



## Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

March 11, 2025

7:00pm

### Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
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- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
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- Supporting material provided to Board/Council members for this meeting may be requested from Maureen Helm at 702-606-0747.
  - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/ParadiseTAB>

Board/Council Members: Kimberly Swartzlander-Chair  
John Williams-Vice-Chair  
Susan Philipp  
Trenton Sheesley  
Renee Woitas

Secretary: Maureen Helm, 702-606-0747, [mhelmtab@gmail.com](mailto:mhelmtab@gmail.com)  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Blanca Vazquez, 702-455-8531, [BVA@ClarkCountyNV.gov](mailto:BVA@ClarkCountyNV.gov)  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

BOARD OF COUNTY COMMISSIONERS  
TICK SEGERBLOM, Chair - WILLIAM MCCURDY II, Vice-Chair  
JAMES B. GIBSON - JUSTIN C. JONES - MARILYN KIRKPATRICK - ROSS MILLER - MICHAEL NAFT  
KEVIN SCHILLER, County Manager

- III. Approval of Minutes for February 25, 2025 (For possible action)
- IV. Approval of the Agenda for March 11, 2025 and Hold, Combine, or Delete any Items.  
(For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning

1. **UC-25-0079-BOTACH PROPERT, LLC:**

**USE PERMIT** to allow retail as a principal use in conjunction with an existing shopping center on 2.0 acres in an IL (Industrial Light) Zone. Generally located on the north side of Bell Drive and the east side of Arville Street within Paradise. MN/my/kh (For possible action) **PC 3/18/25**

2. **PA-25-700005-BRIDGE COUNSELING ASSOCIATES, INC.:**

**PLAN AMENDMENT** to redesignate the existing land use category from Public Use (PU) and Neighborhood Commercial (NC) to Corridor Mixed-Use (CM) on 3.88 acres. Generally located on the west side of McLeod Drive, 300 feet north of Rochelle Avenue within Paradise. TS/gc (For possible action) **PC 4/1/25**

3. **ZC-25-0084-BRIDGE COUNSELING ASSOCIATES, INC.:**

**ZONE CHANGE** to reclassify 2.60 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone. Generally located on the west side of McLeod Drive, 300 feet north of Rochelle Avenue within Paradise (description on file). TS/gc (For possible action) **PC 4/1/25**

4. **UC-25-0085-BRIDGE COUNSELING ASSOCIATES, INC.:**

**USE PERMITS** for the following: 1) a hospital; and 2) a multi-family residential development. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate electric vehicle capable and installed parking spaces; 2) reduce buffering and screening; 3) allow attached sidewalks; and 4) alternative driveway geometrics.

**DESIGN REVIEWS** for the following: 1) a hospital expansion; and 2) a multi-family residential development in conjunction with an existing hospital on 3.88 acres in a CG (Commercial General) Zone. Generally located on the west side of McLeod Drive approximately 300 feet north of Rochelle Avenue within Paradise. TS/hw/kh (For possible action) **PC 4/1/25**

5. **UC-25-0125-TROPICANA LAND, LLC:**

**USE PERMITS** for the following: 1) recreational facility; 2) live entertainment; 3) avocational/vocational training facility; 4) office; 5) outdoor dining, drinking, and cooking; 6) outdoor market; and 7) mobile food vendor.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate and reduce street landscaping; 2) reduce electric vehicle charging spaces; 3) reduce loading spaces; 4) allow off-site temporary construction activities; and 5) modified driveway geometrics.

**DESIGN REVIEW** for a recreational facility (Ballpark) on 35.11 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Reno Avenue and the east side of Las Vegas Boulevard South within Paradise. JG/nm/syp (For possible action) **BCC 4/2/25**



6. **VS-25-0132-REBEL LAND & DEVELOPMENT, LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being Flamingo Road located between Paradise Road and Howard Hughes Parkway (alignment) within Paradise (description on file). JG/mh/cv (For possible action) **BCC 4/2/25**
7. **UC-25-0133-REBEL LAND & DEVELOPMENT, LLC:**  
**USE PERMITS** for the following: 1) office; and 2) gas station.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce driveway approach distance; 2) reduce driveway departure distance; 3) allow an attached sidewalk; and 4) reduce driveway throat depth.  
**DESIGN REVIEW** for a commercial development on 1.08 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the southwest corner of Flamingo Road and Paradise Road within Paradise. JG/mh/cv (For possible action) **BCC 4/2/25**

VII. General Business (For possible action)

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: March 25, 2025.

X. Adjournment.

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KEVIN SCHILLER, County Manager





## Paradise Town Advisory Board

February 25, 2025

### MINUTES

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Board Members:      Kimberly Swartzlander-Chair-**PRESENT**  
                                 John Williams – Vice-Chair- **PRESENT**  
                                 Susan Philipp- **PRESENT**  
                                 Trenton Sheesley-**PRESENT**  
                                 Renee Woitas-**PRESENT**

Secretary:              Maureen Helm 702-606-0747 mhelmtab@gmail.com

Town Liaison:          Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov

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I.      Call to Order, Pledge of Allegiance, Roll Call(see above), County Staff Introductions

Michael Huling; Planning, Blanca Vazquez; Community Liaison

Meeting was called to order by Chair Swartzlander, at 7:00 p.m.

II.      Public Comment:  
         **None**

III.      Approval of February 11, 2025 Minutes

**Moved by: Philipp**

**Action: Approve as submitted**

**Vote: 5-0 Unanimous**

Approval of Agenda for February 25, 2025

**Moved by: Williams**

**Action: Approve with changes**

**Vote: 5-0 Unanimous**

V.      Informational Items (For Discussion only)

VI. Planning & Zoning

1. **UC-25-0009-CADANO ARDMORE, LLC:**

**USE PERMIT** for a communication tower.

**DESIGN REVIEW** for a communication tower on a portion of 2.35 acres in a CG (Commercial General) Zone. Generally located on the north side of Flamingo Road, 320 feet east of Mountain Vista Street within Paradise. TS/jud/kh (For possible action) **PC 3/18/25**

**MOVED BY-Philipp**

**APPROVE- Subject to staff conditions**

**VOTE: 4-1 Unanimous**

**Woitak opposed**

2. **UC-25-0079-BOTACH PROPERT L L C:**

**USE PERMIT** to allow retail as a principal use in conjunction with an existing shopping center on 2.0 acres in an IL (Industrial Light) Zone. Generally located on the north side of Bell Drive and the east side of Arville Street within Paradise. MN/my/kh (For possible action) **PC 3/18/25**

**NO show, return to the March 11, 2025 Paradise TAB meeting**

3. **WS-25-0090-4201 CANNOLI CIRCLE BLDG, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the setback for access gates.

**DESIGN REVIEW** for a security fence with access gates on 1.89 acres in an IL (Industrial Light) Zone. Generally located at the west end of Cannoli Circle, 360 feet west of Wynn Road within Paradise. MN/sd/kh (For possible action) **PC 3/18/25**

**MOVED BY-Williams**

**APPROVE- Subject to staff conditions**

**VOTE: 5-0 Unanimous**

4. **WS-25-0099-ELDORADO SPRINGS, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks.

**DESIGN REVIEW** for additional models in conjunction with an approved single-family residential subdivision on a portion 6.2 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east of Proctor Street and south of Starchild lane within Paradise. JG/sd/kh (For possible action) **PC 3/18/25**

**MOVED BY-Sheesley**

**APPROVE- Subject to staff conditions**

**VOTE: 5-0 Unanimous**

5. **PA-25-700009-STASIS FOUNDATION:**

**PLAN AMENDMENT** to redesignate the existing land use category from Mid-Intensity Suburban Neighborhood (MN) to Neighborhood Commercial (NC) on 1.05 acres. Generally located on the east side of Spencer Street, 500 feet south of Viking Road within Paradise. TS/gc (For possible action) **PC 3/18/25**

**MOVED BY-Philipp**

**DENY**

**VOTE: 5-0 Unanimous**

6. **ZC-25-0111-STASIS FOUNDATION:**  
**ZONE CHANGE** to reclassify 1.05 acres from an RS5.2 (Residential Single-Family 5.2) Zone to a CG (Commercial General) Zone. Generally located on the east side of Spencer Street, 500 feet south of Viking Road within Paradise (description on file). TS/gc (For possible action) **PC 3/18/25**  
**MOVED BY-Philipp**  
**DENY**  
**VOTE: 5-0 Unanimous**
7. **UC-25-0112-STASIS FOUNDATION:**  
**USE PERMITS** for the following: 1) banquet facility; and 2) caretaker unit.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce street landscaping; 2) reduce buffering and screening; 3) increase wall and fence height; 4) allow nonresidential vehicular access to a residential local street; 5) reduce parking; 6) reduce access gate setback; 7) reduce throat depth; and 8) permit existing residential pan driveways where commercial curb return driveways are required.  
**DESIGN REVIEWS** for the following: 1) banquet facility; 2) recreational and entertainment facility; 3) museum; 4) caretaker unit; and 5) alternative landscape plan on 1.05 acres in a CG (Commercial General) Zone. Generally located on the east side of Spencer Street, 500 feet south of Viking Road within Paradise. TS/md/kh (For possible action) **PC 3/18/25**  
**MOVED BY-Philipp**  
**DENY**  
**VOTE: 5-0 Unanimous**
8. **AR-25-400008 (UC-22-0426)-DHARAM & VIJAY PAL TRUST:**  
**USE PERMIT SECOND APPLICATION FOR REVIEW** for a school in conjunction with an existing office and retail shopping center on 0.8 acres in a CG (General Commercial) Zone and a CP (Office and Professional) Zone. Generally located on the west side of Eastern Avenue and the north side of Ford Avenue within Paradise. MN/nai (For possible action) **BCC 3/19/25**  
**MOVED BY-Williams**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**
9. **UC-25-0116-TYEB, LLC:**  
**USE PERMIT** to allow a restaurant as a principal use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce street landscaping; and 2) reduce throat depth.  
**DESIGN REVIEW** for modifications to an existing office/warehouse and retail center on 2.5 acres in an IL (Industrial Light) Zone. Generally located on the north side of Spring Mountain Road and the west side of Sammy Davis Jr. Drive within Paradise. TS/hw/kh (For possible action) **BCC 3/19/25**  
**MOVED BY-Philipp**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

10. **ZC-25-0040-LONGFELLOW, LLC:**  
**ZONE CHANGE** to reclassify 0.2 acres from an RS5.2 (Residential Single-Family) Zone to a CP (Commercial Professional) Zone. Generally located on the west side of Eastern Avenue and the north side of Casey Drive (alignment) within Paradise (description on file). JG/mc (For possible action)  
**BCC 3/19/25**
- MOVED BY-Philipp**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**
11. **WS-25-0041-LONGFELLOW, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase parking; 2) eliminate street landscaping; 3) eliminate parking lot landscaping; 4) eliminate and reduce buffering and screening; 5) reduce drive aisle width; and 6) alternative driveway geometrics.  
**DESIGN REVIEW** to convert an existing single-family residence to an office building on 0.2 acres in a CP (Commercial Professional) Zone. Generally located on the west side of Eastern Avenue and the north side of Casey Drive (alignment) within Paradise. JG/dd/kh (For possible action)  
**BCC 3/19/25**
- MOVED BY-Philipp**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**
12. **ZC-25-0101-WHITTLE OLIVIA FAMILY TRUST & WHITTLE OLIVIA TRS:**  
**ZONE CHANGE** to reclassify a 2.08 acre portion of a 3.02 acre site from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the north side of Eldorado Lane and the east side of McLeod Drive (alignment) within Paradise (description on file). JG/mc (For possible action)  
**BCC 3/19/25**
- MOVED BY-Philipp**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**
13. **VS-25-0102-WHITTLE OLIVIA FAMILY TRUST & WHITTLE OLIVIA TRS:**  
**VACATE AND ABANDON** a portion of right-of-way being Eldorado Lane located between Aquarena Way and McLeod Drive (alignment) within Paradise (description on file). JG/hw/kh (For possible action)  
**BCC 3/19/25**
- MOVED BY-Philipp**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**
14. **WS-25-0103-WHITTLE OLIVIA FAMILY TRUST & WHITTLE OLIVIA TRS:**  
**WAIVER OF DEVELOPMENT STANDARDS** for modified driveway design standards.  
**DESIGN REVIEW** for a proposed single-family residential subdivision in conjunction with an existing single-family residence on 3.02 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone. Generally located on the north side of Eldorado Lane and the east side of McLeod Drive (alignment) within Paradise. JG/hw/kh (For possible action)  
**BCC 3/19/25**



**MOVED BY-WPhilipp**

**APPROVE- Subject to staff conditions**

**ADDED Condition**

- **Remove Waiver of Development Standards request**

**VOTE: 5-0 Unanimous**

15. **TM-25-500023-WHITTLE OLIVIA FAMILY TRUST & WHITTLE OLIVIA TRS:**

**TENTATIVE MAP** consisting of 14 single-family lots and common lots on 3.02 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone. Generally located on the north side of Eldorado Lane and the east side of McLeod Drive (alignment) within Paradise. JG/hw/kh (For possible action) **BCC 3/19/25**

**MOVED BY-Philipp**

**APPROVE- Subject to staff conditions**

**VOTE: 5-0 Unanimous**

VI. General Business (for possible action)

**FILIPINO TOWN CULTURAL DISTRICT:**

**APPLICATION FOR REVIEW** for the following:

Discuss the proposed cultural district geographic boundaries; 2) how the geographic area is distinguished by concentration of cultural resources that play a vital role in the lives and cultural development of the community; 3) highlight any signature events or festivals that highlight the community's unique cultural identity; and 4) any other pertinent information within Paradise.

