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, October 7, 2025, at 7:01 p.m. in the Commission Chambers, Clark County Government Center, 500 South Grand Central Parkway, Las Vegas, Nevada. On roll call, the following members were present, constituting a quorum of the members thereof:

CHAIR AND COMMISSIONERS:

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

Excused:

Michael Roitman

Also present:
Robert Warhola, Chief Deputy District Attorney, Civil Division
Sami Real, Director, Comprehensive Planning
Jennifer Ammerman, Deputy Director, Comprehensive Planning
Jason Allswang, Planning Manager, Comprehensive Planning
Jillee Opiniano-Rowland, Assistant Planning Manager, Comprehensive Planning
Hunter White, Principal Planner, Comprehensive Planning
Michael Huling, Senior Planner, Comprehensive Planning
Nicole Razo, Office Services Manager, Comprehensive Planning
JaWaan Dodson, Assistant Manager, Public Works – Development Review
Sarah Marby-Padovese, Plan Check Specialist, Public Works – Development Review
Keith Haywood, Plan Checker I, Public Works – Development Review

PLEDGE OF ALLEGIANCE

1. Public Comments.

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

SPEAKER(S): None

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

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

ACTION: It was moved by Commissioner Leslie Mujica that the Agenda for October 7, 2025 be approved with the following changes:

Item #11 - UC-25-0520 - Held until 11/04/25 per the applicant.
Item #13 - UC-25-0594 - Deleted per staff.
Item #18 - PA-25-700032 - Held until 10/21/25 per the applicant.
Item #19 - ZC-25-0527 - Held until 10/21/25 per the applicant.
Item #20 - VS-25-0528 - Held until 10/21/25 per the applicant.
Item #21 - WS-25-0529 - Held until 10/21/25 per the applicant.
Item #22 - TM-25-500130 - Held until 10/21/25 per the applicant.
Item #33 - ORD-25-900774 - Deleted per staff.

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

3. Approval of minutes. (For possible action)

ACTION: It was moved by Commissioner Leslie Mujica that the Planning Commission Regular Meeting Minutes and Briefing Meeting Minutes for August 19, 2025 be approved as submitted by the following vote:

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

ROUTINE ACTION ITEMS

These items may be considered in one hearing and in one motion. Any person who does not agree with the recommendations by staff should request that the item be removed from this portion of the agenda to be heard separately when directed by the Planning Commission.

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

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

4. DR-25-0579-SUMMERLIN COUNCIL:
DESIGN REVIEW for a proposed office building on a portion of 20.35 acres in a P-F (Public Facility) Zone within a P-C (Planned Community) Overlay District in Village 13 in the Summerlin South Master Planned Community. Generally located north of Marketwalk Place and east of Town Center Drive within

Summerlin South. JJ/mh/kh (For possible action)

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

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

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.**
- **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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0107-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

5. WC-25-400106 (UC-24-0441)-GIPSY LLC:
WAIVER OF CONDITIONS of a use permit limiting the approval to October 19, 2024 only, with 1 week for set-up and 1 week for take-down in conjunction with existing taverns and nightclubs on 2.22 acres in a CG (Commercial General) Zone and an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-65) Overlay. Generally located west of Paradise Road and north and south of Naples Drive within Paradise. JG/nai/cv (For possible action)

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

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

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Approved for October 11, 2025 only, with 1 week for set-up and 1 week for take-down.**

6. UC-25-0578-AJB DOUBLE D, LLC:
USE PERMIT to allow outdoor dining, drinking, and cooking.
WAIVER OF DEVELOPMENT STANDARDS to eliminate the setback for proposed access gates.
DESIGN REVIEW for proposed site and building modifications in conjunction with an existing

restaurant on a portion of 1.2 acres in an IL (Industrial Light) Zone. Generally located west of Polaris Avenue and north of Highland Drive within Paradise. JJ/mh/kh (For possible action)

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

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

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Gates must remain open during business hours;**
- **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

- **Reconstruct driveways to commercial curb return per Uniform Standard Drawing 222.1.**

