

**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, July 15, 2025, at 7:01 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

NOTE: Vice-Chair Edward Frasier III attended via teleconference.

**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  
Steve DeMerritt, Senior Planner, Comprehensive Planning  
Tiffany Bonnell, Administrative Secretary, Comprehensive Planning  
JaWaan Dodson, Assistant Manager, Public Works - Development Review  
Sarah Marby-Padovese, Plan Check Specialist, Public Works - Development Review  
Cassandra Vazquez, Plan Checker II, Public Works - Development Review

**PLEDGE OF ALLEGIANCE**

1. Public Comments.

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

SPEAKER(S): None

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

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

**ACTION:** It was moved by Commissioner Leslie Mujica that the Agenda for July 15, 2025 be approved with the following changes:

Item #8 - UC-25-0402 - Held until 08/05/25 per the applicant.

Item #22 - WS-25-0403 - Held until 08/05/25 per the Planning Commission.

**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 Commissioner Leslie Mujica that the Planning Commission Regular Meeting Minutes and Briefing Meeting Minutes for June 17, 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:**

Negar Masoomi, Assistant Planning Manager, presented the Routine Action Items and stated Items #4 through #19 will be taken in one vote except Items #8 and #22 were held. Items #4 and #10 through #13 were heard separately.

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

4. DR-25-0359-CHONG FAMILY REVOCABLE TRUST & CHONG MICHAEL S & ELIZABETH J TRS:

DESIGN REVIEW for final grading plans for a hillside development in conjunction with a proposed single-family residential development on 4.91 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay. Generally located north of Sage Place (alignment) and east of Calico Drive (alignment) within Red Rock. JJ/hw/cv (For possible action)

**DISCUSSION SUMMARY:** Negar Masoomi, Assistant Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 4 speakers in opposition and 2 speakers in agreement.

**ACTION:** It was moved by Commissioner Leslie Mujica that the application be Held until August 19, 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: Denial**

**SUPPORT RECEIVED: 1 card, 2 letters**

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

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

5. AR-25-400059 (WS-23-0499)-SEC 1910, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for the following: 1) a loading bay within the side yard of an industrial complex; and 2) reduce drive aisle width. DESIGN REVIEW for a proposed food (salmon) processing facility in conjunction within an existing office/warehouse building on 1.08 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Maule Avenue and east of Spencer Street within Paradise. JG/hw/cv (For possible action)

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

**VOTING AYE:** Vivian Kilarski, 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**

- **Remove the time limit.**

6. TA-25-0425-RED ROCK RV PARK, LLC  
TEXT AMENDMENT to amend Section 30.02.26.H.4.iv.b to allow fences and walls up to 8 feet in height for commercial developments with highway frontage within the Red Rock Overlay District. JJ/gc (For possible action)

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

**VOTING AYE:** Vivian Kilarski, 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 08/20/25 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

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

- **No comment.**

7. UC-25-0395-REAL EQUITIES, LLC:  
USE PERMIT to allow recreational or entertainment facility in conjunction with an existing shopping center on 28.66 acres in a CR (Commercial Resort) Zone. Generally located north of Serene Avenue and west of Las Vegas Boulevard South within Enterprise. MN/jam/cv (For possible action)
- ACTION:** It was moved by Commissioner Leslie Mujica that the application be Approved, subject to the conditions as listed below, by the following vote:
- VOTING AYE:** Vivian Kilarski, 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 if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.
8. UC-25-0402-HEATON FAMILY PROPERTIES, LLC:  
USE PERMIT to allow personal services (fitness studio) within an existing industrial complex on 1.52 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70) Overlay. Generally located east of McLeod Drive and south of Post Road within Paradise. JG/rp/cv (For possible action)
- ACTION:** It was moved by Commissioner Leslie Mujica 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.**
9. UC-25-0417-ARILEX TROPICANA ASSOC, LLC:  
USE PERMIT to allow vehicle wash.  
DESIGN REVIEW for a proposed vehicle wash facility in conjunction with an existing shopping center on a 1.17 acre portion of 18.1 acres in a CG (Commercial General) Zone. Generally located west of Pecos Road and south of Tropicana Avenue within Paradise. JG/sd/cv (For possible action)
- ACTION:** It was moved by Commissioner Leslie Mujica that the application be Approved, subject to the conditions as listed below, by the following vote:

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

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

**Public Works - Development Review**

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

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

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0221-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

10. **VS-25-0424-MULLIGAN HOLDINGS, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Marble Ridge Drive and Flamingo Road, and Granite Ridge Drive and Desert Inn Road (alignment) within Summerlin South (description on file). JJ/rg/cv (For possible action)

**DISCUSSION SUMMARY:** Negar Masoomi, Assistant Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.

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

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

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

- Applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-25-0424; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the rights-of-way are reserved. This vacation response is contingent upon the petitioner contacting CCWRD and making suitable arrangement, at Petitioner's expense, for such easement or relocations as required to protect CCWRD facilities and property rights within the area to be vacated. It is understood that this vacation shall not reduce our rights to operate and maintain our facilities. CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner. Additionally, the CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to the CCWRD.

**TOWN BOARD RECOMMENDATION: NA**

**SUPPORT RECEIVED: 20 cards, 1 letter**

**OPPOSITION RECEIVED: 31 cards, 3 letters**

**NOTE: This item was heard separately from the Routine Action Agenda. Items #10 through #13 were heard together.**

11. UC-25-0423-MULLIGAN HOLDINGS, LLC:  
USE PERMITS for the following: 1) modified residential development standards; and 2) modified wall standards.  
WAIVER to reduce the street width.  
DESIGN REVIEWS for the following: 1) a new single-family detached subdivision; and 2) a new clubhouse and other accessory buildings on 201.80 acres in an R-1a (Single Family Residential) Zone, an R-D (Suburban Estates Residential) Zone, and an R-2 (Medium Density Residential) Zone within the P-C (Planned Community) in Village 18 of Summerlin Master Plan Community. Generally located west of Flamingo Road and north of Granite Ridge Drive within Summerlin South. JJ/rg/cv (For possible action)
- DISCUSSION SUMMARY: Negar Masoomi, Assistant Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.
- ACTION:** It was moved by Commissioner Leslie Mujica that the application be Approved, subject to the conditions as listed below, by the following vote:
- VOTING AYE:** Vivian Kilarski, 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**

- Use Permit #1a and #1b approved for a maximum of 4 lots;
- 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.

**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 the following POC Tracking Numbers: #0219-2025, #0220-2025 and #0222-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**USE PERMIT #1C WAS WITHDRAWN.**

**TOWN BOARD RECOMMENDATION: NA**

**SUPPORT RECEIVED: 25 cards, 1 letter**

**OPPOSITION RECEIVED: 31 cards, 4 letters**

**NOTE: This item was heard separately from the Routine Action Agenda. Items #10 through #13 were heard together.**

**12. TM-25-500099-MULLIGAN HOLDINGS, LLC:**

TENTATIVE MAP consisting of 9 lots and a common lot on a 5.55 acre portion of 117.7 acres in an R-1a (Single-Family Residential) Zone within the P-C (Planned Community) in Village 18 of Summerlin Master Plan Community. Generally located west of Flamingo Road and north of Granite Ridge Drive within Summerlin South. JJ/rg/cv (For possible action)

**DISCUSSION SUMMARY:** Negar Masoomi, Assistant Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.

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

**VOTING AYE:** Vivian Kilarski, 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**

- **MSM-25-600011 to record prior to the recordation of the Final Map.**
- **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.**

**Building Department - Addressing**

- **All streets shall have approved names and suffixes;**
- **Approved street name list is required from the Combined Fire Communications Center;**
- **The private street intersecting with Flamingo Road shall be the same name as shown on parcel map MSM-25-600011.**