**Motion was made by Philipp to APPROVE**

**VOTE: 5-0 Unanimous**

**46 neighbors present and for the project**

VII. Public Comment

**None**

VIII. Next Meeting Date

**The next regular meeting will be March 11, 2025**

IX. Adjournment

**The meeting was adjourned at 9:35 p.m.**

03/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-25-0079-BOTACH PROPERT L L C:**

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RELATED INFORMATION:

APN:

162-30-501-012

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

**Project Description**

General Summary

- Site Address: 4970 Arville Street, Suite 101
- Site Acreage: 2.0
- Project Type: Retail
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 8,765 (proposed use)/ 30,812 (shopping center)
- Parking Required/Provided: 88/111

Site Plan

The plan depicts an existing shopping center at the northeast corner of Arville Street and Bell Drive. There are 3 existing buildings on the site. The first and largest building is a T-shaped structure located along the east property line. The second and third buildings are located on the northwest and southwest corners of the site. Parking is located throughout the site. There are 111 existing parking spaces where 88 are required for this shopping center. Access to the site is via driveways along Bell Drive (south property line) and Arville Street (west property line). Originally, the site was approved as a warehouse/office complex. However, the uses have gradually changed to commercial uses through several land use application, and the site is now considered a shopping center. The proposed retail use, 2YOUR HOTEL, is located within suite 101 located on the northern portion of the largest building, located along the east property line.

### Elevations

The submitted photos depict a one story building that is 22 feet high. This structure is covered in stucco and has a tiled roof. The west elevation depicts windows and the entry door. There are also decorative columns.

### Floor Plans

The plans depict a large grocery store in the back and retail spaces in the front. The plans also depict an office and a storage space.

### Applicant's Justification

The applicant would like to provide grocery services in an area where they are not commonly found.

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0705	Use permit for a supper club	Approved by PC	February 2022
ADR-20-900468	Outcall entertainment referral service	Approved by ZA	November 2020
ZC-20-0073	Reclassified the site to C-2 zoning for massage, vehicle repair, and vehicle body shop	Denied by BCC	June 2020
UC-1088-17	Hookah lounge in conjunction with an existing restaurant in the subject tenant space	Approved by PC	February 2018
UC-1090-17	Allowed a day spa and personal services (cosmetology)	Approved by PC	February 2018
UC-0878-15	Service bar in conjunction with a restaurant	Approved by PC	February 2016
UC-0687-15	Restaurant and nail salon with a waiver for a parking reduction - parking was reduced to 108 spaces where 148 spaces were required; use permit for the nail salon	Approved by PC	December 2015
UC-0019-13	Office as a principal use with a waiver for reduced parking - expired	Approved by PC	March 2013
UC-0112-12	Personal services (hair salon) - expired	Approved by PC	May 2012
UC-0194-11	Office use (reflexology) - denied due to license violations with LVMPD	Denied by PC	July 2011
UC-1094-07 (WC-0283-08)	Waived conditions of a use permit limiting the hours of operation for a massage establishment from 6:00 a.m. to 10:00 p.m. - expired	Approved by PC	December 2008
UC-1094-07 (ET-0251-08)	First extension of time to review a massage establishment - expired	Approved by PC	November 2008
ADR-0020-08	Outcall entertainment - expired	Approved by ZA	February 2008

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-1094-07	Massage - expired	Approved by PC	October 2007
ADR-0237-07	Motion picture studio - expired	Approved by ZA	March 2007
UC-1509-06	Minor training facility	Denied by PC	February 2007
UC-1556-97	Allowed a recreational facility (indoor laser tag) - expired	Approved by PC	October 1997
ZC-0199-81	Reclassified 2 acres from R-E to M-1 zoning to construct and maintain an office/warehouse development	Approved by BCC	December 1982

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	IL	Adult use establishment
South	Business Employment	IL	Office warehouse
East	Entertainment Mixed-Use	IL	Office warehouse
West	Public Facility	P-F	Clark County Fire Department Training Center

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis****Comprehensive Planning**

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff believes the proposed retail use will not result in a substantial or undue adverse effect on adjacent properties or businesses. The use is consistent and compatible with the other previously approved uses within the shopping center. The use will not impact any residential uses since the site is surrounded by commercial, industrial, and public facility uses. Previously, UC-15-0687 was approved to reduce the parking spaces to 108 spaces where 148 spaces were required. Per new code, the required number of parking spaces for the entire shopping center is 88 spaces. Therefore, there is adequate parking available to accommodate a retail use at this location. Staff can support this request.



**Staff Recommendation**  
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**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.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

**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.

**TAB/CAC:**  
**APPROVALS:**  
**PROTESTS:**

**APPLICANT: LV SMOKESHOP, LLC**

**CONTACT: LV SMOKESHOP, LLC, 3225 MCLEOD DRIVE, STE 100, LAS VEGAS, NV 89121**

04/01/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-25-700005-BRIDGE COUNSELING ASSOCIATES, INC.:**

**PLAN AMENDMENT** to redesignate the existing land use category from Public Use (PU) and Neighborhood Commercial (NC) to Corridor Mixed-Use (CM) on 3.88 acres.

Generally located on the west side of McLeod Drive, 300 feet north of Rochelle Avenue within Paradise. TS/gc (For possible action)

RELATED INFORMATION:

APN:

162-24-103-002; 162-24-112-012

**EXISTING LAND USE PLAN:**

WINCHESTER/PARADISE - PUBLIC USE

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

**PROPOSED LAND USE PLAN:**

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4221 McLeod Drive
- Site Acreage: 3.88
- Existing Land Use: Hospital

**Applicant's Justification**

The applicant states the proposed Corridor Mixed-Use (CM) land use category is appropriate for the site since it is approximately 470 feet from Flamingo Road where a mix of uses, including commercial and multi-family residential uses, exist. The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated for the area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0993-17	Psychiatric hospital	Approved by BCC	January 2018
UC-2106-96	Communication tower	Approved by PC	February 1997

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	CG	Undeveloped
South	Neighborhood Commercial	CP	Office building
East	Public Use & Neighborhood Commercial	PF & CP	Office buildings & undeveloped
West	Public Use	PF	Clark County School District education center

### Related Applications

Application Number	Request
ZC-25-0084	A zone change to reclassify the southern parcel from CP to CG zoning is a companion item on this agenda.
UC-25-0085	A use permit, waivers of development standards, and design review for a hospital and a multi-family residential development is a companion item on this agenda.

### STANDARDS FOR ADOPTION:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

### Analysis

#### Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Public Use (PU) and Neighborhood Commercial (NC) to Corridor Mixed-Use (CM). Intended primary land uses in the proposed CM land use category include a mix of retail, restaurants, offices, service commercial, entertainment, and other professional services. Supporting land uses include moderate density multi-family residential dwelling, as well as public facilities such as civic and government uses, plazas, pocket parks, places of assembly, schools, libraries, and other complementary uses.

The request for Corridor Mixed-Use (CM) is compatible with the surrounding area. The subject northern parcel is already zoned CG which is conforming to the CM land use category. The adjacent parcels to the north are also currently zoned CG. The land use category of Public Use

(PU) on the northern parcel is no longer appropriate for the site since the parcel is now privately owned for a private use. The site is also located on a collector street (McLeod Drive) which should be able to handle any increase in traffic. The request complies with Policy 1.4.4 of the Master Plan which encourages infill development and redevelopment in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for the CM land use category is appropriate for this location.

**Staff Recommendation**

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 7, 2025 at 9:00 a.m., unless otherwise announced.

If this request is adopted, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

**STAFF ADVISORIES:**

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

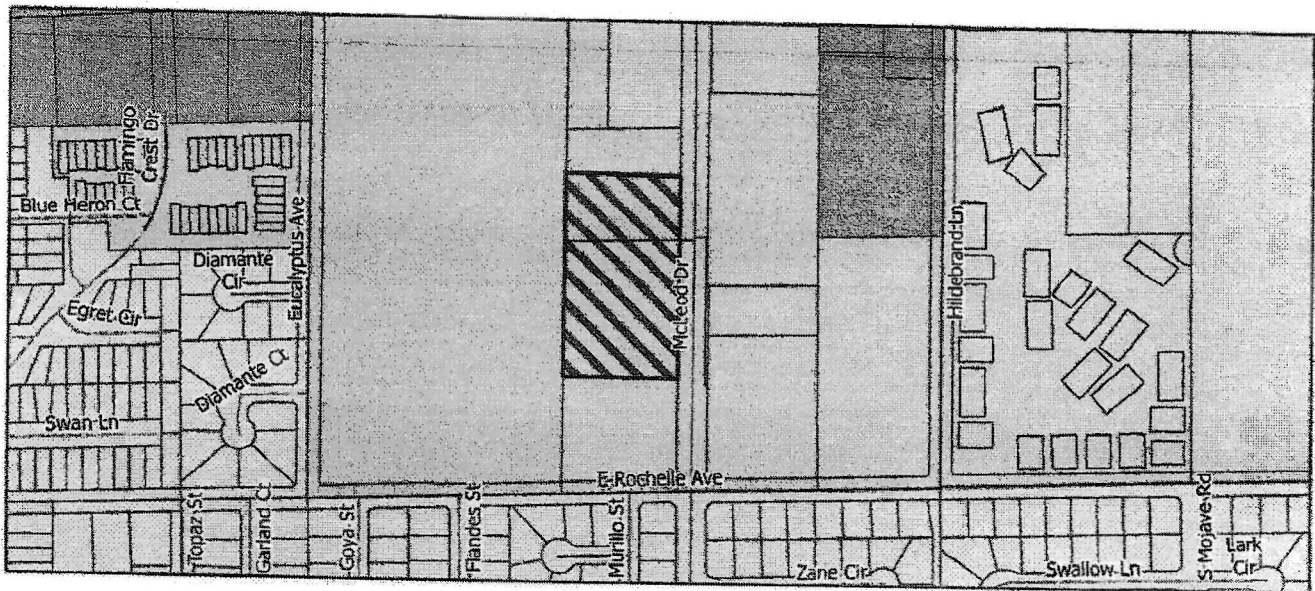
**APPLICANT:** ACG DESIGN

**CONTACT:** LEXA GREEN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,  
SUITE 650, LAS VEGAS, NV 89135

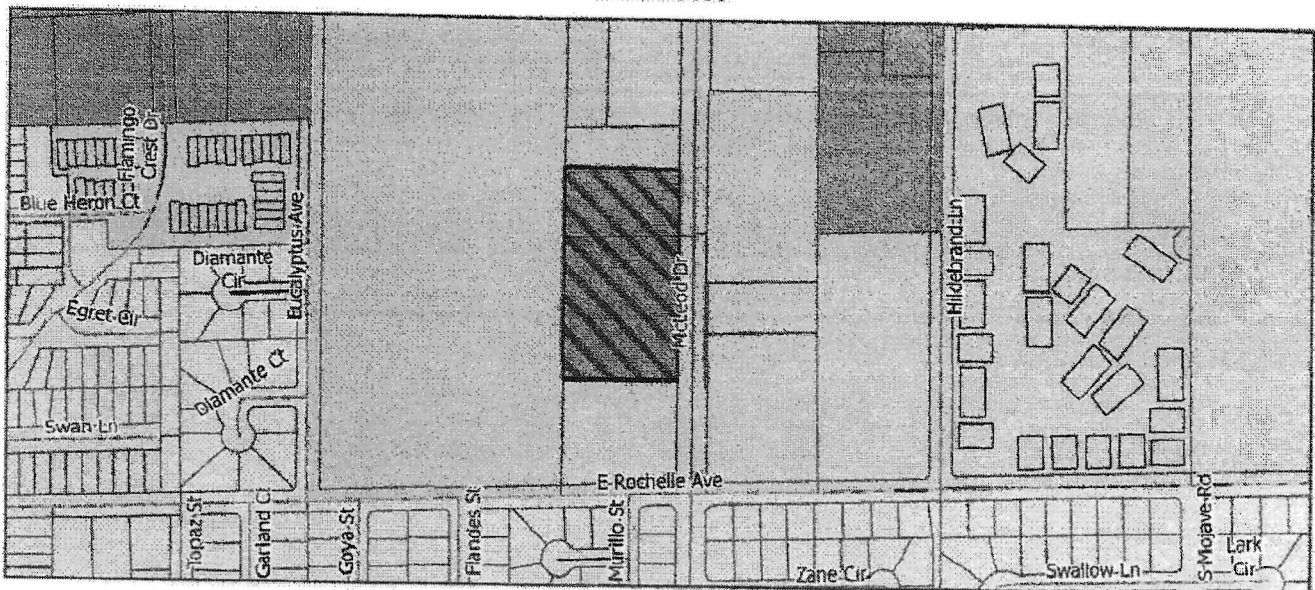


# Planned Land Use Amendment PA-25-700005

## DRAFT



**Current**



**Requested**

### Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

### Employment

- Business Employment (BE)
- Industrial Employment (IE)

### Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

### Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Requested Area To Change

Planning Areas

**Winchester Paradise**  
**Clark County, Nevada 2**

*Note: Categories denoted in the legend may not apply to the presented area.*



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-24-103-002, 162-24-112-012

PROPERTY ADDRESS/ CROSS STREETS: 4221 McLeod Drive Las Vegas, Nevada 89121

### DETAILED SUMMARY PROJECT DESCRIPTION

Master Plan Amendment

### PROPERTY OWNER INFORMATION

NAME: BRIDGE COUNS ELING ASSOCIATES INC

ADDRESS: 4221 McLeod Dr.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89121

TELEPHONE: \_\_\_\_\_

CELL \_\_\_\_\_

EMAIL: drobeck@bcalv.com

### APPLICANT INFORMATION (must match online record)

NAME: ACG Design

ADDRESS: 4310 Cameron Street, Suite 12-A

CITY: Las Vegas

STATE: NV

ZIP CODE: 89103

REF CONTACT ID # 254242

TELEPHONE: 702-523-0531

CELL \_\_\_\_\_

EMAIL: acgdesignpermits@gmail.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: ACG Design, Wyn K Dahlke

ADDRESS: 4310 Cameron Street, Suite 12-A

CITY: Las Vegas

STATE: NV

ZIP CODE: 89103

REF CONTACT ID # 254242

TELEPHONE: 702-523-0531

CELL \_\_\_\_\_

EMAIL: acgdesignpermits@gmail.com

\*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature) [Signature]

David Robert Pres/CEO  
Property Owner (Print)

9-11-2024  
Date

### DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☒ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER \_\_\_\_\_

APPLICATION #(s) PA-25-700005

ACCEPTED BY [Signature]

PC MEETING DATE 4/10/25

DATE 11/28/25

BCC MEETING DATE 5/07/25

FEES \_\_\_\_\_

TAB/CAC LOCATION Paradise

DATE 3/11/25

LAS VEGAS OFFICE  
1980 Festival Plaza Drive, Suite 650  
Las Vegas, NV 89135  
T: 702.792.7000  
F: 702.796.7181

KAEMPFER

CROWELL

ELISABETH E. OLSON  
[edolson@kcvtlaw.com](mailto:edolson@kcvtlaw.com)  
D: 702.792.7039

January 10, 2025

**VIA ELECTRONIC UPLOAD**

CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway, 1<sup>st</sup> Floor  
Las Vegas, NV 89106

**Re: Justification Letter – Master Plan Amendment  
APN: 162-24-103-002 and 162-24-112-012**

Planner  
Copy

To Whom It May Concern:

Please be advised this office represents the Applicant in the above-referenced matter. The proposed project is located on approximately 3.88 acres and is generally located west of McLeod Drive and north of East Rochelle Avenue, at 4221 McLeod Drive, Las Vegas, NV 89121. The property is more particularly described as Assessor's Parcel Numbers 162-24-103-002 and 162-24-112-012 (the "Property").

**MASTER PLAN AMENDMENT**

The Property is zoned Commercial Professional (CP) and Commercial General (CG), with a land use designation of Neighborhood Commercial (NC) and Public Use (PU). The Applicant proposes a zone change for the southern portion of the Property from CP to CG, master plan amendment from NC and PU to Corridor Mixed-Use (CM), design review, special use permit and corresponding waivers of development standards for an expansion to an existing counseling facility and the addition of a hospital and transitional housing component.

A change of the land use plan to CM satisfies the requirements set forth in Table 30.12-1(h):

1. **The proposed amendment is consistent with the overall intent of the Master Plan:**

The northern portion of the Property is master planned PU, which generally supports public-servicing uses, such as parks, trails, open space, public facilities, schools and medical facilities. The southern portion of the Property is master planned NC, which generally supports a mix of retail, restaurants, offices, service commercial and other professional services. Whereas the Applicant is requesting an amendment to CM, which contemplates a mix of retail, restaurants and other professional services, and supports a moderate density of multi-family residential at a density less than 18 du/ac. The proposed amendment is appropriate for the Property and consistent



with the overall intent of the Master Plan and requested mix of uses. Specifically, this proposed amendment meets the following Master Plan Goals for Paradise, where the Property is located:

- Policy WP-1.1: Transit-Supportive Development – “Encouraging a diversity of land uses along major corridors at densities that support pedestrian activity and transit use – especially along Maryland Parkway, Las Vegas Boulevard South, and Flamingo Road.”
- Policy WP-1.3: Corridor Residential – “Support the integration of multi-family residential uses in Corridor Mixed-Use and Entertainment Mixed-Use areas to support the expansion of housing options within close proximity of services, amenities, and jobs.”

The Property is positioned less than 470 feet south of East Flamingo Road, which is a major corridor. The surrounding area features a blend of office, public, and commercial uses. Notably, the southwest corner of East Flamingo Road and Hildebrand Lane is a 4.4 acre development zoned CG and master planned CM. Additionally, further east, along East Rochelle Avenue and East Flamingo Road are existing multi-family developments. This location is particularly well suited for the proposed transitional community residence and hospital.

The Applicant’s proposed expansion seeks to provide transitional community residential options for clients engaged with Bridge Counseling services. The expansion will consist of 52 rooms and 100 beds, each equipped with a bathroom and kitchenette. The transitional residence is designed to offer affordable housing solutions, enabling residents to maintain their daily routines while accessing necessary supportive services. The project encourages a diversity of land uses and supports pedestrian activity and public transit accessibility, as it is conveniently located near East Flamingo Road. It also allows residents to reside close to essential services, employment opportunities, and other local amenities.

**2. The proposed amendment is required based on changed conditions or further studies:**

The proposed master plan amendment to CM meets the newly adopted Transform Clark County Master Plan Countywide Goals and Policies.

The growth of the Valley has created an ongoing demand for medical and counseling services, as well as diverse housing solutions. This transitional community residential program aims to offer supportive services to clients, helping them navigate obstacles while tending to their counseling needs. The primary objective is to empower clients to achieve self-sufficiency and attain both mental and financial stability. Other providers have successfully implemented similar programs, highlighting the dire need for additional dual programs across the Valley. The Property’s proximity to East Flamingo Road and its surrounding public and commercial uses make it an optimal site for a transitional community residence.

**3. The proposed amendment is compatible with the surrounding area:**

The Property's location and the nearby land uses make it well suited for a hospital and transitional community residential program. This location facilitates residents' access to public transportation services and provides job opportunities within a convenient distance. The region east of Eucalyptus Avenue and north of East Rochelle Avenue features higher-density residential developments, public uses, and diverse commercial uses, making the proposed expansion compatible with the surrounding area.

**4. Strict adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with the other core values, goals and policies:**

The presence of Bridge Counseling at the Property, along with the surrounding land uses, creates an optimal site to advance Policies WP-1.1 and WP-1.3. This development is conducive to transit, situated within a quarter-mile of multiple bus stops, thereby providing residents with easy access to employment, supportive services, and transportation. These three (3) elements are crucial for the success of transitional community residential programs. Consequently, this presents a significant opportunity to enhance the valuable services available to those in need of support and housing options. In summary, the proposed amendment to the master plan is suitable for the area and aligns with the core objectives and policies of the Master Plan.

**5. The proposed amendment will not have a negative effect on the adjacent properties or on transportation services and facilities:**

The proposed master plan amendment to CM will not have a negative effect on adjacent properties, transportation, or facilities. The immediately surrounding area is largely commercial, public use, and higher density residential. Approval will be conditioned upon a traffic study and compliance with the study. Therefore, the proposed amendment and zone change will not have a negative effect on adjacent properties or on transportation services and facilities.

**6. The proposed amendment will have a minimal effect on service provisions or is compatible with existing and planned service provisions and further development of the area:**

The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. Utilities are located near the Property.

**7. The proposed amendment will not cause a detriment to the public health, safety, and general welfare of the people of Clark County:**

The proposed amendment will not cause any detriment to public health, safety or general welfare to the people of Clark County. There is a serious need for additional housing opportunities. This project will provide a benefit, not a detriment, to the community. Fire services and police services similarly will not be substantially affected by the development of the Property.

2

KAEMPFER

CROWELL

Therefore, a master plan amendment to CM is appropriate, as the Applicant has satisfied the standard for approval. Thank you for your consideration of this request. Please let me know if you have any questions.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

EEO/ldg



04/01/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0084-BRIDGE COUNSELING ASSOCIATES, INC.:**

**ZONE CHANGE** to reclassify 2.60 acres from a CP (Commercial Professional) Zone to a CG (Commercial General) Zone.

Generally located on the west side of McLeod Drive, 300 feet north of Rochelle Avenue within Paradise (description on file). TS/gc (For possible action)

RELATED INFORMATION:

APN:

162-24-103-002

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

**Project Description**

**General Summary**

- Site Address: 4221 McLeod Drive
- Site Acreage: 2.60
- Existing Land Use: Hospital

Applicant's Justification

The applicant states the proposed zone change to CG is compatible with the surrounding area as the properties to the north are also zoned CG. Properties in the area are either commercial, higher density residential, or public type uses; and therefore, the CG zoning will not adversely impact the area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0993-17	Psychiatric hospital	Approved by BCC	January 2018
UC-2106-96	Communication tower	Approved by PC	February 1997

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	CG	Parking lot

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Neighborhood Commercial	CP	Office building
East	Public Use & Neighborhood Commercial	PF & CP	Office buildings & undeveloped
West	Public Use	PF	Clark County School District education center

**Related Applications**

Application Number	Request
PA-25-700005	A plan amendment to reclassify the subject parcel and the parcel to the north from Neighborhood Commercial (NC) and Public Use (PU) to Corridor Mixed-Use (CM) is a companion item on this agenda.
UC-25-0085	A use permit, waivers of development standards, and design review on the subject parcel and the parcel to the north for a hospital and a multi-family residential development is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis****Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for CG zoning is compatible with the surrounding area. The adjacent parcel to the north is owned by the same property owner and is already zoned CG. The parcels farther north beyond the property owner's overall site are also currently zoned CG. The site is also located on a collector street (McLeod Drive) and should be able to accommodate the uses allowed in the CG zone. The request complies with Policy 1.4.4 of the Master Plan which encourages infill development and redevelopment in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for CG zoning is appropriate for this location.

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 7, 2025 at 9:00 a.m., unless otherwise announced.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0482-2024 to obtain your POC exhibit; and flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: ACG DESIGN**

**CONTACT: LEXA GREEN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,  
SUITE 650, LAS VEGAS, NV 89135**

DRAFT



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-24-103-002, 162-24-112-012

PROPERTY ADDRESS/ CROSS STREETS: 4221 McLeod Drive Las Vegas, Nevada 89121

### DETAILED SUMMARY PROJECT DESCRIPTION

Zone change, design review, special use permit, and waivers for the expansion of a transitional housing and counseling facility

### PROPERTY OWNER INFORMATION

NAME: BRIDGE COUNSELING ASSOCIATES INC

ADDRESS: 4221 McLeod Dr.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89121

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_

EMAIL: drobeck@bcalv.com

### APPLICANT INFORMATION (must match online record)

NAME: ACG Design

ADDRESS: 4310 Cameron Street, Suite 12-A

CITY: Las Vegas

STATE: NV

ZIP CODE: 89103

REF CONTACT ID # 254242

TELEPHONE: 702-523-0531 CELL \_\_\_\_\_

EMAIL: acgdesignpermits@gmail.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: ACG Design, Wyn K Dahlke

ADDRESS: 4310 Cameron Street, Suite 12-A

CITY: Las Vegas

STATE: NV

ZIP CODE: 89103

REF CONTACT ID # 254242

TELEPHONE: 702-523-0531 CELL \_\_\_\_\_

EMAIL: acgdesignpermits@gmail.com

\*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

[Signature]  
Property Owner (Signature)

David Robert Pres/CEO  
Property Owner (Print)

9-11-2024  
Date

### DEPARTMENT USE ONLY:

☐ AC  
☐ ADR  
☐ AG

☐ AR  
☐ AV  
☐ DR

☐ ET  
☐ PA  
☐ PUD

☐ PUDD  
☐ SC  
☐ SDR

☐ SN  
☐ TC  
☐ TM

☐ UC  
☐ VS  
☐ WC

☐ WS  
☒ ZC  
OTHER \_\_\_\_\_

APPLICATION # (s) 24-25-0064

PC MEETING DATE 4/01/25

BCC MEETING DATE 5/07/25

TAB/CAC LOCATION Paradise

ACCEPTED BY [Signature]

DATE 1/28/25

FEES \$

DATE 3/11/25

LAS VEGAS OFFICE  
1980 Festival Plaza Drive, Suite 650  
Las Vegas, NV 89135  
T: 702.792.7000  
F: 702.755.7101

KAEMPFER

CROWELL

ELISABETH E. OLSON  
[elolson@kcvtlaw.com](mailto:elolson@kcvtlaw.com)  
D: 702.792.7039

January 22, 2025

VIA ELECTRONIC UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway, 1<sup>st</sup> Floor  
Las Vegas, NV 89106

Planner  
Copy

Re: *Justification Letter – Zone Change, Design Review, Special Use Permit and  
Waivers of Development Standards*  
APN: 162-24-103-002 and 162-24-112-012

To Whom It May Concern:

Please be advised this office represents the Applicant in the above-referenced matter. The proposed project is located on approximately 3.88 acres and is generally located west of McLeod Drive and north of East Rochelle Avenue, at 4221 McLeod Drive, Las Vegas, NV 89121. The property is more particularly described as APNs: 162-24-103-002 and 162-24-112-012 (the "Property").