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

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

7. UC-25-0581-USA:
USE PERMIT for public utility structures (overhead transmission lines) and all ancillary equipment.
WAIVER OF DEVELOPMENT STANDARDS to increase structure height.
DESIGN REVIEWS for the following: 1) proposed public utility structures (overhead transmission lines) and all ancillary equipment; and 2) on-site temporary construction activities (laydown yards) on a 265.55 acre portion of a 6,321.43 acre site in an RS80 (Residential Single-Family 80) Zone. Generally located south of SR 160 and northwest of Tecopa Springs Road within the Northwest County Planning Area.
JJ/md/kh (For possible action)

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

VOTING AYE: Vivian Kilarski, Edward Frasier III, Donnie Gibson, Leslie Mujica, Nelson Stone, and Steve Kirk
VOTING NAY: None
EXCUSED: Michael Roitman
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 there are no public sanitary sewer facilities available in the vicinity of the parcel and none are planned within the next 5 years**

8. VS-25-0580-PALM PROPERTIES, LLC:
VACATE AND ABANDON easements of interest located between Pebble Road and Ford Avenue, and Gilespie Street and La Cienega Street; a portion of right-of-way being Gilespie Street located between Pebble Road and Ford Avenue; and a portion of right-of-way being Pebble Road located between Gilespie Street and La Cienega Street within Enterprise (description on file). MN/nai/kh (For possible action)

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

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

- **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 Pebble Road and Gilespie Street traffic signal improvement project;**
- **Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;**
- **The installation of detached sidewalks will require 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.**

Fire Prevention Bureau

- **Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.**

NON-ROUTINE ACTION ITEMS

These items will be considered separately. Item 9 and Items 23 through 32 will be forwarded to the Board of County Commissioners' meeting for final action.

9. MPC-25-0332-MOAPA NORTH VILLAGE, LLC:
HOLDOVER CONCEPT SPECIFIC PLAN for a mixed-use master planned community on 2,046.9 acres in an RS80 (Residential Single-Family 80) Zone, an RS40 (Residential Single-Family 40) Zone, an RS5.2 (Residential Single-Family 5.2) Zone, a CG (Commercial General) Zone, an H-2 (General Highway Frontage) Zone, an IL (Industrial Light) Zone, an IH (Industrial Heavy) Zone, and a PF (Public Facility) Zone. Generally located north of Interstate 15 and east and west of State Highway 168 within Moapa. MK/hw/cv (For possible action)

DISCUSSION SUMMARY: Hunter White, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 8 speakers in opposition.

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

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

APPROVED - FORWARDED TO THE 11/05/25 BCC MEETING.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Maximum of 2,000 residential units;**
- **PFNA/RISE Reports to address lighting standards and impacts to dark skies;**
- **The parks and trails section to address off-highway vehicle, hiking, and equestrian trails;**
- **And the Geotechnical section to contains a naturally occurring asbestos assessment.**
- **Applicant is advised that a Specific Plan needs to be submitted in one year or the application will expire unless extended with 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

- **A Conceptual Drainage Study will be required;**
- **Nevada Department of Transportation concurrence will be required;**
- **If the streets within the development are to be public, they must be built in accordance with all County standards, including Clark County Code and Uniform Standard Drawings;**
- **The traffic study shall determine the minimum required number of travel lanes for each street section;**
- **Any proposed street, which crosses a U.P.R.R. facility, shall have approval of the railroad;**
- **Developer may be required to provide the County with a maintenance yard for storage of signs, streetlights, road maintenance materials, and equipment, the location and size of the yard is dependent upon the amount of public infrastructure constructed by the development, a yard of sufficient size as determined by the County, must be provided prior to the County's maintenance of any streets.**

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 to show fire hydrant locations on-site and within 750 feet.**
- **Applicant is advised to show on-site fire lane, turning radius, and turnarounds; and that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; 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; and 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.**

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 #0540-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

10. UC-25-0505-HENDERSON HILLS LAS VEAS, LLC:
HOLDOVER USE PERMIT for a communication tower.
DESIGN REVIEW for a communication tower within an existing commercial development on a portion of 1.16 acres in a CG (Commercial General) Zone. Generally located south of Cactus Avenue and west of Dean Martin Drive within Enterprise. JJ/jud/cv (For possible action)

