

Clark County Planning Commission
CLARK COUNTY, NEVADA

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

SAMI REAL
Executive Secretary

OPENING CEREMONIES

CALL TO ORDER

The regular meeting of the Clark County Planning Commission was called to order by Chair Vivian Kilarski on Tuesday, May 20, 2025, at 7:00 p.m. in the Commission Chambers, Clark County Government Center, 500 South Grand Central Parkway, Las Vegas, Nevada. On roll call, the following members were present, constituting a quorum of the members thereof:

CHAIR AND COMMISSIONERS:

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

Excused:

Donnie Gibson

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
Romeo Gumarang, Principal Planner, Comprehensive Planning
Brady Bernhart, 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 Vice-Chair Edward Frasier III that the Agenda for May 20, 2025 be approved with the following changes:

Item #16 - PA-25-700021 - Held until 06/17/25 per the applicant.

Item #17 - ZC-25-0262 - Held until 06/17/25 per the applicant.

Item #18 - VS-25-0261 - Held until 06/17/25 per the applicant.

Item #19 - WS-25-0263 - Held until 06/17/25 per the applicant.

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

VOTING NAY: None

EXCUSED: Donnie Gibson

ABSENT: None

ABSTAIN: None

3. Approval of minutes. (For possible action)

ACTION: It was moved by Vice-Chair Edward Frasier III that the Planning Commission Regular Meeting Minutes and Briefing Meeting Minutes for April 1, 2025 and April 15, 2025 be approved as submitted by the following vote:

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

VOTING NAY: None

EXCUSED: Donnie Gibson

ABSENT: None

ABSTAIN: None

ROUTINE ACTION ITEMS:

Romeo Gumarang, Principal Planner, presented the Routine Action Items and stated items #4 through #20 will be taken in one vote except items #9, #14, and #15 were pulled off routine. Items #16 through #19 were held.

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

4. SDR-25-0256-3400 WESTERN AVENUE, LLC

SIGN DESIGN REVIEWS for the following: 1) allow electronic message units, video signs; 2) increase the area of a projecting sign; 3) allow a roof sign; and 4) increase the area of wall signs in conjunction with an existing cannabis establishment (retail store, dispensary, cultivation facility, and production facility) on 6.06 acres in an IL (Industrial Light) Zone. Generally located on the south side of Desert Inn Road and the east side of Western Avenue within Paradise. TS/lm/kh (For possible action)

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

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

VOTING NAY: None

EXCUSED: Donnie Gibson

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

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

5. **DR-25-0277-DURANGO POST PARTNERS, LLC:**

DESIGN REVIEW for a restaurant with outdoor dining in conjunction with an existing shopping center on a portion of 4.37 acres in a CG (Commercial General) Zone. Generally located on the west side of Durango Drive and the north side of Post Road within Spring Valley. JJ/sd/kh (For possible action)

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

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

VOTING NAY: None

EXCUSED: Donnie Gibson

ABSENT: None

ABSTAIN: None

APPROVED.

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

Public Works - Development Review

- 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 and reference POC Tracking #0138-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

6. **TM-25-500071-ONE LLC:**

TENTATIVE MAP consisting of 1 commercial lot on 1.89 acres in a CG (Commercial General) Zone. Generally located on the south side of Blue Diamond Road and the east side of Durango Drive within Enterprise. JJ/hw/kh (For possible action)

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

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

VOTING NAY: None

EXCUSED: Donnie Gibson

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0390-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

7. UC-25-0242-LAMB LV, LLC:

USE PERMIT to allow a restaurant in conjunction with an existing office/warehouse and retail complex on a portion of 7.65 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70 & AE-75) Overlay. Generally located on the southwest corner of Alto Avenue and Lamb Boulevard within Sunrise Manor. WM/jud/cv (For possible action)

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

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

VOTING NAY: None

EXCUSED: Donnie Gibson

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; 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-25-0272-USA:

USE PERMIT to allow public utility structures (electrical substation and 500 kV overhead transmission lines) and associated equipment.

WAIVER OF DEVELOPMENT STANDARDS to increase the height of public utility structures.