The Property is zoned Commercial Professional (CP) and Commercial General (CG), with a land use designation of Neighborhood Commercial (NC) and Public Use (PU). The Applicant proposes a zone change for a portion of the Property from CP to CG, design review, special use permit and corresponding waivers of development standards for an expansion to an existing counseling facility and the addition of a multi-family component.

#### ZONE CHANGE

The Applicant requests a zone change for the southern portion of the Property (APN: 162-4-103-002) from CP to CG. The northern portion of the Property is zoned CG, as are several properties to the north along East Flamingo Road. The proposed zoning district and use are compatible with those of the surrounding area. The Property is located north of East Rochelle Road, between Eucalyptus Avenue and South Pecos Road. All the properties in this area are zoned for commercial, higher density residential, or Public Facility (PF). Given that the proposed zoning district is compatible with neighboring land uses, a rezoning of the Property to CG will not adversely affect the area.

#### DESIGN REVIEW

The Applicant proposes an expansion of the existing counseling facility. The expansion will include improvements to an existing 5,200 square foot garage building, located in the southwest

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3



corner of the Property. The building will be converted to a Children's Unit for treatment, featuring interior improvements, such as a recreational area, counseling room, restrooms, and six (6) boarding rooms, accommodating a total of 16 overnight beds.

Exterior improvements will involve glazing improvements on the east, west and northern facades, with the replacement of all but one (1) of the existing garage doors, which will be substituted with stucco walls. The overall square footage of the building will remain unchanged. A new 900-square-foot exterior courtyard, bordered by an 8-foot decorative split face wall and wrought iron gates will be constructed near the southeast corner of the future Children's Unit.

A two-story, 28,170-square-foot building will be developed north of the existing building, near the northeast corner of the Property. This building will consist of 52 rooms and 100 beds to allow for a multi-family residential use for transitional housing. The building will be 29 feet in height and will meet all setback requirements. The exterior of the building will include brick, stucco and metal design elements to match that of the existing building. Horizontal and vertical articulation standards outlined in Title 30.04.05(G) are met, with recognizable change in surface colors, roofline variations and a clearly identifiable base, middle and top on the elevations. Additionally, the buildings provide a customer entrance along the street frontage.

Access to the Property will be from three (3) existing driveways along McLeod Drive. No modifications are proposed for the driveways. The existing attached sidewalks are to remain, with 10 feet of landscaping on the west side of the sidewalk.

### **SPECIAL USE PERMIT**

Multi-family developments and hospitals are permitted in the CG zoning district upon the approval of a special use permit. Both uses are appropriate within the surrounding area consisting of a blend of office, public, and commercial uses. The Applicant requests the following special use permits:

- Special use permit for a psychiatric hospital;
- Special use permit for a multi-family development within a CG zoning district; and
- Special use permit to allow a multi-family development in a CG zoning district that is not a part of a mixed-use development.

Bridge Counseling presently operates on the Property under a valid special use permit for a psychiatric hospital, which was approved on January 17, 2018 through application UC-17-0993. The proposal is to expand the current operations to incorporate a transitional community residence, categorized as a multi-family use. The transitional residence will complement the psychiatric



hospital use by providing affordable housing solutions, enabling residents to maintain their daily routines while accessing necessary supportive services.

The Property's location and the nearby land uses make it well suited for a hospital and transitional community residential program. This location facilitates residents' access to public transportation services and provides job opportunities within a convenient distance. The region east of Eucalyptus Avenue and north of East Rochelle Avenue features higher-density residential developments, public uses, and diverse commercial uses, making the proposed expansion compatible with the surrounding area.

### **WAIVERS OF DEVELOPMENT STANDARDS**

#### **Throat Depths**

The Applicant requests waivers to allow for 3-foot, 37-foot and 53-foot throat depths, where 75-foot throat depths are required. All three driveways are existing and currently utilized without stacking issues. No changes are proposed for these driveways. The northernmost driveway provides a 75-foot throat depth on the southern side of the driveway and a 53-foot throat depth on the ingress side, which accommodates adequate car stacking on-site and prevents vehicles from backing onto McLeod Drive. The driveway is 32 feet in width, which facilitates continuous traffic flow and minimizes conflicts with parking stalls along the northern property line. The central driveway is a one way only driveway and features a 37-foot throat depth on the north side and a 207-foot throat depth on the south side. There are only two ADA parking spaces that cause the shortened throat depth on the north side of the driveway. The Applicant proposed to remove two existing ADA spaces, as discussed with Public Works, to provide a longer throat depth in this area but still providing the required number of ADA spaces. There is minimal parking interference along the drive aisle connected to the central driveway, facilitating smoother onsite traffic movement. Furthermore, the three (3) driveways will provide multiple access points for drivers, thereby distributing traffic more evenly.

#### **Detached Sidewalks**

The Applicant requests a waiver to allow attached sidewalks along McLeod Drive, where detached sidewalks are required. The attached sidewalks are existing and are seen throughout the area. The attached sidewalks continue along the west side of McLeod Drive both to the north and south of the Property. Additionally, a minimum of 10 feet of landscaping is proposed along McLeod Drive.

### Electrical Vehicle Parking

The Applicant requests to waive electric vehicle charging requirements for the project. The Applicant proposes 0 electric vehicle parking spaces where 18 parking spaces are required to be EV-capable and six (6) EV-installed. There is no need for electric vehicle charging spaces at the facility as its clientele and patients predominantly do not utilize electric vehicles, with many relying on public transportation. Consequently, the anticipated demand for on-site electric vehicle charging is minimal, making it an unsuitable location for electric vehicle owners to look for charging options.

### Buffering and Screening

The Applicant request to waive the requirements of Title 30.04.02 when it comes to the required 15-foot landscape buffer and 8-foot screen wall. To compensate, the Applicant is proposing to add additional trees within the larger landscaped areas along the western property line to provide shade a visual relief. The current wall, measuring 5 feet and 4 inches, will be maintained with no landscaping along the western property line. Although zoned PF, the property adjacent to the west houses the Clark County School District Education Center, which features several industrial style buildings and modular buildings. Maintaining the existing 5-foot and 4-inch wall will not adversely impact the functionality or visual appearance of either property.

### Curb Radii

The Applicant requests to waive the commercial radii requirements for all three (3) driveways. The Applicant requests the following:

- Reduce the southern driveway's ingress radius to 13 feet, where 25 feet is required.
- Reduce the middle driveway's ingress radius to 19 feet, where 25 feet is required.
- Reduce the northern driveway's ingress radius to 23 feet, where 25 feet is required.
- Reduce the northern driveway's egress radius to 14 feet, where 15 feet is required.

All three driveways exist and are currently utilized with no issue. No changes are proposed for these driveways. Furthermore, three (3) driveways provides multiple access points for drivers, thereby distributing traffic more evenly and improving onsite traffic circulation.

### SUSTAINABILITY

The Applicant proposes the following project improvements per the new Title 30 Sustainability code, outline in Section 30.04.05(J):

- *Trees:* An additional 10% of trees is provided, where 48 trees are required and 53 trees are provided. (1 point).

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- *Water Efficient Planting:* 100% of new plants being provided have low or very low water needs. (1 point).
- *Energy Conservation/Solar Gains:* New plant materials have been provided along the west and south side of the building. (1/2 points).
- *Cool Roofs:* The roof will be painted with a 'Winter White' color, with an 88 SRI rating. (1 point).
- *Daylighting Strategies:* Daylight strategies are provided with a moderate amount of glass in the front of the building. (1/2 points).
- *Low-Emissivity Glass:* Low-emissivity glass windows are provided on all south and west facing elevations. (1/2 points)

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

EEO/ldg

04/01/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0085-BRIDGE COUNSELING ASSOCIATES, INC.:

USE PERMITS for the following: 1) a hospital; and 2) a multi-family residential development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate electric vehicle capable and installed parking spaces; 2) reduce buffering and screening; 3) allow attached sidewalks; and 4) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) a hospital expansion; and 2) a multi-family residential development in conjunction with an existing hospital on 3.88 acres in a CG (Commercial General) Zone.

Generally located on the west side of McLeod Drive approximately 300 feet north of Rochelle Avenue within Paradise. TS/hw/kh (For possible action)

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RELATED INFORMATION:

APN:

162-24-103-002; 162-24-112-012

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Eliminate buffering and screening along the southern portion of the western property line where buffering and screening is required per Section 30.04.02B.
  - b. Reduce the width of the landscape buffer along the northern portion of the western property line to 5 feet where buffering and screening shall consist of a 15 foot landscape buffer with an 8 foot high decorative screen wall per Section 30.04.02C (a 67% reduction).
  - c. Allow trees associated with a screening buffer along the northern portion of the western property line to be in a single row where buffers require a double row of evergreen trees with each row planted offset from one another per Section 30.04.02C.
  - d. Eliminate the decorative screen wall along the northern portion of the western property line where an 8 foot tall decorative screen wall is required in conjunction with a screening buffer per Section 30.04.02C.
2. Eliminate electric vehicle capable and installed parking where electric vehicle parking is required per 30.04.04H (a 100% reduction).
3. Allow attached sidewalks to remain where detached sidewalks are required per Section 30.04.08C.
4.
  - a. Reduce the throat depth of the northern driveway along McLeod Drive to 53 feet where 75 feet is the standard per Uniform Standard Drawing 222.1 (a 29% reduction).

- b. Reduce the throat depth of the central driveway along McLeod Drive to 37 feet where 75 feet is the standard per Uniform Standard Drawing 222.1 (a 51% reduction).
- c. Reduce the throat depth of the southern driveway along McLeod Drive to 3 feet where 75 feet is the standard per Uniform Standard Drawing 222.1 (a 96% reduction).
- d. Reduce the ingress radius of the southern driveway along McLeod Drive to 13 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 48% reduction).
- e. Reduce the ingress radius of the central driveway along McLeod Drive to 19 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 24% reduction).
- f. Reduce the ingress radius of the northern driveway along McLeod Drive to 23 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (an 8% reduction).
- g. Reduce the egress radius of the northern driveway along McLeod Drive to 14 feet where 15 feet is the standard per Uniform Standard Drawing 222.1 (a 6% reduction).

**PROPOSED LAND USE PLAN:**  
**WINCHESTER/PARADISE - CORRIDOR MIXED-USE**

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4221 McLeod Drive
- Site Acreage: 3.88
- Project Type: Multi-Family Residential & Hospital Complex
- Number of Units: 52
- Density (du/ac): 13.40
- Number of Stories: 2
- Building Height (feet): 29
- Square Feet: 45,600 (Existing Hospital)/5,200 (Hospital Expansion)/28,170 (Multi-Family)/78,970 (Overall)
- Open Space Required/Provided: /826
- Parking Required/Provided: 207/179
- Sustainability Required/Provided: 7/4.5

**Site Plans**

The plans depict an existing psychiatric hospital facility located on the west side of McLeod Drive approximately 155 feet north of Rochelle Avenue. The plans show the existing psychiatric hospital building is 45,000 square feet across 2 stories with a footprint of 22,500 square feet located centrally on the site. The existing psychiatric hospital building is setback 285 feet from the north property line, 40 feet from McLeod Drive, 171 feet from the southern property line, and 51 feet from the west property line. The plans show to the northeast corner of the existing hospital building is an attached multi-family residential expansion of the existing building. The



expansion is shown to be 28,170 square feet with a footprint of 14,085 square feet that will extend north off the northeast corner of the building. The multi-family portion of the building will be setback 71 feet from the northern property line and 27 feet from McLeod Drive. Approximately 56 feet to the southwest of the existing psychiatric hospital building is an existing storage building that will be converted into a pediatric ward and children's counselling expansion of the existing psychiatric hospital. The plan shows the building is 5,200 square feet and located at the southwest corner of the site. The building is and will continue to be setback 5 feet from the western property line and 1 foot from the southern property line. The existing and proposed development requires 179 parking spaces where 207 spaces are provided. Seven accessible spaces are included within the total number of the required spaces. The plans show parking will be provided in 2 distinct parking courts on the site with 1 located south of the hospital building and the other located to the north of the building. Both parking courts are currently existing. Additional parking is provided along the northern and western property lines. Access to the site is provided by 3 commercial driveways along McLeod Drive. One driveway is located in the northeast corner of the site, another in the southeast corner of the site, and another just to the southeast of the hospital building. All 3 driveways are currently existing and range in width between 22 feet to 34 feet wide. These driveways access a main drive aisle that will encircle the existing hospital building and multi-family expansion with a small drive aisle that splits off to access the 2 parking courts. Drive aisles will range in size from 19 feet to 27 feet wide. Multiple waivers of development standards are requested for alternative driveway geometrics and to reduce the throat depth for the existing driveways along McLeod Drive.