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

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Communication tower to have tree-like appearance per photos presented at 10/07/25 Planning Commission meeting;**
- **Certificate of Occupancy and/or business license for the proposed development area shall not be issued without approval of a Certificate of Compliance to ensure consistency with previously approved plans;**
- **Applicant is advised a bond (or other guarantee per Section 30.03.08B.2) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; and that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required.**
- **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 if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.**

11. UC-25-0520-ELVI ASSOCIATES, LLC:
HOLDOVER USE PERMIT for a school.
DESIGN REVIEW for a proposed school and site modifications on a portion of 6.70 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and the Maryland Parkway Overlays. Generally located east of Maryland Parkway and north of Rochelle Avenue within Paradise. TS/rr/kh (For possible action)

ACTION: It was moved by Commissioner Leslie Mujica that the application be Held until November 4, 2025, by the following vote:

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

EXCUSED: Michael Roitman
ABSENT: None
ABSTAIN: None

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

12. VS-25-0595-AAA LAND INVESTMENT, LLC:
VACATE AND ABANDON easements of interest to Clark County located between Warm Springs Road and Boulder Opal Avenue, and Fort Apache Road and Plushstone Street within Spring Valley (description on file). JJ/bb/kh (For possible action)

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

APPROVED.
CONDITIONS OF APPROVAL -
Comprehensive Planning

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

Public Works - Development Review

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

Fire Prevention Bureau

- **Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.**

13. UC-25-0594-AAA LAND INVESTMENT, LLC:
USE PERMIT for vehicle maintenance and repair.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify residential adjacency standards; and 2) reduced buffering and screening.
DESIGN REVIEW for a proposed vehicle maintenance and repair facility in conjunction with an existing commercial development on a 1.76 acre portion of a 4.11 total acre site in a CG (Commercial General) Zone. Generally located east of Fort Apache Road and north of Warm Springs Road within Spring Valley. JJ/bb/kh (For possible action)

ACTION: It was moved by Commissioner Leslie Mujica that the application be Deleted, by the following vote:

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

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

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

DISCUSSION SUMMARY: Hunter White, 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.

NOTE: This item was Withdrawn without prejudice by the applicant.

15. WS-25-0557-TAXPAYER & TAXPAYER:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an existing single-family residence on 0.49 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located south of Darby Avenue and west of Rolling Acres Circle within Spring Valley. JJ/tpd/cv (For possible action)

DISCUSSION SUMMARY: Hunter White, 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, Donnie Gibson, Leslie Mujica, Nelson Stone, and Steve Kirk
VOTING NAY:	None
EXCUSED:	Michael Roitman
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.**
- **Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Southern Nevada Health District (SNHD) - Engineering

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

16. WS-25-0577-PREUS, JAMES PATRICK:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce separation; and 3) increase wall height in conjunction with an existing single-family residence on 0.55 acres in an RS20 (Residential Single-Family 20) Zone in the Neighborhood Protection (RNP) Overlay. Generally located south of Palmyra Avenue and east of Montessouri Street within Spring Valley. JJ/lm/kh (For possible action)

DISCUSSION SUMMARY: Hunter White, 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, Donnie Gibson, Leslie Mujica, Nelson Stone, and Steve Kirk
VOTING NAY:	None
EXCUSED:	Michael Roitman
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.**
- **Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Southern Nevada Health District (SNHD) - Engineering

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

17. WS-25-0598-ALMEIDA-VINA, RASIEL & FERNANDEZ, MAYDELIN RUIS:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce separation distance for existing accessory structures in conjunction with an existing single-family residence on 0.19 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located west of San Anselmo Street and north of Hacienda Avenue within Paradise. JG/nai/kh (For possible action)

DISCUSSION SUMMARY: Hunter White, 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, Donnie Gibson, Leslie Mujica, Nelson Stone, and Steve Kirk
VOTING NAY:	None
EXCUSED:	Michael Roitman
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;**
- **Accessory living quarters to maintain a 4 foot, 2 inch setback to the south property line;**
- **Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.**
- **Applicant is that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Clark County Water Reclamation District (CCWRD)

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

WAIVER OF DEVELOPMENT STANDARDS #1B, #1E, #1F, #2A, and #2B WERE WITHDRAWN.