DESIGN REVIEW for an expansion of public utility structures with all ancillary and accessory structures in conjunction with an existing electrical substation on a portion of 3,201.55 acres in an OS (Open Space) Zone. Generally located on the northwest side of I-15, approximately 6,580 feet northwest of Las Vegas Boulevard North within the Northeast County Planning Area. MK/jud/kh (For possible action)

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

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

VOTING NAY: None

EXCUSED: Donnie Gibson

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

- Drainage study and compliance.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available in the vicinity of the parcel and none are planned within the next 5 years.

9. VS-25-0157-MOORE FAMILY TRUST & MOORE JEANNINE M TRS:
VACATE AND ABANDON easements of interest to Clark County located between Kevin Way and Campbell Road, and between Stange Avenue and Craig Road within Lone Mountain (description on file). AB/my/kh (For possible action)

DISCUSSION SUMMARY: Romeo Gumarang, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there was 1 speaker in opposition.

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

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

VOTING NAY: None

EXCUSED: Donnie Gibson

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 Kevin Way, 50 feet for Craig Road, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: 2 cards

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

10. VS-25-0244-MOUNTAIN VIEW DRS, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Ullom Drive and Decatur Boulevard, and between Wagon Trail Avenue (alignment) and Sunset Road within Enterprise (description on file). MN/my/kh (For possible action)

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

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

VOTING NAY: None

EXCUSED: Donnie Gibson

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 Ullom Drive;
- Grant any necessary easements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Sunset Road improvement project;
- 90 days to record said separate document for the Sunset Road improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

11. **WS-25-0253-COOL STORAGE OF LAS VEGAS, LLC:**

WAIVER OF DEVELOPMENT STANDARDS for modified buffering and screening.

DESIGN REVIEW for a warehouse and distribution center on 2.12 acres in an IL (Industrial Light) Zone. Generally located on the northeast corner of Jones Boulevard and Cougar Avenue within Enterprise. JJ/sd/kh (For possible action)

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

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

VOTING NAY: None

EXCUSED: Donnie Gibson

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Expunge WS-24-0244;**
- **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 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 Cougar Avenue and associated spandrel;**
- **30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Jones Boulevard improvement project;**
- **90 days to record said separate document for the Jones Boulevard improvement project;**
- **The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way 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 completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0139-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

12. WS-25-0264-CHARIOT SOUTH, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase wall/fence height in conjunction with an existing multi-family residential development on 8.77 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the west side of Bermuda Road and the north side of Neal Avenue within Enterprise. MN/hw/cv (For possible action)

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

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

VOTING NAY: None

EXCUSED: Donnie Gibson

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

13. **WS-25-0270-SPRINGALL WILLIAM & JENNIFER:**

WAIVER OF DEVELOPMENT STANDARDS for reduced front setback in conjunction with a proposed single-family residence on 0.46 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the south side of Mazuma Court, 211 feet east of River Heights Lane within Moapa Valley. MK/rp/cv (For possible action)

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

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

VOTING NAY: None

EXCUSED: Donnie Gibson

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 CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; for any sanitary sewer needs, to contact the Moapa Valley Heights to see if the subdivision has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

14. WS-25-0315-GYPSUM RESOURCES LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) increase cul-de-sac length; and 3) increase longitudinal street grades.
DESIGN REVIEWS for the following: 1) modified development standards (street cross-sections); and 2) a single-family residential subdivision on 830.74 acres in an R-1 (Single-Family Residential) Zone, an R-2 (Medium Density Residential) Zone, and a U-V (Urban Village - Mixed Use) Zone within the P-C (Planned Community) Overlay District in the Gypsum Master Planned Community. Generally located north of State Route 159, 2.5 miles northwest of the intersection of State Route 159 and State Route 160 within Red Rock. JJ/jba/kh (For possible action)

DISCUSSION SUMMARY: Romeo Gumarang, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there was 1 speaker in agreement.

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, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

EXCUSED: Donnie Gibson

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Work with trail organizations and land management agencies to coordinate trails within the development with existing and planned trails in the surrounding area.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project may 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;
- Demonstrate paved legal access;
- Applicant to coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

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 to show on-site fire lane, turning radius, and turnarounds; that dead-end streets/cul-de-sacs in excess of 600 feet must have an approved Fire Department turn-around provided; that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb; that fire/emergency access must comply with the Fire Code as amended.

TOWN BOARD RECOMMENDATION: Approval (right turn only for ingress to the mine haul road from SR 159 and left turn only for egress onto SR 159 from the mine haul road; work with trail organizations and land management agencies to coordinate trails within the development with existing and planned trails in the surrounding area).