#### Landscaping

The landscaping plans show the southern portion of the site will maintain the existing landscaping on site while the majority of new landscaping will be present on the northern portion of the site. In terms of street landscaping, a mix of existing and proposed trees will be provided behind a 5 foot wide existing attached sidewalk which requires a waiver of development standards to remain in place along the street. The landscape strip behind the attached sidewalk varies between 10 feet and 53 feet wide with the strip area being the narrowest at the ends of the frontage and widening to 52 feet in front of the existing building. A total of 16 street trees are being provided along McLeod Drive consisting of 12 existing trees that include various species of pines and acacias and 4 new Shoestring Acacia (*Acacia Stenophylla*) trees provided in front of the multi-family expansion building where a total of 16 street trees are required along the street. In terms of parking lot landscaping, a majority of the parking lot landscaping will remain as is, but 8 new Shoestring Acacia trees will be provided on the west and north sides of the multi-family expansion along with 14 Mulga (*Acacia Mulga*) trees provided along the northwest portion of the site. A total of 43 trees are required in the parking lot where 53 trees are provided approximately every 3 to 15 spaces. Finally, a modified landscape buffer is provided at the northwest corner of the site, requiring a waiver. The buffer is placed within a 5 foot wide landscape strip with 14 Mulga trees generally spaced every 10 feet in a single row with no screening wall provided.

#### Elevations

The elevations show the existing hospital building is 35 feet tall with a consistent contemporary design on all sides of the building. The exterior of the building is primary red brick with a beige stucco element to delineate the floor division and roof. A sloped roof parapet is provided with



green shingles. Windows are shown as a commercial glazed system and are provided across the building. A beige stucco porte-cochere is provided on the southeastern portion where the main entrance is located and consists of a standard commercial window and door system. The plans show the multi-family expansion portion of the site is 28 feet tall with a consistent modern design on all sides of the building. The exterior of the building is a primarily a beige and clay colored stucco with red brick accents along the base of the building and various beige and grey colored painted metal on various pop-outs. The roof is shown to be flat with several changes in elevations and pop-outs. Rectangular windows are shown at various intervals around the building and grey metal painted doors are provided along all facades. The main entrance is indicated with a painted aluminum awning. Finally, the pediatric ward hospital expansion building is shown to be 19 feet tall and will mainly consist of painted CMU block with the eastern facade provided with a beige colored stucco treatment. The elevations show the existing roll-up doors will generally be removed and replaced with stucco wall treatment to fill in the space. Small, rectangular porthole windows will be provided on the north and west elevations and standard sized residential windows on the east facades. Doors will primarily be provided on the north and south sides of the eastern facade. One roll-up door will remain on the southernmost portion of the eastern facade but will be screened by the wall being used to screen an exterior courtyard.

#### Floor Plans

The floor plans show the existing hospital building is 45,600 square feet spread across 2 stories. The first floor of the hospital building mainly contains offices, reception areas, inpatient bed spaces, and consultation and exam rooms, while the second floor contains administrative offices and work areas as well as the inpatient areas of the hospital. The proposed pediatric ward expansion is shown to be 8,200 square feet spread across one floor. The building will contain 16 inpatient bed spaces, recreation rooms, offices, and an exterior play area/courtyard. Finally, the multi-family expansion building is shown to be 28,170 square feet spread across 2 stories. The entire multi-family building is shown to consist strictly of multi-tenant units and storage areas. The plans show there will be 6 types of units with one single-occupancy studio type unit and the other unit types being double occupancy studios. The single-occupancy units will be 192 square feet with a living space that consists of a bed space, kitchen, and living area and separated bathroom space. The double-occupancy units will range in size from 314 square feet up to 360 square feet with difference between the units be subtle changes in the size of the living space and bathroom and the arrange of the bathroom, kitchen, and living room areas. The plans show each floor will contain 26 units for a total of 52 units and 100 beds for a density of 13.4 units per acre. The plans indicate there will be a point of access between the existing hospital building and the proposed multi-family building.

#### Applicant's Justification

Applicant states they are proposing an expansion of the existing counseling facility. The expansion will include improvements to an existing 5,200 square foot garage building, located in the southwest corner of the property. The building will be converted to a Children's Unit for treatment, featuring interior improvements, such as a recreational area, counseling room, restrooms, and 6 boarding rooms, accommodating a total of 16 overnight beds. The applicant also states a 2 story, 28,170 square foot building will be developed north of the existing building, near the northeast corner of the Property. This building will consist of 52 rooms and 100 beds to allow for a multi-family residential use for transitional housing. The applicant indicates the

transitional residence will complement the psychiatric hospital use by providing affordable housing solutions, enabling residents to maintain their daily routines while accessing necessary supportive services. The applicant also mentions the property's location and the nearby land uses make it well suited for a hospital and transitional community residential program by providing access to public transportation services and provides job opportunities within a convenient distance.

#### Prior Land Use Requests

Application Number	Request	Action	Date
UC-0993-17	Allowed a psychiatric hospital within the existing building on-site	Approved by BCC	January 2018
VC-1091-94	Allowed the remodeling and expansion of the existing building on the site	Approved by PC	August 1994
ZC-038-90	Reclassified the southern portion of the site from R-1 to C-P for a parking lot expansion	Approved by BCC	March 1990
ZC-154-89	Reclassified the northern portion of the site from R-E to C-1 for a commercial building and mini-warehouse facility	Approved by BCC	July 1989
AC-55-86	Expanded the existing building on-site by 2,725 square feet and established the 5,200 square foot garage building	Approved by PC	June 1986

#### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	CG	Undeveloped
South	Neighborhood Commercial	CP	Office building
East	Public Use & Neighborhood Commercial	PE & CP	Office building complex
West	Public Use	PF	Clark County School District support complex

#### Related Applications

Application Number	Request
PA-25-700005	The redesignation of the site from Public Use and Neighborhood Commercial to Corridor Mixed-Use is a companion item on this agenda.
ZC-25-0084	The reclassifying of the southern portion of the site from CP to CG is a companion item on this agenda.

#### STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

## **Analysis**

### **Comprehensive Planning**

#### **Use Permits**

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The purpose of reviewing use permits for a hospital expansion and multi-family residential development is to assure the proposals will not cause an undue burden on the surrounding land uses and the uses are compatible with the existing uses on the site and in the surrounding area. Staff finds the surrounding area is primarily composed of school district support buildings, medical offices, retail complexes, and multi-family residential developments. Staff finds both proposed uses would be compatible with the surrounding area due to the mix of medical, office, and multi-family residential uses and the proposed expansion of the hospital is consistent with the existing hospital use on site. In terms of the multi-family residential development, there are several higher density single-family residential developments to the west and south of the site and several similarly dense multi-family residential developments to the east, so the addition of this development should not cause any additional burden than is already present in the area. Also, McLeod Drive is designated as a collector street so should be able to accommodate additional traffic that may arise from the addition of the multi-family residential use with several high-capacity transit routes nearby. Finally, staff finds there is a significant need for both affordable units and mental healthcare in the Las Vegas Valley and finds the combination of these uses would help to meet these needs while working together to support the people these uses would cater to. Ultimately, the proposed uses support Master Plan Policies 1.1.1, 1.1.5, 2.3.3 2.3.6, as well as Winchester/Paradise Specific Policies WP-1.1 and WP-1.3. These policies all encourage a more uniform geographic distribution of healthcare facilities and residential development, especially along high-transit corridors, and promotes the development of services and mixed-types of housing for vulnerable populations. For these reasons, staff can support these use permits.

#### **Waivers of Development Standards**

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

#### **Waiver of Development Standards #1**

The purpose of providing EV capable and installed charging spaces is to adapt to changing trends in car ownership and the increase in the number of non-gasoline powered vehicles. Staff finds given the trend of electrical vehicles becoming more affordable and the overall growth of

ownership of such vehicles, the need for EV capable and installed spaces at an any multi-family residential project is just as important as at a market rate multi-family development. As a result, staff finds new residential developments should be providing these facilities. Staff finds given the combination of the hospital use and the multi-family residential use there may be staff and visitors that could use such chargers and at least some EV charging capable spots should be provided to deal with future charging needs. For these reasons, staff cannot support this request.

#### Waiver of Development Standards #2

The purpose of requiring a screening landscape buffer is to reduce impacts of uses and activities on neighboring properties and reduce the heat island effect. Staff finds in this case, the screening buffer is required between the subject site and the PF-zoned school district property to the west. Generally, a buffer is needed between commercially zoned property and PF zoned property in order separate the higher intensity commercial uses from uses such as schools, parks, libraries, and similar uses. In this case, the adjacent PF zoned property is primarily used as an operation and maintenance facility and would be of a similar intensity as both proposed uses on the site. Additionally, the applicant is proposing a modified buffer where there is currently no wall or fence between the properties. Staff finds there is currently no major use intensity changes on the site and the adjacent PF uses are similar in intensity. Furthermore the provided buffer is sufficient to add shade to the site and the adjacent parking lot. Staff has no objection to this request; however, since staff is not supporting the other waivers, staff recommends denial.

#### Design Reviews

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Overall, staff finds that the proposed hospital and multi-family residential developments will provide new housing and healthcare opportunities for vulnerable populations in the area. The designs of the proposed buildings on the site are generally modern and consistent with each other using similar colors, textures, and roof styles. In addition, there is sufficient parking provided on the site as demonstrated by the provided parking analysis. The site is near several high-capacity bus transit routes located on Flamingo Road adding to the transportation options of the site. On-site circulation is generally well thought out on the site. Staff also finds the landscaping has been well provided with street and parking lot landscaping providing needed shade in an area with high heat island impacts. The landscaping on-site also maintains as many mature and significant trees as possible. Finally, staff finds the design of the buildings and site should sufficiently accommodate the proposed new uses and expansions on the site. Due to the denial of the accompanying waivers of development standards, staff is unable to support these design review requests.



#### **Public Works - Development Review**

##### Waiver of Development Standards #3

Staff cannot support the request to not install detached sidewalks along McLeod Drive. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

##### Waiver of Development Standards #4

Staff has no objection to the reduction in throat depth and curb radius for the existing commercial driveways along McLeod Drive. The three driveways were previously approved and should see equal use, mitigating any impacts caused from the reduction. However, since staff cannot support the application in its entirety, staff cannot support this request.

#### **Staff Recommendation**

Approval of the use permits; denial of the waivers of development standards and design reviews. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 7, 2025 at 9:00 a.m., unless otherwise announced.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Comprehensive Planning**

If approved:

- 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.

##### **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; and that fire hydrant locations on-site and within 750 feet; 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; email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0482-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

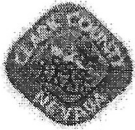
**TAB/CAC:**  
**APPROVALS:**  
**PROTESTS:**

**APPLICANT:** ACG DESIGN

**CONTACT:** LEXA GREEN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,  
SUITE 650, LAS VEGAS, NV 89135

DRAFT





## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-24-109-002, 162-24-112-012

PROPERTY ADDRESS/ CROSS STREETS: 4221 McLeod Drive Las Vegas, Nevada 89121

### DETAILED SUMMARY PROJECT DESCRIPTION

Zone change, design review, special use permit, and waivers for the expansion of a transitional housing and counseling facility

### PROPERTY OWNER INFORMATION

NAME: BRIDGE COUNSELING ASSOCIATES INC

ADDRESS: 4221 McLeod Dr.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89121

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: drobeck@bcalv.com

### APPLICANT INFORMATION (must match online record)

NAME: ACG Design

ADDRESS: 4310 Cameron Street, Suite 12-A

CITY: Las Vegas

STATE: NV

ZIP CODE: 89103

REF CONTACT ID # 254242

TELEPHONE: 702-523-0531 CELL \_\_\_\_\_ EMAIL: acgdesignpermits@gmail.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: ACG Design, Wyn K Dahlke

ADDRESS: 4310 Cameron Street, Suite 12-A

CITY: Las Vegas

STATE: NV

ZIP CODE: 89103

REF CONTACT ID # 254242

TELEPHONE: 702-523-0531 CELL \_\_\_\_\_ EMAIL: acgdesignpermits@gmail.com

\*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

[Signature]  
Property Owner (Signature)

David Robert Drobeck  
Property Owner (Print)

9-11-2024  
Date

### DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input checked="" type="checkbox"/> UC	<input checked="" type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input checked="" type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) 162-24-0085

ACCEPTED BY [Signature]

PC MEETING DATE 4/10/25

DATE 11/28/25

BCC MEETING DATE 5/10/25

FEES \$32,300

TAB/CAC LOCATION Paradise

DATE 3/11/25

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January 22, 2025

VIA ELECTRONIC UPLOAD

# Planner Copy

CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway, 1<sup>st</sup> Floor  
Las Vegas, NV 89106

**Re: Justification Letter – Zone Change, Design Review, Special Use Permit and  
Waivers of Development Standards  
APN: 162-24-103-002 and 162-24-112-012**

To Whom It May Concern:

Please be advised this office represents the Applicant in the above-referenced matter. The proposed project is located on approximately 3.88 acres and is generally located west of McLeod Drive and north of East Rochelle Avenue, at 4221 McLeod Drive, Las Vegas, NV 89121. The property is more particularly described as APNs: 162-24-103-002 and 162-24-112-012 (the "Property").

The Property is zoned Commercial Professional (CP) and Commercial General (CG), with a land use designation of Neighborhood Commercial (NC) and Public Use (PU). The Applicant proposes a zone change for a portion of the Property from CP to CG, design review, special use permit and corresponding waivers of development standards for an expansion to an existing counseling facility and the addition of a multi-family component.

## ZONE CHANGE

The Applicant requests a zone change for the southern portion of the Property (APN: 162-4-103-002) from CP to CG. The northern portion of the Property is zoned CG, as are several properties to the north along East Flamingo Road. The proposed zoning district and use are compatible with those of the surrounding area. The Property is located north of East Rochelle Road, between Eucalyptus Avenue and South Pecos Road. All the properties in this area are zoned for commercial, higher density residential, or Public Facility (PF). Given that the proposed zoning district is compatible with neighboring land uses, a rezoning of the Property to CG will not adversely affect the area.