18. PA-25-700032-BLUE RAIN PARTNERS, LLC:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Mid-Intensity Suburban Neighborhood (MN) on 14.19 acres. Generally located south of Blue Diamond Road and west of Montessouri Street within Enterprise. JJ/gc (For possible action)

ACTION: It was moved by Commissioner Leslie Mujica that the application be Held until October 21, 2025, by the following vote:

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

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

19. ZC-25-0527-BLUE RAIN PARTNERS, LLC:
HOLDOVER ZONE CHANGE to reclassify 14.19 acres from an H-2 (General Highway Frontage) Zone and an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Blue Diamond Road and west of Montessouri Street within Enterprise (description on file). JJ/gc (For possible action)

ACTION: It was moved by Commissioner Leslie Mujica that the application be Held until October 21, 2025, by the following vote:

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

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

20. VS-25-0528-BLUE RAIN PARTNERS, LLC & ROOHANI RAMAK & DAI ZHIPENG:
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Meranto Avenue, and Tenaya Way and Montessouri Street; a portion of a right-of-way being Tenaya Way located between Blue Diamond Road and Meranto Avenue; a portion of right-of-way being Belcastro Street located between Blue Diamond Road and Meranto Avenue; and a portion of right-of-way being Montessouri Street located between Blue Diamond Road and Meranto Avenue within Enterprise (description on file). JJ/rr/kh (For possible action)

ACTION: It was moved by Commissioner Leslie Mujica that the application be Held until October 21, 2025, by the following vote:

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

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

21. WS-25-0529-BLUE RAIN PARTNERS, LLC & ROOHANI RAMAK:
HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) increase fill height; 3) waive off-site improvements (streetlights); and 4) reduce curb returns.
DESIGN REVIEW for a proposed single-family residential subdivision on 19.19 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Meranto Avenue and east of Tenaya Way within Enterprise. JJ/rr/kh (For possible action)

ACTION: It was moved by Commissioner Leslie Mujica that the application be Held until October 21, 2025, by the following vote:

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

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

22. TM-25-500130-BLUE RAIN PARTNERS, LLC & ROOHANI RAMAK
HOLDOVER TENTATIVE MAP consisting of 99 single-family residential lots and common lots on 19.19 acres in an RS3.3 (Residential Single-Family 3.3) and an RS20 (Residential Single Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located north of Meranto Avenue and east of Tenaya Way within Enterprise. JJ/rr/kh (For possible action)

ACTION: It was moved by Commissioner Leslie Mujica that the application be Held until October 21, 2025, by the following vote:

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

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

23. PA-25-700036-USA:
HOLDOVER PLAN AMENDMENT to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) on 20.1 acres. Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise. JJ/rk (For possible action)

DISCUSSION SUMMARY: Hunter White, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 10 speakers in opposition and 1 neutral speaker.

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

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

ADOPTED - FORWARDED TO THE 11/05/25 BCC MEETING.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- **No comment.**

NOTE: Items #23 through #27 were heard together. However, the vote for Items #24 & #25 were heard in one motion and vote and Items #26 & #27 were heard in one motion and vote.

24. ZC-25-0571-USA:
HOLDOVER ZONE CHANGE to reclassify 20.1 acres from an RS20 (Residential Single-Family 20) Zone to an RS2 (Residential Single-Family 2) Zone. Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise (description on file). JJ/rk (For possible action)

DISCUSSION SUMMARY: Hunter White, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 10 speakers in opposition and 1 neutral speaker.

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

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

APPROVED - FORWARDED TO THE 11/05/25 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 that fire/emergency access must comply with the Fire Code as amended; and to show on-site fire lane, turning radius, and turnarounds.**

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 #0513-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

NOTE: Items #23 through #27 were heard together. However, the vote for Items #24 & #25 were heard in one motion and vote and Items #26 & #27 were heard in one motion and vote.