SUPPORT RECEIVED: 8 cards

OPPOSITION RECEIVED: 4 cards

NOTE: This item was heard separately from the Routine Action Agenda. Items #14 & #15 were heard together in one motion and vote.

15. TM-25-500079-GYPSUM RESOURCES, LLC:
TENTATIVE MAP consisting of 1,047 single-family residential lots and common lots on 830.74 acres in an R-1 (Single-Family Residential) Zone, an R-2 (Medium Density Residential) Zone, and a U-V (Urban Village - Mixed Use) Zone within the P-C (Planned Community) Overlay District in the Gypsum Master Planned Community. Generally located north of State Route 159, 2.5 miles northwest of the intersection of State Route 159 and State Route 160 within Red Rock. JJ/jba/kh (For possible action)

DISCUSSION SUMMARY: Romeo Gumarang, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there was 1 speaker in agreement.

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, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk
VOTING NAY: None
EXCUSED: Donnie Gibson
ABSENT: None
ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Work with trail organizations and land management agencies to coordinate trails within the development with existing and planned trails in the surrounding area.
- 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;
- Demonstrate paved legal access;
- Applicant to coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Building Department - Addressing

- All streets shall have approved names and suffixes;
- The proposed access roads shown as an extension of A street and E street, outside the boundary of the tentative map, shall be named and may require street name change applications;
- The street shown as A street at the intersection with Blue Diamond is an extension of Fortney Road and shall maintain the same name;
- Approved street name list from the Combined Fire Communications Center shall be provided.

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 to show on-site fire lane, turning radius, and turnarounds; that dead-end streets/cul-de-sacs in excess of 600 feet must have an approved Fire Department turn-around provided; that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb; that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Update the off-site sewer study based on the current usage; design and construct per DCSWCS;
- Off-site masterplan required for project;
- Development beyond 1,300 residential units must connect to 36-inch SS in Rainbow Boulevard.

- 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 #0077-2024 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

NOTE: This item was heard separately from the Routine Action Agenda. Items #14 & #15 were heard together in one motion and vote.

16. PA-25-700021-MADISON MOHAWK, LLC:
AMENDED PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Business Employment (BE) on 2.28 acres (previously notified as 2.45). Generally located on the southwest corner of Post Road and Mohawk Street (alignment) within Spring Valley. MN/gc (For possible action)

ACTION: It was moved by Vice-Chair Edward Frasier III that the application be Held until June 17, 2025, by the following vote:

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

VOTING NAY: None

EXCUSED: Donnie Gibson

ABSENT: None

ABSTAIN: None

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

17. ZC-25-0262-MADISON MOHAWK, LLC:
AMENDED ZONE CHANGES for the following: 1) reclassify 2.28 acres (previously notified as 2.45) from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located on the southwest corner of Post Road and Mohawk Street (alignment) within Spring Valley (description on file). MN/gc (For possible action)

ACTION: It was moved by Vice-Chair Edward Frasier III that the application be Held until June 17, 2025, by the following vote:

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

VOTING NAY: None

EXCUSED: Donnie Gibson

ABSENT: None

ABSTAIN: None

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

18. VS-25-0261-MADISON MOHAWK, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Post Road and Teco Avenue (alignment), and between Lindell Road and Mohawk Street; and a portion of right-of-way being Post Road located between Lindell Road and Mohawk Street within Spring Valley (description on file). MN/hw/cv (For possible action)

ACTION: It was moved by Vice-Chair Edward Frasier III that the application be Held until June 17, 2025, by the following vote:

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

VOTING NAY: None
EXCUSED: Donnie Gibson
ABSENT: None
ABSTAIN: None

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

19. WS-25-0263-MADISON MOHAWK, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffering and screening; 2) modify residential adjacency standards; and 3) waive street dedication requirements. DESIGN REVIEW for a proposed office/warehouse facility on 2.28 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located on the southwest corner of Post Road and Mohawk Street (alignment) within Spring Valley. MN/hw/cv (For possible action)

ACTION: It was moved by Vice-Chair Edward Frasier III that the application be Held until June 17, 2025, by the following vote:

VOTING AYE: Vivian Kilarski, Edward Frasier III, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk
VOTING NAY: None
EXCUSED: Donnie Gibson
ABSENT: None
ABSTAIN: None