## DESIGN REVIEW

The Applicant proposes an expansion of the existing counseling facility. The expansion will include improvements to an existing 5,200 square foot garage building, located in the southwest

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corner of the Property. The building will be converted to a Children's Unit for treatment, featuring interior improvements, such as a recreational area, counseling room, restrooms, and six (6) boarding rooms, accommodating a total of 16 overnight beds.

Exterior improvements will involve glazing improvements on the east, west and northern facades, with the replacement of all but one (1) of the existing garage doors, which will be substituted with stucco walls. The overall square footage of the building will remain unchanged. A new 900-square-foot exterior courtyard, bordered by an 8-foot decorative split face wall and wrought iron gates will be constructed near the southeast corner of the future Children's Unit.

A two-story, 28,170-square-foot building will be developed north of the existing building, near the northeast corner of the Property. This building will consist of 52 rooms and 100 beds to allow for a multi-family residential use for transitional housing. The building will be 29 feet in height and will meet all setback requirements. The exterior of the building will include brick, stucco and metal design elements to match that of the existing building. Horizontal and vertical articulation standards outlined in Title 30.04.05(G) are met, with recognizable change in surface colors, roofline variations and a clearly identifiable base, middle and top on the elevations. Additionally, the buildings provide a customer entrance along the street frontage.

Access to the Property will be from three (3) existing driveways along McLeod Drive. No modifications are proposed for the driveways. The existing attached sidewalks are to remain, with 10 feet of landscaping on the west side of the sidewalk.

### **SPECIAL USE PERMIT**

Multi-family developments and hospitals are permitted in the CG zoning district upon the approval of a special use permit. Both uses are appropriate within the surrounding area consisting of a blend of office, public, and commercial uses. The Applicant requests the following special use permits:

- Special use permit for a psychiatric hospital;
- Special use permit for a multi-family development within a CG zoning district; and
- Special use permit to allow a multi-family development in a CG zoning district that is not a part of a mixed-use development.

Bridge Counseling presently operates on the Property under a valid special use permit for a psychiatric hospital, which was approved on January 17, 2018 through application UC-17-0993. The proposal is to expand the current operations to incorporate a transitional community residence, categorized as a multi-family use. The transitional residence will complement the psychiatric

hospital use by providing affordable housing solutions, enabling residents to maintain their daily routines while accessing necessary supportive services.

The Property's location and the nearby land uses make it well suited for a hospital and transitional community residential program. This location facilitates residents' access to public transportation services and provides job opportunities within a convenient distance. The region east of Eucalyptus Avenue and north of East Rochelle Avenue features higher-density residential developments, public uses, and diverse commercial uses, making the proposed expansion compatible with the surrounding area.

#### **WAIVERS OF DEVELOPMENT STANDARDS**

##### **Throat Depths**

The Applicant requests waivers to allow for 3-foot, 37-foot and 53-foot throat depths, where 75-foot throat depths are required. All three driveways are existing and currently utilized without stacking issues. No changes are proposed for these driveways. The northernmost driveway provides a 75-foot throat depth on the southern side of the driveway and a 53-foot throat depth on the ingress side, which accommodates adequate car stacking on-site and prevents vehicles from backing onto McLeod Drive. The driveway is 32 feet in width, which facilitates continuous traffic flow and minimizes conflicts with parking stalls along the northern property line. The central driveway is a one way only driveway and features a 37-foot throat depth on the north side and a 207-foot throat depth on the south side. There are only two ADA parking spaces that cause the shortened throat depth on the north side of the driveway. The Applicant proposed to remove two existing ADA spaces, as discussed with Public Works, to provide a longer throat depth in this area but still providing the required number of ADA spaces. There is minimal parking interference along the drive aisle connected to the central driveway, facilitating smoother onsite traffic movement. Furthermore, the three (3) driveways will provide multiple access points for drivers, thereby distributing traffic more evenly.

##### **Detached Sidewalks**

The Applicant requests a waiver to allow attached sidewalks along McLeod Drive, where detached sidewalks are required. The attached sidewalks are existing and are seen throughout the area. The attached sidewalks continue along the west side of McLeod Drive both to the north and south of the Property. Additionally, a minimum of 10 feet of landscaping is proposed along McLeod Drive.



### Electrical Vehicle Parking

The Applicant requests to waive electric vehicle charging requirements for the project. The Applicant proposes 0 electric vehicle parking spaces where 18 parking spaces are required to be EV-capable and six (6) EV-installed. There is no need for electric vehicle charging spaces at the facility as its clientele and patients predominantly do not utilize electric vehicles, with many relying on public transportation. Consequently, the anticipated demand for on-site electric vehicle charging is minimal, making it an unsuitable location for electric vehicle owners to look for charging options.

### Buffering and Screening

The Applicant request to waive the requirements of Title 30.04.02 when it comes to the required 15-foot landscape buffer and 8-foot screen wall. To compensate, the Applicant is proposing to add additional trees within the larger landscaped areas along the western property line to provide shade a visual relief. The current wall, measuring 5 feet and 4 inches, will be maintained with no landscaping along the western property line. Although zoned PF, the property adjacent to the west houses the Clark County School District Education Center, which features several industrial style buildings and modular buildings. Maintaining the existing 5-foot and 4-inch wall will not adversely impact the functionality or visual appearance of either property.

### Curb Radii

The Applicant requests to waive the commercial radii requirements for all three (3) driveways. The Applicant requests the following:

- Reduce the southern driveway's ingress radius to 13 feet, where 25 feet is required.
- Reduce the middle driveway's ingress radius to 19 feet, where 25 feet is required.
- Reduce the northern driveway's ingress radius to 23 feet, where 25 feet is required.
- Reduce the northern driveway's egress radius to 14 feet, where 15 feet is required.

All three driveways exist and are currently utilized with no issue. No changes are proposed for these driveways. Furthermore, three (3) driveways provides multiple access points for drivers, thereby distributing traffic more evenly and improving onsite traffic circulation.

### SUSTAINABILITY

The Applicant proposes the following project improvements per the new Title 30 Sustainability code, outline in Section 30.04.05(I):

- *Trees:* An additional 10% of trees is provided, where 48 trees are required and 53 trees are provided. (1 point).



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- *Water Efficient Planting:* 100% of new plants being provided have low or very low water needs. (1 point).
- *Energy Conservation/Solar Gains:* New plant materials have been provided along the west and south side of the building. (1/2 points).
- *Cool Roofs:* The roof will be painted with a 'Winter White' color, with an 88 SRI rating. (1 point).
- *Daylighting Strategies:* Daylight strategies are provided with a moderate amount of glass in the front of the building. (1/2 points).
- *Low-Emissivity Glass:* Low-emissivity glass windows are provided on all south and west facing elevations. (1/2 points)

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

EEO/ldg

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-25-0125-TROPICANA LAND L L C:**

**USE PERMITS** for the following: 1) recreational facility; 2) live entertainment; 3) avocational/vocational training facility; 4) office; 5) outdoor dining, drinking, and cooking; 6) outdoor market; and 7) mobile food vendor.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate and reduce street landscaping; 2) reduce electric vehicle charging spaces; 3) reduce loading spaces; 4) allow off-site temporary construction activities; and 5) modified driveway geometrics.

**DESIGN REVIEW** for a recreational facility (Ballpark) on 35.11 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the north side of Reno Avenue and the east side of Las Vegas Boulevard South within Paradise. JG/nm/syp (For possible action)

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RELATED INFORMATION:

**APN:**

162-28-112-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Eliminate street landscaping along a portion of Tropicana Avenue where a 10 foot wide landscape strip is required behind an attached sidewalk per Section 30.04.01D.
  - b. Eliminate street landscaping along a portion of Las Vegas Boulevard South where a 10 foot wide landscape strip is required behind an attached sidewalk per Section 30.04.01D.
  - c. Reduce the width of a street landscape strip along a portion of Las Vegas Boulevard South to 5 feet where a 10 foot wide landscape strip is required per Section 30.04.01D (a 50% reduction).
  - d. Reduce the width of a street landscape strip along a portion of Reno Avenue to 3 feet where a 5 foot wide landscape strip is required on each side of a detached sidewalk per Section 30.04.01D (a 40% reduction).
2.
  - a. Eliminate electric vehicle (EV)-capable charging spaces where 1,913 spaces are required per Table 30.04-5.
  - b. Reduce the number of electric vehicle (EV)-installed charging spaces to 75 spaces where 230 spaces are required per Table 30.04-5 (a 68% reduction).
3. Reduce the number of loading spaces to 3 spaces where 39 spaces are required per Table 30.04-7 (a 93% reduction).
4. Allow temporary construction activities to occur off-site where only on-site temporary construction activities are allowed per Section 30.03.01E.

5.
  - a. Reduce the throat depth for the central driveway on Reno Avenue to 74 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 51% reduction).
  - b. Reduce the throat depth for the western driveway on Reno Avenue to 107 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 29% reduction).
  - c. Reduce the throat depth for a driveway on Tropicana Avenue to 88 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 41% reduction).
  - d. Reduce the departure distance for a driveway on Las Vegas Boulevard South to 131 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 31% reduction).
  - e. Increase the curb return radius for the central driveway on Reno Avenue to 45 feet where 35 feet is the maximum allowed per Uniform Standard Drawings 222.1 and 225 (a 29% increase).
  - f. Increase the curb return radius for the western driveway on Reno Avenue to 40 feet where 35 feet is the maximum allowed per Uniform Standard Drawings 222.1 and 225 (a 14% increase).
  - g. Increase the width of a driveway on Tropicana Avenue to 57 feet where 40 feet is the maximum allowed per Uniform Standard Drawing 222.1 (a 43% increase).
  - h. Allow sidewalks to not return to the back of curb at driveways and spandrels of street intersections where not permitted.

#### **LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

#### **BACKGROUND:**

##### **Project Description**

##### **General Summary**

- Site Address: N/A
- Site Acreage: 35.11
- Project Type: Recreational facility (Ballpark)
- Number of Stories: 6 (ballpark)/9 (parking garage)
- Building Height (feet): 290/320 (ballpark structure/top of antennas)/150 (parking garage)
- Square Feet: 955,100 (ballpark)/1,500,000 (parking garage)
- Parking Required/Provided: 7,650/2,470 (per the provided parking demand study)
- Sustainability Required/Provided: 7/3

##### **History & Request**

In October 2024, the Tropicana Las Vegas Casino Resort hotel was demolished to accommodate a stadium (herein referred to as Ballpark) and a new resort hotel. While the application for re-establishing the resort hotel is still in pre-review status, this request is for the new ballpark/recreational facility, which will be established prior to the resort hotel.

##### **Site Plan**

The site plan depicts a 35.11-acre site, located on the south side of Tropicana Avenue, the east side of Las Vegas Boulevard South, and the north side of Reno Avenue. The proposed ballpark

will be centrally located within the site, covering approximately 9.0 acres. The dome-shaped ballpark will be approximately 190 and 120 feet from the north and east property lines, respectively.

A multi-level parking garage is located on the southeast side of the ballpark, 37 feet and 34 feet from the south and east property lines, respectively. The plan also depicts a central utility plant and a service yard along the east property line and to the east of the ballpark. The central plant, service yard, parking garage, shared driveways, loading spaces, and other open areas will utilize approximately 11.37 acres of the site and will act as shared spaces for the future resort hotel and the proposed ballpark. The remainder of the site (approximately 14.74 acres) will be further developed as a new resort hotel that will be designed to complement and integrate with the design of the ballpark.

Five driveways are depicted on the plan to access the ballpark with 3 additional driveways that will be improved with the future resort hotel. Three driveways will be located along Reno Avenue with the eastern driveway for fire access only; two future driveways will be established along Las Vegas Boulevard South with the development of the resort hotel; and three driveways will be installed along Tropicana Avenue with the western driveway for the future development of the resort hotel and the eastern driveway for fire access only. The primary means of vehicular access to the ballpark is from Reno Avenue to the south via the western driveway, which will align with Giles Street. The site is also accessible for pedestrian traffic from all the perimeter streets as well as the existing pedestrian bridges over Tropicana Avenue and Las Vegas Boulevard South. The northwest portion of the site will be ultimately designed as a plaza to create a coordinated entrance area in front of the ballpark and the future resort hotel.

2,370 parking spaces are designated for the ballpark and are proposed within the multi-level parking garage. Also, there will be 75 EV-installed charging spaces within the various floors of the parking garage.

#### Landscaping

Landscaping and sidewalks are proposed along all the streets. Along Tropicana Avenue, attached sidewalks and minimum 10 foot wide street landscape strips behind the sidewalk are provided, except where there is a dedicated bus turnout or a right-turn deceleration lane, for which 5 feet of landscaping is shown behind the sidewalk. Also, no landscaping is provided between the intersection of Tropicana Avenue and Las Vegas Boulevard South and the pedestrian bridge over Tropicana Avenue, which is the subject of waiver of development standards #1a.

Along Las Vegas Boulevard South, sidewalks and landscaping have been depicted within the right-of-way. Along the majority of the street frontage, 10 foot wide landscape strips are provided on site, or where there is a right-turn deceleration lane, a 5 foot wide landscape strip is provided. The plan also depicts a reduction of landscape width to 5 feet at some locations where there is no exemption allowed in the code, which is the subject of waiver of development standards #1c. Additionally, no landscaping is provided between the intersection of Tropicana Avenue and Las Vegas Boulevard South and the pedestrian bridge over Las Vegas Boulevard South, which is the subject of waiver of development standards #1b.