25. WS-25-0573-USA:
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for reduced driveway separation in conjunction with a proposed single-family residential subdivision on 20.1 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise. JJ/jor/cv (For possible action)

DISCUSSION SUMMARY: Hunter White, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 10 speakers in opposition and 1 neutral speaker.

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

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

APPROVED - FORWARDED TO THE 11/05/25 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; 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 45 feet to the back of curb for Cactus Avenue;**
- **Coordinate with Public Works - Construction Division for the Mountains Edge Rush Channel Pedestrian Bridge project;**
- **The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.**

Fire Prevention Bureau

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

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 #0513-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD.**

NOTE: Items #23 through #27 were heard together. However, the vote for Items #24 & #25 were heard in one motion and vote and Items #26 & #27 were heard in one motion and vote.

26. PUD-25-0572-USA:
HOLDOVER PLANNED UNIT DEVELOPMENT for a 210 lot single-family residential development with modified development standards on 20.1 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise. JJ/jor/cv (For possible action)

DISCUSSION SUMMARY: Hunter White, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 10 speakers in opposition and 1 neutral speaker.

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

APPROVED - FORWARDED TO THE 11/05/25 BCC MEETING.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **Developer to coordinate with Republic Services to verify feasibility of trash pick-up;**
- **Developer to also coordinate with EMS service providers to verify service feasibility;**
- **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 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 45 feet to the back of curb for Cactus Avenue;**
- **Coordinate with Public Works - Construction Division for the Mountains Edge Rush Channel Pedestrian Bridge project;**
- **The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.**

Fire Prevention Bureau

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

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 #0513-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

NOTE: Items #23 through #27 were heard together. However, the vote for Items #24 & #25 were heard in one motion and vote and Items #26 & #27 were heard in one motion and vote.

27. TM-25-500142-USA:
HOLDOVER TENTATIVE MAP consisting of 210 single-family residential lots and common lots on 20.1 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Cactus Avenue and east of Buffalo Drive within Enterprise. JJ/jor/cv (For possible action)

DISCUSSION SUMMARY: Hunter White, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 10 speakers in opposition and 1 neutral speaker.

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

APPROVED - FORWARDED TO THE 11/05/25 BCC MEETING.
CONDITIONS OF APPROVAL -
Comprehensive Planning

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

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **Right-of-way dedication to include 45 feet to the back of curb for Cactus Avenue;**
- **Coordinate with Public Works - Construction Division for the Mountains Edge Rush Channel Pedestrian Bridge project;**
- **The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.**

Building Department - Addressing

- **All streets shall have approved names & suffixes;**
- **Approved street name list is required from the Combined Fire Communications Center;**
- **The lot between lots 30 and 32 shall have a lot number;**
- **The street shown as Nopal Street shall have an approved suffix;**
- **The street shown as Desert Barrel Avenue is a duplicate street name;**
- **The street shown as Winkler Cactus Street is an extension of Rose Cactus Street and shall assume the same name;**
- **The street shown as Totem Cactus cannot be used multiple times when it is not within the same alignment;**
- **The street shown as Barbora Street is a sound alike street name.**

Fire Prevention Bureau

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

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 #0513-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

NOTE: Items #23 through #27 were heard together. However, the vote for Items #24 & #25 were heard in one motion and vote and Items #26 & #27 were heard in one motion and vote.

28. PA-25-700038-CHURCH BAPTIST FIRST KOREAN:
PLAN AMENDMENT to redesignate the existing land use category from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) on 3.44 acres. Generally located north of Eldora

Avenue and west of Westwind Road within Spring Valley. JJ/rk (For possible action)

DISCUSSION SUMMARY: Hunter White, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 6 speakers in opposition.

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

ADOPTED - FORWARDED TO THE 11/05/25 BCC MEETING.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- **No comment.**

NOTE: NOTE: Items #28 through #32 were heard together. However, the vote for Items #29 through #32 were heard in one motion and vote.

29. ZC-25-0590-CHURCH BAPTIST FIRST KOREAN:
ZONE CHANGES for the following: 1) reclassify 3.44 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley (description on file). JJ/rk (For possible action)

DISCUSSION SUMMARY: Hunter White, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 6 speakers in opposition.