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

20. CP-25-900292: 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 Vice-Chair Edward Frasier III that the report be Received, by the following vote:

VOTING AYE: Vivian Kilarski, Edward Frasier III, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk
VOTING NAY: None
EXCUSED: Donnie Gibson
ABSENT: None
ABSTAIN: None

NON-ROUTINE ACTION ITEMS:

21. SC-25-0241-IC 3700 FLAMINGO RD, LLC:
STREET NAME CHANGE to change the name of a portion of a public right-of-way from Viking Road to Penn & Teller Drive. Generally located on the east side of Valley View Boulevard and 1,200 feet north of Flamingo Road within Paradise. JJ/my/kh (For possible action)

DISCUSSION SUMMARY: Romeo Gumarang, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 4 speakers in agreement.

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, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk
VOTING NAY: None
EXCUSED: Donnie Gibson
ABSENT: None
ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant shall be responsible for the installation of street signs, per Public Works requirements, within 60 calendar days of the approval of the application.

Building Department - Addressing

- Subject to Penn And Teller Court.

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

22. UC-25-0255-REAL EQUITIES, LLC:

USE PERMITS for the following: 1) banquet facility; and 2) avocational/vocational training facility in conjunction with an existing shopping center on 28.66 acres in a CR (Commercial Resort) Zone.

Generally located on the north side of Serene Avenue and the west side of Las Vegas Boulevard South within Enterprise. MN/jm/cv (For possible action)

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

ACTION: It was moved by Commissioner 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, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

EXCUSED: Donnie Gibson

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **2 years to review or the application will expire;**
- **Hours of operation are to be limited to daytime hours (6:00 a.m. to 10:00 p.m.).**
- **Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that the property is already connected to the CCWRD sewer system; 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 (hours of operation are to be limited to Clark County daytime hours).

SUPPORT RECEIVED: 14 cards, 2 letters

OPPOSITION RECEIVED: 5 cards, 1 letter

23. **WS-25-0268-BARAJAS JUAN T. & IRMA YOLANDA:**

WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for an addition in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the east side of Denning Street, 70 feet north of Northridge Lane within Whitney. JG/tpd/kh (For possible action)

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

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

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

VOTING NAY: None

EXCUSED: Donnie Gibson

ABSENT: None

ABSTAIN: None

APPROVED.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **1 year to complete the building permit and inspection process 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: No recommendation

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

24. WS-25-0273-OMNI FAMILY LIMITED PARTNERSHIP:

WAIVER OF DEVELOPMENT STANDARDS for reduced front setbacks in conjunction with an approved single-family residential subdivision on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise. MN/dd/cv (For possible action)

DISCUSSION SUMMARY: Romeo Gumarang, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there was 1 speaker as neutral.

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, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

EXCUSED: Donnie Gibson

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

- Full off-site improvements on Valley View Boulevard;
- Full off-site improvements except streetlights on Arby Avenue, Capovilla Avenue and Procyon Street with sidewalks consisting of asphalt instead of concrete;
- Right-of-way dedication to include 45 feet back of curb for Valley View Boulevard, 25 feet back of curb for Arby Avenue, 25 feet back of curb for Procyon Street, 25 feet back of curb for Capovilla Venue and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

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

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 #0135-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

WAIVER OF DEVELOPMENT STANDARDS #1B WAS WITHDRAWN.

TOWN BOARD RECOMMENDATION: Approval (delete Public Works condition #2, add Public Works conditions: Install non-urban road standards on Arby Avenue, Capovilla Avenue and Procyon Street; Install streetlights only at the intersections of Arby Avenue/Procyon Street and Capella Avenue/ Procyon Street; and Install a 5 foot asphalt path along Arby Avenue, Capovilla Avenue and Procyon Street).

SUPPORT RECEIVED: 3 cards

OPPOSITION RECEIVED: 10 cards, 1 letter

25. **PA-25-700019-HU TU TSUEI:**

PLAN AMENDMENT to redesignate the existing land use category from Compact Neighborhood (CN) to Neighborhood Commercial (NC) on 1.25 acres. Generally located on the west side of Arville Street, 300 feet north of Shelbourne Avenue within Enterprise. JJ/rk (For possible action)

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

ACTION: It was moved by Commissioner 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, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

EXCUSED: Donnie Gibson

ABSENT: None

ABSTAIN: None

ADOPTED - FORWARDED TO THE 06/18/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TOWN BOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 4 cards

OPPOSITION RECEIVED: 4 cards, 1 letter

NOTE: Items #25, #26, #27, & #28 were heard together. However, the vote for items #26 through #28 were heard in one motion and vote.