## **Analysis**

### **Comprehensive Planning**

#### Use Permits

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that the proposed recreational facility is appropriate for this location since the existing property is located within the Resort Corridor, zoned CR, and designated as Entertainment Mixed-Use in the Master Plan. This project will create employment opportunities and contribute to the Las Vegas economy. The scale and intensity of the proposed facility at this location is appropriate and compatible with the existing uses in the area. The project is functionally well designed and aesthetically integrated with the surrounding development and land uses through the site design, landscaping, and pedestrian connectivity. The ballpark will ultimately tie into the future resort hotel for a cohesive development. However, while the resort hotel is in pre-review status, the ballpark will independently function as a tourist attraction and will be easily served by other lodging opportunities available in the close proximity since it is located on The Strip.

The Resort Corridor is a high intensity economic center that is intended for tourist-oriented uses. Staff finds the request also complies with Winchester/Paradise Master Plan Policy 1.1, which encourages a diversity of land uses along major corridors such as Las Vegas Boulevard South at densities that support pedestrian activity and transit use. Additionally, the proposed ballpark complies with Entertainment Mixed-Use expectations, which encourage tourist-focused districts and amenity-rich public spaces and pedestrian amenities to encourage walking along major corridors.

The other proposed uses are complementary uses to the ballpark and are consistent with the other uses in the area. T-Mobile Arena and Allegiant Stadium were approved in May 2013 and January 2014, respectively with similar complementary uses. Therefore, staff can support these requests.

#### Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

#### Waiver of Development Standards #1

The majority of the street frontage landscaping is designed to Title 30 standards. However, along portions of Las Vegas Boulevard South and Tropicana Avenue at the northwest corner of the site, the street landscaping is requested to be eliminated due to the existing pedestrian bridges



trees and shrubs will reside in the 5 foot wide landscape zone as the remaining 5 feet is in the integrated resort area.

Also, out of an abundance of caution, the applicant is requesting a waiver for off-site temporary construction activities in support of the construction of the Ballpark to account for a future mapping action creating multiple legal parcels.

The project is required to provide 7,500 parking spaces for the recreational facility use and an additional 150 parking spaces for the standalone office use, totaling 7,650 required parking spaces where 2,470 standard parking spaces are provided. In support of the parking reduction, the applicant has submitted a parking demand study prepared by the engineering firm "Kimley-Horn and Associates". The report states that event attendees of the baseball stadium development will have numerous travel options to attend an event other than driving and parking a personal/rental vehicle. These options include the following: Transportation Network Company (TNC) vehicle (Uber/Lyft), Taxi, RTC transit, Shuttle busses, Limos, Vegas Loop (The Boring Company), and walking. The 2,470 spaces are anticipated to satisfy the expected parking demands of the project due to: 1) attendees' increased utilization of taxi, TNC, and other transportation modes; 2) the integrated nature of the ballpark and the office space; and 3) the ease and accessibility of off-site event parking. In addition to the provided 2,470 on-site parking spaces, off-site employee parking and off-site event parking is to be provided within the surrounding Resort Corridor area. Additionally, the project is located across the street from the MGM Grand Monorail Station. Lastly, 30 compact parking spaces are also provided within the parking garage. As the developer plans to provide/coordinate a dedicated TNC drop-off/pick-up lot as well as dedicated locations for shuttle pick-up/drop-off, taxi queueing, and limo/VIP pick-up/drop-off to encourage the use of alternative travel modes, 2,470 parking spaces provided on-site is recommended for the proposed development and anticipated to serve the needs of the property.

#### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Entertainment Mixed-Use	CR (AE-60)	MGM Grand Resort Hotel
South	Entertainment Mixed-Use; Corridor Mixed-Use; & Public Use	CR (AE-60)	Parking lot, multi-family residential, & place of worship
East	Entertainment Mixed-Use	CR (AE-60) & CG (AE-60)	OYO Hotel and Casino & a timeshare motel
West	Entertainment Mixed-Use	CR (AE-60)	Excalibur Resort Hotel

#### **STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

### Applicant's Justification

The applicant is stating that they are proposing to develop a multi-purpose, enclosed ballpark with a capacity of 33,000 for the relocation of the Athletics' baseball team to Southern Nevada along with shared facilities and improvements such as a parking garage, central plant, and common roadways. In addition to the Ballpark, the site will also host various entertainment and community events.

The applicant is seeking special use permit approval for the operation of a recreational or entertainment facility and live entertainment in order to allow recreational uses and live entertainment in outdoor areas within the site as well as for approval to operate these uses separately from the resort hotel. The applicant states the site is appropriate for these uses since it is located within the Resort Corridor, other stadiums have been developed within or adjacent to the resort corridor, it is located on major arterials and near larger interchanges, it is located near mass transit stations, and it is conveniently located within an area easily served by additional lodging opportunities within close proximity. The other proposed uses are complementary to the Ballpark and entertainment offerings, and are compatible with the project design, the zoning district, and the Resort Corridor.

While the applicant is requesting a reduction in throat depth in some locations, they will implement game/event day planning traffic management with staff at each driveway location and right-of-way directing traffic. Also, the reduction of the distance between the southern driveway on Las Vegas Boulevard South and the intersection of Las Vegas Boulevard South and Reno Avenue is due to an existing transmission pole which prohibits the installation of a right turn lane. Also, the increase of the driveway curb return radius on various locations is to allow additional area for the entering and exiting movement of specialty vehicles, such as larger limos, buses, and tractor-trailers at these driveway locations. Additionally, the request to increase the driveway width along Tropicana Avenue will allow for the continued use of the dual left turn lanes from Tropicana Avenue as well as accommodate traffic growth associated with construction of the resort hotel component of the parcel in the future. The applicant is also requesting to not reattach the sidewalk at the driveway radii and spandrel on both sides of Reno Avenue driveway. This will discourage pedestrians from crossing the driveway due to the driveway layout and vehicular circulation requirements.

The applicant states based on the unique characteristics of the Ballpark, a significantly lower number of loading spaces are expected to be needed for operations than the 39 spaces required by Title 30, and the reduction of loading docks for developments along Las Vegas Boulevard South is very common. Many developments including the Ballpark Parcel can utilize a dock master system that coordinates deliveries. This system is more efficient and helps prevent and reduce trucks from stacking up into the public right-of-way. The applicant also believes installing 75 EV parking spaces will more than adequately meet parking demands.

The applicant is providing a minimum of a 10 wide landscape area along Las Vegas Boulevard South except in between the 2 driveway locations where it will reduce to 5 feet. However, the site is providing the appropriate number of trees and shrubs to meet Title 30. All the required

Lastly, along Reno Avenue, detached sidewalks and landscaping on both sides of the sidewalk have been provided. Along the majority of street frontage, 2 minimum 5 foot wide landscape strips are shown on both sides of the sidewalk, except near the main vehicular access driveway where a 3 foot wide landscape strip is provided between the back of curb and sidewalk due to an area designated for satellite trucks, which is the subject of waiver of development standards #1d.

The number and size of the proposed trees and shrubs will be in compliance with Title 30 requirements. There is an easement along Reno Avenue which prevents the applicant from planting any trees within the landscape strip between the back of curb and the sidewalk.

#### Elevations

The elevations depict a 290 foot high dome-shaped structure with an additional 30 feet in height for lightning protection and antennas. Dark gray CMU walls, concrete columns, and metal louvers are shown at the Field Level extending up to the Main Concourse Level, which are designed to enclose the lower levels of the structure. The dome starts at the Main Concourse Level, and features silver metal panels, aluminum framed curtain walls, ETFE system, and large glazing surfaces that mainly face northwest to capture the view of The Strip.

The plans also depict a 150 foot tall concrete parking garage. An on-site pedestrian bridge is shown over an internal driveway located on the west side of the garage, which extends from the fourth level of the garage structure and leads to a staircase to provide pedestrian access to and from Reno Avenue.

#### Floor Plans

The plans depict a 955,100 square foot ballpark with a round shape footprint. The total capacity of the ballpark is 33,000 occupants with 30,000 fixed seats, including seats within suites, and additional areas to accommodate 3,000 standing-room-only occupants. The standing-room-only areas are spread throughout all levels of the stadium.

The ballpark will consist of the following levels: Field Level, Lower Suite Level, Main Concourse Level, Upper Suite Level, Upper Concourse Level, and Upper Deck Level. The Field Level is where the playing field is located for a total footprint of approximately 371,200 square feet. This level also includes premium club and premium suites. Other amenities include food and beverage options, ticketing, team facilities, retail stores, and broadcast and press facilities. These areas are all located around the playing field for a total area of approximately 250,100 square feet, where the playing field is approximately 121,100 square feet.

All other levels include retail stores, food and beverage options, ticketing, team facilities, and broadcast and press facilities. The areas for those levels are as following: Lower Suite Level 230,000 square feet, Main Concourse Level 185,000 square feet, Upper Suite Level 115,000 square feet, Upper Concourse Level 125,000 square feet, and Upper Deck Level 50,000 square feet.

The parking garage consists of 9 levels above and 2 levels below grade and will provide 2,470 standard parking spaces. In addition to parking, portions of some of the levels are designed to have retail, office, or storage uses totaling 120,088 square feet.

over the rights-of-way. Staff appreciates the physical limitation and supports waivers of development standards #1a and #1b.

Also, along a portion of Las Vegas Boulevard South, the width of the on-site street landscaping is depicted as 5 feet, which necessitates a waiver. Considering that there will be an additional 8 foot wide landscape strip within the right-of-way, staff finds that in this case, the combination of on-site and off-site landscaping provides the same benefit as what code requires, and therefore supports waiver of development standards #1c

Lastly, due to the area designated for satellite trucks along Reno Avenue, the width of the landscape strip between the curb and sidewalk is requested to be reduced to 3 feet. Staff can support waiver of development standards #1d since the landscape strip behind the sidewalk is 12 feet wide and the combination of the street landscape width on both sides of the sidewalk in this location exceeds the Code requirement.

Overall, staff finds that the provided landscaping reduces the urban heat island, complements the site, and is consistent with other properties in the area.

#### Waivers of Development Standards #2 & #3

The project is required to provide 7,500 parking spaces for the recreational facility use and an additional 150 parking spaces for the standalone office use, totaling 7,650 required parking spaces where 2,470 standard parking spaces are provided. In support of the parking reduction, the applicant has submitted a parking demand study prepared by a traffic engineering firm. Staff finds the methodology and findings of the parking analysis are sound and acceptable and provides for an acceptable alternative to the relaxed standard.

The provided 75 EV-installed charging spaces is 3% of the "provided" parking spaces, where the code requires EV charging spaces to be calculated based on the "required" parking spaces. Based on the parking demand study that states the provided 2,470 parking spaces serve the need of the project, staff finds that the 75 provided EV-installed charging spaces meet the intent of the Code; therefore, staff supports waiver of development standards #2b.

Also, by eliminating the EV-capable charging spaces and reducing the number of loading spaces, staff does not anticipate any adverse impacts on the surrounding properties given the fact that the site is consistent with the other properties in the vicinity. Staff supports waivers of development standards #2a and #3.

#### Waiver of Development Standards #4

Staff can support this request since it is out of an abundance of caution, in case the parcel is subdivided, which may lead to the construction activities for the ballpark occurring on a parcel other than the parcel on which the ballpark will be constructed. Approval of this waiver will allow the storage of the construction material on any portion of the parcel in the future while the ballpark is under construction.



### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The site design and development parameters are established and dependent on consideration of the use permit and waiver requests, thereby requiring contingent consideration of the design review. As with the use permits, staff finds the design review request is appropriate for this location since the existing property is large, zoned CR, and located within the Resort Corridor. Staff finds the design is harmonious and compatible with the other developments nearby, and the design and other architectural and aesthetic features enhance the characteristics of the area.

Overall, the proposed elevations, requested heights, landscaping, and provided parking spaces are similar to other requests previously approved for similar uses, and also to properties nearby. The ballpark and parking will functionally and visually integrate into a cohesive development. Based on the proposed massing and architectural elements of the overall development, staff does not anticipate any adverse impacts to the immediate area and can support the design of the proposed structures.

### **Public Works - Development Review**

#### Waiver of Development Standards #5

Staff needs the technical studies to further address the circulation concerns that may be caused by the reduction in throat depth, back of curb radii, driveway width, departure distance, and allowing the sidewalk to not attach at the back of curb radius.

### **Department of Aviation**

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

More importantly, the development will penetrate the Part 77 airspace surface (Airport Airspace Overlay District), as defined by Section 30.02.26B.2(i) of the Clark County Unified Development Code. Therefore, as required by Section 30.06.03D.7(iv) of the Clark County Unified Development Code, final action cannot occur until the FAA has issued an airspace Determination of No Hazard and the Department of Aviation has reviewed the determination. (Note that section 30.06.03D.7(iv) requires that the FAA Determination of No Hazard shall be submitted two weeks prior to final approval for any proposed structure that intrudes into Airport Airspace Overlay District [see chapter 30.02.26B].)

Part 77 airspace surface penetration does not include the additional height of construction cranes, which will add to the airspace penetration.