**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 #0219-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

**TOWN BOARD RECOMMENDATION: NA**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: NA**

**NOTE: This item was heard separately from the Routine Action Agenda. Items #10 through #13 were heard together.**

13. **TM-25-500100-MULLIGAN HOLDINGS, LLC:**  
**TENTATIVE MAP** consisting of 6 lots and a common lot on a 5.11 acre portion of 117.7 acres in an R-1a (Single-Family Residential) Zone within the P-C (Planned Community) in Village 18 of Summerlin Master Plan Community. Generally located west of Flamingo Road and north of Granite Ridge Drive within Summerlin South. JJ/rg/cv (For possible action)

**DISCUSSION SUMMARY:** Negar Masoomi, Assistant Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.

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

**VOTING AYE:** Vivian Kilarski, 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**

- Parcel map to record prior to the recordation of the Final Map.
- 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.

**Building Department - Addressing**

- All streets shall have approved names and suffixes;
- Approved street name list is required from the Combined Fire Communications Center;
- The private street intersecting with Flamingo Road shall be the same name as shown on parcel map MSM-25-600011.

**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 #0220-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TOWN BOARD RECOMMENDATION: NA**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: NA**

**NOTE:** This item was heard separately from the Routine Action Agenda. Items #10 through #13 were heard together.

14. UC-25-0426-RENO-ARVILLE ASSOCIATES L P & PENTACON L P:  
USE PERMIT to allow office as primary use in conjunction with an existing office/warehouse complex on a portion of 3.63 acres in an IL (Industrial Light) Zone. Generally located north of Reno Avenue and west of Arville Street within Paradise. MN/jam/cv (For possible action)
- ACTION:** It was moved by Commissioner Leslie Mujica that the application be Approved, subject to the conditions as listed below, by the following vote:
- VOTING AYE:** Vivian Kilarski, 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.

15. VS-25-0392-SAMS TRUST & PEARSON SAMUEL BART & ANGELA OWENS TRS:  
VACATE AND ABANDON easements of interest to Clark County located between Fort Apache Road and Campbell Road, and Hickam Avenue and Helena Avenue within Lone Mountain (description on file). AB/nai/cv (For possible action)

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

**VOTING AYE:** Vivian Kilarski, 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.

16. WS-25-0413-KB HOME LAS VEGAS, INC.:  
WAIVER OF DEVELOPMENT STANDARDS to increase screen wall height in conjunction with an approved single-family residential development on a portion of 14.3 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east of Hinson Street and south of Richmar Avenue within Enterprise. JJ/sd/cv (For possible action)

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

**VOTING AYE:** Vivian Kilarski, 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**

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

17. **WS-25-0418-COUNTY OF CLARK (AVIATION):**

WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height in conjunction with an approved single-family residential development on 4.37 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east of El Capitan Way and north of Peace Way within Spring Valley. MN/rg/cv (For possible action)

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

**VOTING AYE:** Vivian Kilarski, 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**

- **Until April 2, 2029 to commence to match the current expiration of WS-25-0139 and TM-25-500031.**
- **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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0026-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

18. CP-25-900445: Receive a report on the changes made by the Board of County Commissioners to the Enterprise Land Use Plan Map of the Clark County Master Plan. (For possible action)

**ACTION:** It was moved by Commissioner Leslie Mujica that the report be Received, 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

19. CP-25-900497: Receive a report on the changes made by the Board of County Commissioners to the Enterprise Land Use Plan Map of the Clark County Master Plan. (For possible action)

**ACTION:** It was moved by Commissioner Leslie Mujica that the report be Received, 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

**NON-ROUTINE ACTION ITEMS:**

20. WS-25-0328-BARRAGAN ANA MAGDALENA:  
WAIVER OF DEVELOPMENT STANDARDS to reduce front setback for a proposed single-family residence on 0.50 acres in an RS20 (Residential Single-Family 20) Zone. Generally located north of Sheila Avenue and west of Michael Way within the Lone Mountain Planning Area. MK/tpd/cv (For possible action)

**DISCUSSION SUMMARY:** Negar Masoomi, Assistant Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 2 speakers in opposition.