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

APPROVED - FORWARDED TO THE 11/05/25 BCC MEETING.
CONDITIONS OF APPROVAL -
Fire Prevention Bureau

- **Applicant is advised 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 #0213-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

NOTE: NOTE: Items #28 through #32 were heard together. However, the vote for Items #29 through #32 were heard in one motion and vote.

30. VS-25-0591-CHURCH BAPTIST FIRST KOREAN:
VACATE AND ABANDON easements of interest to Clark County located between Sahara Avenue and Eldora Avenue, and Duneville Street and Westwind Road; a portion of a right-of-way being Eldora Avenue located between Duneville Street and Westwind Road; and a portion of right-of-way being Westwind Road located between Sahara Avenue and Eldora Avenue within Spring Valley (description on file). JJ/rr/kh (For possible action)

DISCUSSION SUMMARY: Hunter White, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 6 speakers in opposition.

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

APPROVED - FORWARDED TO THE 11/05/25 BCC MEETING.
CONDITIONS OF APPROVAL -
Comprehensive Planning

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

Public Works - Development Review

- **Drainage study and compliance;**
- **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 that fire/emergency access must comply with the Fire Code as amended.**

Clark County Water Reclamation District (CCWRD)

- **No objection.**

NOTE: NOTE: Items #28 through #32 were heard together. However, the vote for Items #29 through #32 were heard in one motion and vote.

31. WS-25-0592-CHURCH BAPTIST FIRST KOREAN:
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) modify residential adjacency standards; and 3) eliminate street landscaping.
DESIGN REVIEW for a proposed single-family residential subdivision on 3.44 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley. JJ/rr/kh (For possible action)

DISCUSSION SUMMARY: Hunter White, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 6 speakers in opposition.

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

APPROVED - FORWARDED TO THE 11/05/25 BCC MEETING.
CONDITIONS OF APPROVAL -
Comprehensive Planning

- **No 3 story homes;**
- **No parking permitted on Eldora Avenue;**
- **Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.**
- **Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.**

Public Works - Development Review

- **Drainage study and compliance;**
- **Traffic study and compliance;**
- **Full off-site improvements;**
- **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.**

Fire Prevention Bureau

- **Applicant is advised 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 #0213-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

NOTE: NOTE: Items #28 through #32 were heard together. However, the vote for Items #29 through #32 were heard in one motion and vote.

32. TM-25-500150-CHURCH BAPTIST FIRST KOREAN:
TENTATIVE MAP consisting of 27 single-family lots and common lots on 3.44 acres in an RS3.3 (Residential Single Family 3.3) Zone. Generally located north of Eldora Avenue and west of Westwind Road within Spring Valley. JJ/rr/kh (For possible action)

DISCUSSION SUMMARY: Hunter White, Principal Planner, presented the application and stated the conditions are as listed on the agenda. The applicant spoke on the matter and there were 6 speakers in opposition.

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

APPROVED - FORWARDED TO THE 11/05/25 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 and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.**

Building Department - Addressing

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

Fire Prevention Bureau

- **Applicant is advised 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; and email sewerlocation@cleanwaterteam.com and reference POC Tracking #0213-2025 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.**

NOTE: NOTE: Items #28 through #32 were heard together. However, the vote for Items #29 through #32 were heard in one motion and vote.

ORDINANCE

33. ORD-25-900774: Introduce an ordinance to amend Title 30 to modify setbacks in the RS20 zoning district, measurements for setbacks, standards for fences and walls in the Neighborhood Protection (RNP) and Red Rock Overlays, general standards for fences and walls, make corrections and clarifications as appropriate, and providing for other matters properly related thereto. (For possible action)

ACTION: It was moved by Commissioner Leslie Mujica that the application be Deleted, by the following vote:

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

ABSENT: None
ABSTAIN: None

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

PUBLIC COMMENTS

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

SPEAKER(S): None

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

There being no further business, the meeting was ADJOURNED at 11:37 p.m.

ATTEST:

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