26. **ZC-25-0231-HU TU TSUEI:**

ZONE CHANGE to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the west side of Arville Street, 300 feet north of Shelbourne Avenue within Enterprise (description on file). JJ/rk (For possible action)

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

ACTION: It was moved by Commissioner 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, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

EXCUSED: Donnie Gibson

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 06/18/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Department of Aviation

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

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0114-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TOWN BOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 3 cards

OPPOSITION RECEIVED: 4 cards, 1 letter

NOTE: Items #25, #26, #27, & #28 were heard together. However, the vote for items #26 through #28 were heard in one motion and vote.

27. VS-25-0234-HU TU TSUEI:
VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Decatur Boulevard, and between Windmill Lane and Shelbourne Avenue within Enterprise (description on file). JJ/sd/cv (For possible action)

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

ACTION: It was moved by Commissioner 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, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

EXCUSED: Donnie Gibson

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 06/18/25 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

- Right-of-way dedication to include 35 feet back of curb for Arville Street;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No objection.

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 3 cards

OPPOSITION RECEIVED: 5 cards, 1 letter

NOTE: Items #25, #26, #27, & #28 were heard together. However, the vote for items #26 through #28 were heard in one motion and vote.

28. UC-25-0232-HU TU TSUEI:
USE PERMIT for a mini-warehouse facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) reduce driveway width.
DESIGN REVIEW for a proposed mini-warehouse facility on 1.25 acres in a CG (Commercial General) Zone. Generally located on the east side of Arville Street, 585 feet south of Windmill Lane within Enterprise. JJ/sd/cv (For possible action)
- DISCUSSION SUMMARY: Romeo Gumarang, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.
- ACTION:** It was moved by Commissioner 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, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk
- VOTING NAY:** None
- EXCUSED:** Donnie Gibson
- ABSENT:** None
- ABSTAIN:** None

APPROVED - FORWARDED TO THE 06/18/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- **Drainage study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 35 feet back of curb for Arville Street;**
- **30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;**
- **The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.**

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.**

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0114-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TOWN BOARD RECOMMENDATION: Denial

SUPPORT RECEIVED: 6 cards

OPPOSITION RECEIVED: 5 cards

NOTE: Items #25, #26, #27, & #28 were heard together. However, the vote for items #26 through #28 were heard in one motion and vote.

29. PA-25-700020-COUNTY OF CLARK(AVIATION):
PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 8.26 acres. Generally located on the north side of Russell Road, 285 feet west of Torrey Pines Drive within Spring Valley. MN/gc (For possible action)

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

ACTION: It was moved by Commissioner 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, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

EXCUSED: Donnie Gibson

ABSENT: None

ABSTAIN: None

ADOPTED - FORWARDED TO THE 06/18/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 2 cards

OPPOSITION RECEIVED: 8 cards, 3 letters

NOTE: Items #29, #30, #31, #32, #33, & #34 were heard together. However, the vote for items #30 through #33 were heard in one motion and vote.

30. ZC-25-0258-COUNTY OF CLARK(AVIATION):
ZONE CHANGE to reclassify 8.26 acres from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Russell Road, 285 feet west of Torrey Pines Drive within Spring Valley (description on file). MN/gc (For possible action)

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

ACTION: It was moved by Commissioner 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, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

EXCUSED: Donnie Gibson

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 06/18/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0013-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: 8 cards, 3 letters

NOTE: Items #29, #30, #31, #32, #33, & #34 were heard together. However, the vote for items #30 through #33 were heard in one motion and vote.

31. VS-25-0257-COUNTY OF CLARK(AVIATION):
VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Dewey Drive (alignment), and between Redwood Street and Torrey Pines Drive; a portion of a right-of-way being Russell Road located between Redwood Street and Torrey Pines Drive; and a portion of the Tropicana/Flamingo Wash flood control channel located between Redwood Street and Torrey Pines Drive within Spring Valley (description on file). MN/hw/cv (For possible action)

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

ACTION: It was moved by Commissioner 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, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk
VOTING NAY: None
EXCUSED: Donnie Gibson
ABSENT: None
ABSTAIN: None

APPROVED - FORWARDED TO THE 06/18/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way 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 to show on-site fire lane, turning radius, and turnarounds; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No objection.