**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.

**Department of Aviation**

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

**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: NA**

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

**OPPOSITION RECEIVED: 4 cards, 1 letter**

21. WS-25-0391-JAY JOSHUA:  
WAIVER OF DEVELOPMENT STANDARDS to reduce rear setback on 0.47 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Bright Angel Way and west of Dapple Gray Road within Lone Mountain. AB/rp/cv (For possible action)

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

**TOWN BOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: 1 card**

**OPPOSITION RECEIVED: 2 cards**

22. WS-25-0403-BARKER FAMILY TRUST & BARKER DAVID CHRISTOPHER & REBECCA ANN MARTHA TRS:  
WAIVER OF DEVELOPMENT STANDARDS to reduce rear setback for a single-family residence on 0.46 acres in an RS20 (Residential Single Family 20) Zone. Generally located south of Bonanza Road and east of Sari Drive within Sunrise Manor. TS/tpd/cv (For possible action)

**ACTION:** It was moved by Commissioner Leslie Mujica 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.



23. **WS-25-0406-COUNTY OF CLARK(AVIATION):**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase retaining wall height in conjunction with an approved single-family residential subdivision on 4.26 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east of El Capitan Way and north of Rochelle Avenue within Spring Valley. MN/hw/cv (For possible action)

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

- **Until April 2, 2029 to commence to match the current expiration of DR-25-0195 and TM-25-500030.**
- **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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0025-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

**TOWN BOARD RECOMMENDATION: Denial**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: 1 card**

24. **WS-25-0409-ANDERSON REGINA & JUSTIN C:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the front setback for a proposed addition in conjunction with an existing single-family residence on 0.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Las Lagunas Lane and east of Durango Drive within Lone Mountain. AB/my/cv (For possible action)

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

- The existing shed to be moved away from the house to meet the minimum 6 feet separation requirement prior to final inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

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

**TOWN BOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: 3 cards**

**OPPOSITION RECEIVED: NA**

25. WS-25-0419-E & S REVOCABLE JOINT LIVING TRUST ETAL & CALLE ELVIS GILBERTO ARICA TRS:

WAIVER OF DEVELOPMENT STANDARDS to reduce side interior setbacks for proposed additions in conjunction with an existing single-family residence on 0.48 acres in an RS20 (Residential Single-Family 20) Zone. Generally located east of Mojave Road and north of Casanova Circle (alignment) within Paradise. JG/md/cv (For possible action)

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

**VOTING NAY:** None

**EXCUSED:** Edward Frasier III

**ABSENT:** None

**ABSTAIN:** None

**APPROVED.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

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

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

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

**TOWN BOARD RECOMMENDATION: Approval**

**SUPPORT RECEIVED: 3 cards**

**OPPOSITION RECEIVED: 4 cards, 1 letter**

26. WS-25-0420-CHANG RICK FAMILY TRUST & CHANG RICK SHAO-HOY TRS:  
WAIVER OF DEVELOPMENT STANDARDS to increase the wall height in conjunction with an existing single-family residence on 0.61 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Cosima Lane and east of Pecos Road within Paradise. JG/jam/cv (For possible action)

**DISCUSSION SUMMARY:** Negar Masoomi, Assistant Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 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:** 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: 3 cards**

**OPPOSITION RECEIVED: 2 cards**

27. PA-25-700027-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:  
PLAN AMENDMENT to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 7.04 acres. Generally located south of Agate Avenue and west of Pioneer Way within Enterprise. JJ/gc (For possible action)

DISCUSSION SUMMARY: Negar Masoomi, Assistant Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.

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

**VOTING AYE:** Vivian Kilarski, 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 08/20/25 BCC MEETING.**

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

- No comment.

