant Manager, Public Works – Development Review  
Sarah Marby-Padovese, 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 that the Agenda for January 21, 2025 be approved with the following changes:

Item #13 - PA-24-700037 - Held until 03/04/25 per the applicant.

Item #14 - ZC-24-0691 - Held until 03/04/25 per the applicant.

Item #15 - VS-24-0690 - Held until 03/04/25 per the applicant.

Item #16 - DR-24-0692 - Held until 03/04/25 per the applicant.

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

3. Approval of minutes. (For possible action)

**ACTION:** It was moved by Vice-Chair Edward Frasier that the Planning Commission Regular Meeting Minutes and Briefing Meeting Minutes for December 3, 2024 and December 17, 2024 be approved as submitted by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

## ROUTINE ACTION ITEMS

Romeo Gumarang, Principal Planner, presented the Routine Action Items and stated items #4 through #8 will be taken in one vote.

**ACTION:** It was moved by Vice-Chair Edward Frasier 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. AR-24-400135 (DR-22-0582)-CAPSTONE CHRISTIAN ACADEMY:

DESIGN REVIEW FOURTH APPLICATION FOR REVIEW for an addition to an existing school on 2.0 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the west side of Paradise Road and the south side of Serene Avenue within Paradise. MN/my/kh (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

5. ET-24-400136 (WS-23-0700)-VEGA-VILLALBA VICTOR MANUEL & VEGA PAULA: WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME to increase the height of an accessory structure in conjunction with a single-family residence on 0.5 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the east side of Cottontail Lane, 480 feet south of Rochelle Avenue within Paradise. TS/nai/kh (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Until February 28, 2026 to complete the building permit and inspection process.
- 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

6. UC-24-0700-OZ OPTICS HOLDINGS, INC.:

USE PERMITS for the following: 1) outdoor dining and drinking; and 2) restaurant and related facilities. DESIGN REVIEWS for the following: 1) modifications to building elevations; and 2) outdoor dining and drinking areas in conjunction with a previously approved bathhouse and health club (personal services) facility on 3.35 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located on the northeast corner of Decatur Boulevard and Patrick Lane (alignment) within Paradise. MN/md/kh (For possible action)

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

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

**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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; 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**

- 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.

7. VS-24-0698-RAMPE FAMILY REV LIVING TRUST & RAMPE TODD H & VANESA G TRS: VACATE AND ABANDON easements of interest to Clark County located between Stephen Avenue (alignment) and Redwood Canyon Avenue (alignment), and between Grapetree Street and Ruffian Road within Lone Mountain (description on file). AB/my/kh (For possible action)

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

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

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

**Public Works - Development Review**

- **Right-of-way dedication to include a portion of cul-de-sac and 25 feet for Ruffian Road;**
- **Vacation to be recordable prior to building permit issuance or applicable map submittal;**
- **Revise legal description, if necessary, prior to recording.**

8. WS-24-0697-CASAS, JASON:

WAIVER OF DEVELOPMENT STANDARDS to reduce the side interior setback in conjunction with a proposed single-family residence on 0.15 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the east side of Euclid Street, 590 feet north of Patrick Lane within Paradise. JG/dd/kh (For possible action)

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

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

**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**

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com);
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com);
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space.
- 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 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.

**NON-ROUTINE ACTION ITEMS**

9. UC-24-0659-CEBALLOS, IVANA LAGONELL:

USE PERMIT to allow a home occupation.

WAIVER OF DEVELOPMENT STANDARDS to increase hardscape area on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Eastern Avenue, 575 feet north of Russell Road within Paradise. JG/tpd/kh (For possible action)

DISCUSSION SUMMARY: Romeo Gumarang, 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 February 4, 2025, by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None  
**ABSTAIN:** None

**TOWN BOARD RECOMMENDATION: Denial**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: NA**

10. WS-24-0623-LOPEZ TAMARA JALIUN & LAURENCIO NICOLAS:  
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce the side street setback of an existing accessory living quarters in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Rockledge Drive and east side of Rockledge Way within Paradise. JG/nai/kh (For possible action)

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

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

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

**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.**

**TOWN BOARD RECOMMENDATION: Denial**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: NA**

11. WS-24-0687-HILLSTOP TRUST & COONS CARTER ESQ TRS:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the rear setback for an attached patio cover; and 2) increase hardscape area within the front and side yards in conjunction with an existing single-family residence on 0.46 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Hillstop Crest Court, 114 feet east of Balsam Court within Lone Mountain. MK/jud/kh (For possible action)

**DISCUSSION SUMMARY:** Romeo Gumarang, 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:** Donnie Gibson, Vivian Kilar斯基, Edward Frasier III, Steve Kirk, Michael Roitman, and Nelson Stone

**VOTING NAY:** Leslie Mujica

**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.

**TOWN BOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: 5 cards**

**OPPOSITION RECEIVED: 3 cards**

12. WS-24-0693-KLAPP, NICHOLAS & MOORE, MICHAEL ROBERT:

WAIVER OF DEVELOPMENT STANDARDS to reduce the side interior setback in conjunction with an existing single-family residence on 0.49 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Al Garrison Street, 205 feet north of Hickam Avenue within Lone Mountain. AB/dd/kh (For possible action)

DISCUSSION SUMMARY: Romeo Gumarang, 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 Donnie Gibson that the application be Approved, subject to the conditions as listed below, by the following vote:

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

**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.

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

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto: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.

**TOWN BOARD RECOMMENDATION: Denial**

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

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

13. PA-24-700037-COLVIN INDUSTRIAL PPTY GRP, LLC-SERIES C:

PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 14.31 acres. Generally located on the south side of Raleigh Lane, 250 feet west of MacFarland Avenue (alignment) within Indian Springs. AB/rk (For possible action)

**ACTION:** It was moved by Vice-Chair Edward Frasier that the application be Held until March 4, 2025, by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

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

14. ZC-24-0691-COLVIN INDUSTRIAL PPTY GRP, LLC-SERIES C:

ZONE CHANGE to reclassify 14.31 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located on the south side of Raleigh Lane, 250 feet west of MacFarland Avenue (alignment) within Indian Springs (description on file). AB/rk (For possible action)

**ACTION:** It was moved by Vice-Chair Edward Frasier that the application be Held until March 4, 2025, by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

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

15. VS-24-0690-COLVIN INDUSTRIAL PPTY GRP, LLC-SERIES C:  
VACATE AND ABANDON a portion of a right-of-way being Raleigh Lane located between Sky Road and MacFarland Avenue within Indian Springs (description on file). AB/rr/kh (For possible action)  
**ACTION:** It was moved by Vice-Chair Edward Frasier that the application be Held until March 4, 2025, by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

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

16. DR-24-0692-COLVIN INDUSTRIAL PPTY GRP, LLC-SERIES C:  
DESIGN REVIEWS for the following: 1) multi-family dwellings; 2) alternative landscape plan; and 3) final grading plan on 14.31 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the south side of Raleigh Lane, 250 feet west of MacFarland Avenue (alignment) within Indian Springs. AB/rr/kh (For possible action)

**ACTION:** It was moved by Vice-Chair Edward Frasier that the application be Held until March 4, 2025, by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

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

## **PUBLIC COMMENTS**

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

SPEAKER(S): 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 8:07 p.m.

ATTEST:

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