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 1 card

OPPOSITION RECEIVED: 9 cards, 2 letters

NOTE: Items #29, #30, #31, #32, #33, & #34 were heard together. However, the vote for items #30 through #33 were heard in one motion and vote.

32. **WS-25-0259-COUNTY OF CLARK(AVIATION):**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the separation from the property line to a residential driveway; 2) reduce back of curb radius; and 3) increase the number of dwelling units on private stub streets in conjunction with a proposed single-family attached residential development on 8.26 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Russell Road, 285 feet west of Torrey Pines Drive within Spring Valley. MN/hw/cv (For possible action)

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

ACTION: It was moved by Commissioner 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, Leslie Mujica, Michael Roitman, Nelson Stone,
and Steve Kirk
VOTING NAY: None
EXCUSED: Donnie Gibson
ABSENT: None
ABSTAIN: None

APPROVED - FORWARDED TO THE 06/18/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0013-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

TOWN BOARD RECOMMENDATION: Approval (right turn only outbound on Russell Road; centerline curbing on Russell Road to prevent left turns onto Russell Road east bound; and extend the bus turnout lane from the existing location from the east development to extend to the west property line of the proposed development to allow for extra travel lane).

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

NOTE: Items #29, #30, #31, #32, #33, & #34 were heard together. However, the vote for items #30 through #33 were heard in one motion and vote.

33. **PUD-25-0260-COUNTY OF CLARK(AVIATION):**

PLANNED UNIT DEVELOPMENT for a 108 lot single-family attached residential development with modified development standards on 8.26 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Russell Road, 285 feet west of Torrey Pines Drive within Spring Valley. MN/hw/cv (For possible action)

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

ACTION: It was moved by Commissioner 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, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

EXCUSED: Donnie Gibson

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 06/18/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- No 3 story units on west boundary (Lots 1 - 14);
- 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;
- The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or

soundproofed.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0013-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

TOWN BOARD RECOMMENDATION: Approval (right turn only outbound on Russell Road; centerline curbing on Russell Road to prevent left turns onto Russell Road east bound; and extend the bus turnout lane from the existing location from the east development to extend to the west property line of the proposed development to allow for extra travel lane).

SUPPORT RECEIVED: 2 cards

OPPOSITION RECEIVED: 9 cards, 3 letters

NOTE: Items #29, #30, #31, #32, #33, & #34 were heard together. However, the vote for items #30 through #33 were heard in one motion and vote.

34. **TM-25-500065-COUNTY OF CLARK(AVIATION):**

TENTATIVE MAP consisting of 108 single-family residential lots and common lots on 8.26 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the north side of Russell Road, 285 feet west of Torrey Pines Drive within Spring Valley. MN/hw/cv (For possible action)

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

ACTION: It was moved by Michael Roitman that the recommendation be Approved. On roll call, motion carried by the following vote:

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

VOTING NAY: Vivian Kilarski

EXCUSED: Donnie Gibson

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 06/18/25 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;
- The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Addressing

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

Department of Aviation

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

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 #0013-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TOWN BOARD RECOMMENDATION: Approval (right turn only outbound on Russell Road; centerline curbing on Russell Road to prevent left turns onto Russell Road east bound; and extend the bus turnout lane from the existing location from the east development to extend to the west property line of the proposed development to allow for extra travel lane).

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

NOTE: Items #29, #30, #31, #32, #33, & #34 were heard together. However, the vote for items #30 through #33 were heard in one motion and vote.