**TOWN BOARD RECOMMENDATION: Denial**

**SUPPORT RECEIVED: 17 cards**

**OPPOSITION RECEIVED: 1 card, 3 letters**

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

28. ZC-25-0427-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:  
ZONE CHANGES for the following: 1) reclassify 7.04 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located south of Agate Avenue and west of Pioneer Way within Enterprise (description on file). JJ/gc (For possible action)
- DISCUSSION SUMMARY: Negar Masoomi, Assistant Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.
- ACTION:** It was moved by Commissioner Leslie Mujica that the application be Approved, subject to the conditions as listed below, by the following vote:
- VOTING AYE:** Vivian Kilarski, 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 08/20/25 BCC MEETING.**  
**CONDITIONS OF APPROVAL -**  
**Clark County Water Reclamation District (CCWRD)**
- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0018-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.
- TOWN BOARD RECOMMENDATION: Denial**  
**SUPPORT RECEIVED: 17 cards**  
**OPPOSITION RECEIVED: 1 card, 4 letters**
- NOTE: Items #27, #28, #29, #30 & #31 were heard together. However, the vote for Items #28, #29, #30 & #31 were heard in one motion and vote.**
29. VS-25-0428-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:  
VACATE AND ABANDON easements of interest to Clark County located between Buffalo Drive and Pioneer Way, and Agate Avenue and Blue Diamond Road; a portion of right-of-way being Agate Avenue located between Buffalo Drive and Pioneer Way within Enterprise (description on file). JJ/rg/cv (For possible action)
- DISCUSSION SUMMARY: Negar Masoomi, Assistant Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.
- ACTION:** It was moved by Commissioner Leslie Mujica that the application be Approved, subject to the conditions as listed below, by the following vote:
- VOTING AYE:** Vivian Kilarski, 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 08/20/25 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

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

**Public Works - Development Review**

- Drainage study and compliance;
- Right-of-way dedication to include 30 feet to the back of curb for Agate Avenue, 30 feet to the back of curb for Pioneer Way and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Addressing**

- No comment.

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

- No objection.

**TOWN BOARD RECOMMENDATION: Denial**

**SUPPORT RECEIVED: 17 cards, 1 letter**

**OPPOSITION RECEIVED: 1 card, 2 letters**

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

30. WS-25-0429-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce rear setback; 2) increase wall height; 3) modify residential adjacency standards; 4) reduce driveway separation; and 5) reduce street intersection off-set.

DESIGN REVIEW for a single-family detached residential development on 7.04 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Agate Avenue and west of Pioneer Way within Enterprise. JJ/rg/cv (For possible action)

DISCUSSION SUMMARY: Negar Masoomi, Assistant Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.

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

**VOTING AYE:** Vivian Kilarski, 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 08/20/25 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 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 30 feet to the back of curb for Agate Avenue, 30 feet to the back of curb for Pioneer Way and associated spandrel;
- Lot 54 to be allotted only a one (1) car garage.

**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 #0018-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TOWN BOARD RECOMMENDATION: Denial**

**SUPPORT RECEIVED: 17 cards**

**OPPOSITION RECEIVED: 1 card, 3 letters**

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

31. TM-25-500101-BECKER PETER J & ANGELA A REVOCABLE TRUST & BECKER PETER J & ANGELA A TRS:

TENTATIVE MAP consisting of 54 single-family residential lots and common lots on a 7.04 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Agate Avenue and west of Pioneer Way within Enterprise. JJ/rg/cv (For possible action)

**DISCUSSION SUMMARY:** Negar Masoomi, Assistant Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.

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

**VOTING AYE:** Vivian Kilarski, 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 08/20/25 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 30 feet to the back of curb for Agate Avenue, 30 feet to the back of curb for Pioneer Way and associated spandrel;
- Lot 54 to be allotted only a one (1) car garage.

**Building Department - Addressing**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0018-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TOWN BOARD RECOMMENDATION: Denial**

**SUPPORT RECEIVED: NA**

**OPPOSITION RECEIVED: NA**

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



## **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 9:09 p.m.

ATTEST:

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