

**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 Kilariski on Tuesday, January 6, 2026, at 7:00 p.m. in the Commission Chambers, Clark County Government Center, 500 South Grand Central Parkway, Las Vegas, Nevada. On roll call, the following members were present, constituting a quorum of the members thereof:

**CHAIR AND COMMISSIONERS:**

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

**Also present:**

Robert Warhola, Chief Deputy District Attorney, Civil Division  
Devon Brown, District Attorney, Civil Division  
Jennifer Ammerman, Deputy Director, Comprehensive Planning  
Jason Allswang, Planning Manager, Comprehensive Planning  
Michael Huling, Principal Planner, Comprehensive Planning  
Steve De Merritt, 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  
Keith Haywood, Plan Checker I, Public Works - Development Review

**PLEDGE OF ALLEGIANCE**

1. Public Comments.

At this time Chair Vivian Kilariski 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 Kilariski closed the public comments.

2. Addendum: Election of Officers. (For possible action)

**ACTION:** It was moved by Commissioner Steve Kirk that Commissioner Edward Frasier III be elected Chair and Commissioner Leslie Mujica be elected Vice-Chair of the Clark County Planning Commission, by the following vote:

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

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

**ACTION:** It was moved by Vice-Chair Leslie Mujica that the Agenda for January 6, 2026 be approved with the following changes:

Item #15 - UC-25-0800 - Held until 02/03/26 per the applicant.

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

**VOTING NAY:** None

**ABSENT:** None

**ABSTAIN:** None

4. Approval of minutes. (For possible action)

There were no minutes to approve.

**ROUTINE ACTION ITEMS:**

Jason Allswang, Planning Manager, presented the Routine Action Items and stated Items #5 through #14 will be taken in one vote.

**ACTION:** It was moved by Vice-Chair 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).

5. AR-25-400130 (UC-24-0490)-SDE, LLC:

USE PERMIT FIRST APPLICATION FOR REVIEW for a massage establishment in conjunction with an existing office complex on a portion of 4.6 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located south of Flamingo Road and west of Spencer Street within Paradise. TS/lm/kh (For possible action)

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

**VOTING AYE:** Vivian Kilariski, 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. ET-25-400123 (WS-24-0464)-BAUMGARTNER NICOLE IRENE:  
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce setbacks; and 2) reduce building separation in conjunction with an existing single-family residence on 0.55 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Palmyra Avenue and east of Sorrel Street within Spring Valley. JJ/my/kh (For possible action)

**ACTION:** It was moved by Vice-Chair 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 November 5, 2026 to complete the building permit and inspection process for the detached garage and the storage building, 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

**Public Works - Development Review**

- **Compliance with previous conditions.**

**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.**

7. UC-25-0784-MOUNTAINTOP FAITH MINISTRIES:  
USE PERMIT to allow a recreational facility in conjunction with an existing place of worship on 11.33 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Edna Avenue and west of Lindell Road within Spring Valley. JJ/mh/kh (For possible action)

**ACTION:** It was moved by Vice-Chair 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 January 6, 2027 to discontinue the use or submit an extension of time application to extend the time limit.**
- **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.**

**Public Works - Development Review**

- **Traffic study and compliance.**

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

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

8. UC-25-0793-CALIFORNIA SUNSHINE PROPERTIES, LLC:

USE PERMIT to allow a massage establishment within an existing retail center on 1.32 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Patrick Lane and west of Rainbow Boulevard within Spring Valley. MN/ji/kh (For possible action)

**ACTION:** It was moved by Vice-Chair 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.**

9. VC-25-0805-MASTROV FAMILY LIVING TRUST & MASTROV MARK S & MINDEE S TRS:

VARIANCE to reduce the rear setback for a proposed patio cover in conjunction with an existing single-family residence on 1.11 acres in an R-2 (Medium Density Residential) Zone within the P-C (Planned Community) Overlay in the Summerlin South Master Planned Community. Generally located west of Witchcraft Court and south of Stardust Drive within Summerlin South. JJ/rr/kh (For possible

action)

**ACTION:** It was moved by Vice-Chair 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.**

10. VS-25-0792-TIEMAN, MICHAEL A.:

VACATE AND ABANDON easements of interest to Clark County located between Orduno Street (alignment) and Hualapai Way, and Blue Diamond Road and Agate Avenue; and a portion of right-of-way being Agate Avenue located between Orduno Street (alignment) and Hualapai Way within Red Rock (description on file). JJ/jam/kh (For possible action)

**ACTION:** It was moved by Vice-Chair 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**

- Right-of-way dedication to include 30 feet for Agate Avenue;
- Applicant to remove all trees from the right-of-way;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

11. PA-25-700051-POSTHAWK, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.71 acres. Generally located east of Mohawk Street and south of Sobb Avenue (alignment) within Spring Valley. MN/rk (For possible action)

**ACTION:** It was moved by Vice-Chair 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 02/04/26 BCC MEETING.**

**Fire Prevention Bureau**

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

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

- No comment.