35. PA-25-700022-LRLJ, LLC:
PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Compact Neighborhood (CN) on a portion of 4.99 acres. Generally located on the east side of Nellis Boulevard and the north side of Stanley Avenue (alignment), and the east side of Nellis Boulevard, 160 feet north of Owens Avenue within Sunrise Manor. TS/rk (For possible action)
- DISCUSSION SUMMARY: Romeo Gumarang, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.
- ACTION:** It was moved by Commissioner 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, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk
- VOTING NAY:** None
- EXCUSED:** Donnie Gibson
- ABSENT:** None
- ABSTAIN:** None
- ADOPTED - FORWARDED TO THE 06/18/25 BCC MEETING.**
CONDITIONS OF APPROVAL -
Fire Prevention Bureau
- No comment.
- Clark County Water Reclamation District (CCWRD)**
- No comment.
- TOWN BOARD RECOMMENDATION: Approval**
SUPPORT RECEIVED: 2 cards
OPPOSITION RECEIVED: 3 cards
- NOTE: Items #35, #36, #37, #38, & #39 were heard together. However, the vote for items #36 through #39 were heard in one motion and vote.**
36. ZC-25-0274-LRLJ, LLC:
ZONE CHANGE to reclassify 10.71 acres from a CG (Commercial General) Zone, an RM32 (Residential Multi-Family 32) Zone, and an RS3.3 (Residential Single-Family 3.3) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located on the east side of Nellis Boulevard and the north side of Owens Avenue within Sunrise Manor (description on file). TS/rk (For possible action)
- DISCUSSION SUMMARY: Romeo Gumarang, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were no other speakers present.
- ACTION:** It was moved by Commissioner 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, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk
- VOTING NAY:** None
- EXCUSED:** Donnie Gibson
- ABSENT:** None
- ABSTAIN:** None

APPROVED - FORWARDED TO THE 06/18/25 BCC MEETING.
CONDITIONS OF APPROVAL -
Fire Prevention Bureau
• **No comment.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0430-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

TOWN BOARD RECOMMENDATION: Approval
SUPPORT RECEIVED: 2 cards
OPPOSITION RECEIVED: 3 cards

NOTE: Items #35, #36, #37, #38, & #39 were heard together. However, the vote for items #36 through #39 were heard in one motion and vote.

37. VS-25-0275-LRLJ, LLC:
VACATE AND ABANDON a portion of right-of-way being Ringe Lane located between Kell Lane and Owens Avenue within Sunrise Manor (description on file). TS/rg/cv (For possible action)

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

ACTION: It was moved by Commissioner 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, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk
VOTING NAY: None
EXCUSED: Donnie Gibson
ABSENT: None
ABSTAIN: None

APPROVED - FORWARDED TO THE 06/18/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 2 cards

OPPOSITION RECEIVED: 4 cards

NOTE: Items #35, #36, #37, #38, & #39 were heard together. However, the vote for items #36 through #39 were heard in one motion and vote.

38. WS-25-0276-LRLJ, LLC:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) allow attached sidewalk; 3) reduce back of curb radius; and 4) alternative turnaround.
DESIGN REVIEW for a single-family detached residential subdivision on 10.71 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the east side of Nellis Boulevard and the north side of Owens Avenue within Sunrise Manor. TS/rg/cv (For possible action)

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

ACTION: It was moved by Commissioner 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, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

EXCUSED: Donnie Gibson

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 06/18/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.**
- **Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.**
- **Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.**

Fire Prevention Bureau

- **No comment.**

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0430-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: 2 cards

OPPOSITION RECEIVED: 3 cards

NOTE: Items #35, #36, #37, #38, & #39 were heard together. However, the vote for items #36 through #39 were heard in one motion and vote.

39. **TM-25-500066-LRLJ, LLC:**

TENTATIVE MAP consisting of 87 single-family residential lots and common lots on 10.71 acres in an RS2 (Residential Single-Family 2) Zone. Generally located on the east side of Nellis Boulevard and the north side of Owens Avenue within Sunrise Manor. TS/rg/cv (For possible action)

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

ACTION: It was moved by Commissioner 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, Leslie Mujica, Michael Roitman, Nelson Stone, and Steve Kirk

VOTING NAY: None

EXCUSED: Donnie Gibson

ABSENT: None

ABSTAIN: None

APPROVED - FORWARDED TO THE 06/18/25 BCC MEETING.

CONDITIONS OF APPROVAL -

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0430-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TOWN BOARD RECOMMENDATION: Approval

SUPPORT RECEIVED: NA

OPPOSITION RECEIVED: NA

NOTE: Items #35, #36, #37, #38, & #39 were heard together. However, the vote for items #36 through #39 were heard in one motion and vote.

PUBLIC COMMENTS

Comments by the General Public regarding any items not listed on the agenda as posted. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda.

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

SPEAKER(S): None

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

There being no further business, the meeting was ADJOURNED at 8:40 p.m.

ATTEST:

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