12. ZC-25-0795-POSTHAWK, LLC:

ZONE CHANGE to reclassify 2.71 acres from an RS20 (Residential Single-Family 20) Zone to an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Mohawk Street and south of Sobb Avenue (alignment) within Spring Valley (description on file). MN/rk (For possible action)

**ACTION:** It was moved by Vice-Chair 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 02/04/26 BCC MEETING.**

**Department of Aviation**

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- 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. The Determination of No Hazard must not be expired.
- 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 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.

**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; and to show fire hydrant locations on-site and within 750 feet.

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

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0272-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

13. VS-25-0796-POSTHAWK LLC:

VACATE AND ABANDON easements of interest to Clark County located between Sobb Avenue (alignment) and Teco Avenue (alignment), and Mohawk Street (alignment) and Edmond Street (alignment) within Spring Valley (description on file). MN/md/kh (For possible action)

**ACTION:** It was moved by Vice-Chair 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 02/04/26 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

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

**Public Works - Development Review**

- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Mohawk Street and a portion of a cul-de-sac at the intersection of Post Road and Mohawk Street;
- The installation of detached sidewalks will require the dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

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

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

- No objection.

14. **WS-25-0797-POSTHAWK, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce throat depth.

**DESIGN REVIEW** for a proposed office/warehouse building on 2.71 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Mohawk Street and south of Sobb Avenue (alignment) within Spring Valley. MN/md/kh (For possible action)

**ACTION:** It was moved by Vice-Chair 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 02/04/26 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 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;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 25 feet to the back of curb for Mohawk Street and a portion of a cul-de-sac at the intersection of Post Road and Mohawk Street;**
- **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**

- **Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.**
- **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. The Determination of No Hazard must not be expired.**
- **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 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.**

**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; and to show fire hydrant locations on-site and within 750 feet.**

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

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0272-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

**NON-ROUTINE ACTION ITEMS:**

15. UC-25-0800-MCGILL KIMBERLY, LLC:

USE PERMIT to allow outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) Eliminate and reduce buffering and screening; and 3) allow outdoor storage adjacent to a residential zone.

DESIGN REVIEW for outdoor storage in conjunction with an existing office/warehouse building on 1.84 acres in an IP (Industrial Park) Zone. Generally located north of Kimberly Avenue and east of Steptoe Street within Whitney. JG/mh/kh (For possible action)

**ACTION:** It was moved by Vice-Chair Leslie Mujica that the application be Held until February 3, 2026, 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.**

16. WS-25-0734-YANG, TAYING & VIKTORIYA:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to allow a 6 foot high non-decorative fence within the front setback in conjunction with an existing single-family residence on 0.98 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Viking Road and east of McLeod Drive within Paradise. TS/my/kh (For possible action)

DISCUSSION SUMMARY: Jason Allswang, Planning Manager, presented the application and stated the conditions are as listed on the agenda. The applicant was not present.

**ACTION:** It was moved by Commissioner Vivian Kilarski that the application be Held until January 20, 2026, 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

17. WS-25-0785-LAM MARSHA M FAMILY TRUST & LAM MARSHA M TRS:

WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for a proposed balcony in conjunction with an existing single-family residence on 0.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Kraft Avenue and east of Jace Canyon Court within Lone Mountain. AB/nai/kh (For possible action)

DISCUSSION SUMMARY: Jason Allswang, 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 Held until February 3, 2026, 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

18. WS-25-0787-TPG AG EHC SD MULTI STATE 1, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) increase fill height; and 3) reduce gross lot area.  
DESIGN REVIEW for a single-family residential development on 22.79 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Wigwam Avenue and west of Cimarron Road within Enterprise. JJ/md/kh (For possible action)

DISCUSSION SUMMARY: Jason Allswang, 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 Vice-Chair 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**

- **Expunge WS-25-0207;**
- **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;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 35 feet back of curb for Wigwam Avenue, 35 feet back of curb for Cimarron Road, a cul-de-sac for Cougar Avenue, a cul-de-sac for Tomsik Street and associated spandrel;**
- **Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;**
- **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.**

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

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0176-2024 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require a new POC analysis.**

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

19. TM-25-500194-TPG AG EHC SD MULTI STATE 1, LLC:  
TENTATIVE MAP consisting of 41 single-family lots and common lots on 22.79 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Wigwam Avenue and west of Cimarron Road within Enterprise. JJ/md/kh (For possible action)

**DISCUSSION SUMMARY:** Jason Allswang, 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 Vice-Chair 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**

- **Expunge TM-25-500035.**
- **Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

**Public Works - Development Review**

- **Drainage study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 35 feet back of curb for Wigwam Avenue, 35 feet back of curb for Cimarron Road, a cul-de-sac for Cougar Avenue, a cul-de-sac for Tomsik Street and associated spandrel;**
- **Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;**
- **The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.**

**Building Department - Addressing**

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

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

- **Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0176-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.**

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

20.

**WS-25-0788-NEW STRATEGIES, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase fence height; and 2) reduce access gate setback in conjunction with an existing restaurant and hookah lounge on 2.02 acres in a CR (Commercial Resort) Zone. Generally located east of Fremont Street and north of Oakey Boulevard within Sunrise Manor. TS/mh/kh (For possible action)

**DISCUSSION SUMMARY:** Jason Allswang, 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 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**

- 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 Nevada Department of Transportation (NDOT) permits may be required.

21. PA-25-700049-TOBLER RUSSELL K & BELLA NOIR, LLC:

HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 4.61 acres. Generally located west of Edmond Street and south of Russell Road within Spring Valley. MN/rk (For possible action)

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

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

**VOTING NAY:** Vivian Kilarski

**ABSENT:** None

**ABSTAIN:** None

**ADOPTED - FORWARDED TO THE 02/04/26 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

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

- No comment.

**NOTE: Items #21 through #24 were heard together. However, the vote for Items #22 through #24 were heard in one motion and vote.**

22. ZC-25-0767-TOBLER RUSSELL K & BELLA NOIR, LLC:

HOLDOVER ZONE CHANGE to reclassify 4.61 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located west of Edmond Street and the south of Russell Road within Spring Valley (description on file). MN/rk (For possible action)

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

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

**VOTING NAY:** Vivian Kilarski

**ABSENT:** None

**ABSTAIN:** None

**APPROVED - FORWARDED TO THE 02/04/26 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

**Department of Aviation**

- **Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;**
- **If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;**
- **No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.**
- **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.**

**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 #0249-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

**NOTE: Items #21 through #24 were heard together. However, the vote for Items #22 through #24 were heard in one motion and vote.**

23. VS-25-0768-TOBLER RUSSELL K & BELLA NOIR, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Lindell Road and Edmond Street, and Russell Road and Quail Avenue; and a portion of right-of-way being Russell Road located between Lindell Road and Edmond Street within Spring Valley (description on file). MN/rg/cv (For possible action)

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

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

**VOTING NAY:** Vivian Kilarski

**ABSENT:** None

**ABSTAIN:** None

**APPROVED - FORWARDED TO THE 02/04/26 BCC MEETING.**

**CONDITIONS OF APPROVAL -**

**Comprehensive Planning**

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

**Public Works - Development Review**

- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Quail Avenue, 25 feet to the back of curb for Edmond Street and associated spandrel;
- The installation of detached sidewalks will require the dedication to the back of curb, 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.

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

- No objection.

**NOTE: Items #21 through #24 were heard together. However, the vote for Items #22 through #24 were heard in one motion and vote.**

24. WS-25-0769-TOBLER, RUSSELL K & BELLA NOIR, LLC:  
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; and 2) alternative driveway geometrics.

DESIGN REVIEW for a warehouse and distribution center on 4.61 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Russell Road and west of Edmond Street within Spring Valley. MN/rg/cv (For possible action)

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

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

**VOTING NAY:** Vivian Kilarski

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

**APPROVED - FORWARDED TO THE 02/04/26 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 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;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 25 feet to the back of curb for Quail Avenue, 25 feet to the back of curb for Edmond Street and associated spandrel;**
- **The installation of detached sidewalks will require dedication to back of curb, vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.**

**Department of Aviation**

- **Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;**
- **If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;**
- **No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.**
- **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.**

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

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0249-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

**NOTE: Items #21 through #24 were heard together. However, the vote for Items #22 through #24 were heard in one motion and vote.**

**PUBLIC COMMENTS**

At this time, Chair Edward Frasier III 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 Edward Frasier III closed the public comments.

There being no further business, the meeting was ADJOURNED at 8:05 p.m.

ATTEST:

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