The Ballpark and Integrated Resort Traffic Impact Analysis Report (Traffic Report) is expected to contain an Event Management Plan that addresses high, medium, and lower capacity events to be held at the ballpark. CCDOA owns property along the roadway network (and in proximity to the roadway network) proposed to be utilized for access to the ballpark in the Traffic Report. CCDOA requests additional conditions specific to the Traffic Report and Event Management Plan as previously discussed with the applicant.

#### **Staff Recommendation**

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Comprehensive Planning**

- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;
- Allow the following permits prior to the adoption of the Development Agreement: all grading, including excavation and underground utilities, construction below grade level and structural first lift with initial foundation work;
- Prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned;
- Bond or other form of financial security, acceptable to Clark County shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan;
- 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;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- 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 Las Vegas Boulevard South improvement project;
- 90 days to record said separate document for the Las Vegas Boulevard South improvement project;
- Any reconstruction of pedestrian bridges, elevator or escalators shall be coordinated with Public Works;
- Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes;
- Contribute 25% of the overall annual maintenance cost of the elevators, escalators and pedestrian bridges at all 4 corners of the intersection of Las Vegas Boulevard South and Tropicana Avenue;
- Allow the following permits prior to approval of off-site permits: all demolition, grading, including underground utilities, dewatering, foundation, and structural first level with foundation;
- Bollards or equivalent to be approved by Public Works to be installed along Reno Avenue from Las Vegas Boulevard South to Giles Street;
- Coordinate with Public Works to return any County assets that are removed.

#### **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;
- All cranes and temporary equipment will require separate FAA airspace determinations that provide "Determinations of No Hazard to Air Navigation." A Crane/Temporary Equipment plan that includes the separate FAA airspace determinations must be submitted and approved by the Department of Aviation prior to the issuance of building or grading permits;
- Koval Lane, Reno Avenue, and Mandalay Bay Road to all remain no-parking streets;

- Event Management Plan shall include CCDOA's property located off Reno Avenue (Quail Air Center) and Koval Lane (Atlantic Aviation), and CCDOA's property along Mandalay Bay Road, Haven Street, and Four Seasons Drive (parcels 162-28-302-001, 162-28-301-029, 162-28-401-019 portion, 162-28-401-002 and 162-28-401-004) for the ballpark to provide security at these locations to prevent unauthorized parking during events;
- CCDOA to be provided the draft Event Management Plan for review and comment for high, medium, and lower capacity events.
- 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**

- 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.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0455-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

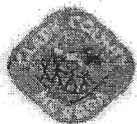
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ATHLETICS STADCO, LLC

**CONTACT:** KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): Portion of 162-28-112-001

PROPERTY ADDRESS/ CROSS STREETS: SEC Las Vegas Blvd, South and Tropicana

### DETAILED SUMMARY PROJECT DESCRIPTION

Application for Athletics Ballpark and associated amenities

### PROPERTY OWNER INFORMATION

NAME: Tropicana Land, LLC c/o Maren Parry, Ballard Spahr LLP

ADDRESS: 1980 Festival Plaza Drive, Suite 900

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-387-3096

CELL

EMAIL: Parrym@ballardspahr.com

### APPLICANT INFORMATION (must match online record)

NAME: Athletics StadCo, LLC

ADDRESS: 7000 Coliseum Way

CITY: Oakland

STATE: CA

ZIP CODE:

REF CONTACT ID # n/a

TELEPHONE: 000-000-0000

CELL

EMAIL: n/a

### CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell -- Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Dr. #650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # 164674

TELEPHONE: 702-792-7000

CELL

702-792-7048

EMAIL: apierce@kcnvlaw.com

\*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Brandon J. Moore  
Property Owner (Signature)\*

Brandon J. Moore, VP/Secretary  
Property Owner (Print)

12/19/24  
Date

### DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input checked="" type="checkbox"/> UC	<input checked="" type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input checked="" type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) UC-25-0125

PC MEETING DATE

BCC MEETING DATE

TAB/CAC LOCATION

ACCEPTED BY

DATE

FEES

Negron

2/11/25

1,800

DATE 3/11/25



LAS VEGAS OFFICE  
1980 Festival Plaza Drive, Suite 650  
Las Vegas, NV 89135  
T: 702.792.7000  
F: 702.796.7181

KAEMPFER

CROWELL

JENNIFER LAZOVICH  
jlazovich@kcnvlaw.com  
D: 702.792.7050

January 27, 2025

VIA EMAIL

NEGAR MASOOMI  
CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway, 1<sup>st</sup> Floor  
Las Vegas, NV 89106

**Re: Justification Letter -Design Review, Special Use Permits, and Waiver of  
Development Standards for a Recreational Facility (Athletics' Baseball Ballpark)  
Athletics StadCo, LLC  
Las Vegas Boulevard/Tropicana Avenue  
A portion of APN: 162-28-112-001**

Dear Ms. Masoomi:

Please be advised this office represents Athletics StadCo, LLC (the "Applicant") in the above-referenced matter. The Applicant is proposing to develop a multi-purpose, enclosed ballpark with a capacity of 33,000 (the "Ballpark") for the relocation of the Athletics' baseball team to Southern Nevada. The Ballpark will be located on a portion of the property located on the southeast corner of Las Vegas Boulevard and Tropicana Avenue, more particularly described as a portion of APN: 162-28-112-001 (the "Site").

In addition to the Ballpark to be developed by the Applicant, the remainder of the Site will be developed to include a new resort-hotel. The new resort-hotel (the "Integrated Resort") will be designed to complement and integrate with the design of the Ballpark and to replace the historic Tropicana Las Vegas Casino Resort that has recently been demolished, but for which the Resort Hotel Use Permit will continue to be maintained based on recent action of the Board of County Commissioners.

The scope of this application includes the Ballpark and certain shared facilities and improvements such as a parking garage, central plant, and common roadways. The balance of the Site is planned for a phased Integrated Resort that is not part of this application. A preliminary master plan for the Integrated Resort is being submitted concurrently with this application in order to provide the County with context for the overall flow and coordination of the interior improvements with the surrounding infrastructure. Please note that certain site and landscape plans submitted in connection with this request represent a "provisional" or interim plan set designed to satisfy the requirements of Title 30 during the phased development timeline for the overall Ballpark and Integrated Resort projects on the Site. The Applicant will continue to work with the developers of the Integrated Resort to provide for the appropriate phasing of construction,

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access, and perimeter landscaping in order to meet the requirements of Title 30. During the various phases of construction, the Applicant and the developers of the Integrated Resort will coordinate to make the appropriate adjustments as the design of the Integrated Resort is further refined and those development plans are submitted to Clark County for review.

The proposed Ballpark will be located on approximately 9.0 +/- acres near the center of the Site (the "Ballpark Parcel"). The additional associated improvements such as the central plant, parking garage, shared driveways, loading spaces, and open site areas will utilize approximately 11.37 acres of the Site (the "Shared Space"). The Ballpark Parcel is ultimately contemplated for dedication to the Clark County Stadium Authority, while the Shared Space will continue to be owned by the current landowner and subject to access and shared use agreements. The balance of the Site – approximately 14.74 acres – will be further developed as the Integrated Resort.

In addition to the Ballpark, the Site will also host various entertainment and community events. The Applicant is requesting a design review for a Recreational or Entertainment Facility (Ballpark) along with special use permits for additional associated uses and waivers of development standards.

#### **SPECIAL USE PERMITS**

- **Recreational Facility (Stadium)/Live Entertainment**

The Site is master planned as Entertainment Mixed-Use (EM) and zoned Commercial Resort (CR). An EM planned area and CR zoned district allow for the most intense and dense uses such as large scale resort-hotels, high density, high-rise apartments/condominiums, and a variety of commercial uses.

Under Title 30, the Ballpark is considered a Recreational or Entertainment Facility, a Conditional Use in a CR district. The associated conditions limit recreational activities to indoor events within commercial zoning districts, and require the operation of the facility in conjunction with a Resort Hotel. Live Entertainment with an outdoor component carries similar conditions. The Applicant is seeking Special Use Permit approval for the operation of a Recreational or Entertainment Facility and Live Entertainment in order to allow recreational uses and Live Entertainment in outdoor areas within the Site (including any plaza and balcony areas), as well as for approval to operate these uses separately from the Resort Hotel under Title 30 given the Integrated Resort is the subject of a separate application.

The Site is appropriate for these outdoor recreational and entertainment uses for the following reasons:

- The Site is located within the resort corridor.
- The Ballpark is being developed to coordinate with the Integrated Resort on the Site where the gaming-related approvals and Special Use Permit for the former Tropicana Hotel have been maintained during the redevelopment period.

- Other stadiums such as Allegiant Stadium, T-Mobile, MGM Grand Garden, and Michelob Ultra Arena have been developed within or adjacent to the resort corridor.
- The Site is located on major arterials and near larger interchanges such as:
  - Las Vegas Boulevard, a 200-foot wide right-of-way.
  - Tropicana Avenue, an over 100-foot wide right-of-way.
  - Reno Avenue, an 80-foot wide right-of-way.
  - Just east of the I-15/Tropicana interchange. The interchange is undergoing a complete overhaul and improvement. The improvements to the interchange will be completed prior to the opening of the Ballpark.
- The Site is located near mass transit stations.
- The Site is conveniently located within an area easily served by additional lodging opportunities within close proximity.

Therefore, the Site is zoned properly for the proposed primary use of an indoor and outdoor recreational and live entertainment venue, and is compatible with the surrounding area.

• **Other Special Use Permits**

Additionally, the Applicant requests the following Special Use Permits for secondary activities in association with the Ballpark that will provide opportunities for services and activities that are complementary to the Ballpark and entertainment offerings, and are compatible with the project design, the zoning district, and the resort corridor:

- Avocational or Vocation Training (for the baseball team and potentially third parties)
- Mobile Food Vendor (more than one establishment per lot)
- Offices,
- Outside Dining, Drinking, and Cooking (not in direct connection with primary eating and drinking establishment)
- Outdoor Market,
- Outdoor Storage and Display (during Construction and not in conjunction with resort hotel)

## DESIGN REVIEW

### • Access

The Site is located on a portion of the former Tropicana Hotel and Casino property. The Site is bounded on the west by Las Vegas Boulevard, on the south by Reno Avenue, and on the north by Tropicana Avenue. Access to the Site is from eight (8) driveways: three (3) driveways along Reno Avenue with the eastern most driveway for fire access only, two (2) driveways along Las Vegas Boulevard, and three (3) driveways along Tropicana Avenue with the eastern most driveway for fire access only. The Site is also accessible for pedestrian traffic from the existing pedestrian bridges over Tropicana Avenue and Las Vegas Boulevard. Pedestrian bridges are expected to touchdown at the contemplated resort plaza area that will ultimately provide a coordinated entrance area in front of the Ballpark and the future Integrated Resort. The most direct access to the Ballpark is from the driveway off Reno Avenue, which will align with Giles Street. The streetscape along Las Vegas Boulevard will consist of a minimum 20-foot wide sidewalk with a minimum 8-foot wide additional sidewalk/clear zone and 5-foot wide minimum landscape zone at back of sidewalk. The streetscape along Tropicana Boulevard will consist of a minimum 12-foot wide sidewalk with a 5-foot wide landscape zone at back of sidewalk. The streetscape along Reno Avenue will consist of a 5-foot wide landscape zone behind the sidewalk, a 10-foot wide sidewalk, and a minimum 8-foot wide landscape zone at back of curb. The Applicant will coordinate with Clark County with respect to the phasing of the perimeter pedestrian realm throughout the development of the Ballpark and the construction of the Integrated Resort.

### • Ballpark

The Applicant is proposing to develop a domed Ballpark with a 373,000 SF footprint at a height of 290-feet plus additional 30-feet for lightning protection and antenna for a total envelope height of 320-feet. Total capacity is 33,000 occupants with 30,000 fixed seats including seats within suites and additional areas to accommodate 3,000 standing room only occupants. The standing room only areas are spread throughout all levels of the stadium. The north entry point is located at the plaza area along Tropicana Avenue with parking and other access points to the Ballpark located along Reno Avenue. The Ballpark will consist of the following levels:

- **Field Level** – This level is where the playing field is located. This level also includes premium club and premium suites. Other amenities include food and beverage options, ticketing, team facilities, retail/team store, and broadcast and press facilities. The total square footage is approximately 240,000 SF excluding the playing field.
- **Lower Suite Level** – This level includes retail/team store, food and beverage options, ticketing, team facilities, and broadcast and press facilities. The total square footage is approximately 230,000 SF.

- **Main Concourse Level** – This level includes retail/team store, food and beverage options, ticketing, team facilities, and broadcast and press facilities. The total square footage is approximately 185,000 SF.
- **Upper Suite Level** – This level includes retail/team store, food and beverage options, ticketing, team facilities, and broadcast and press facilities. The total square footage is approximately 115,000 SF.
- **Upper Concourse Level** – This level includes retail/team store, food and beverage options, ticketing, team facilities, and broadcast and press facilities. The total square footage is approximately 125,000 SF.
- **Upper Deck Level** – This level includes retail/team store, food and beverage options, ticketing, team facilities, and broadcast and press facilities. The total square footage is approximately 50,000 SF.
- **Parking Garage & Commercial/Retail/Office/Storage Space**

A nine (9) level above and two (2) level below grade, 150-foot tall parking garage is located at the southeast corner of the Site along Reno Avenue. The parking garage will provide 2,500 parking spaces. In addition to parking, portions of some levels are designed to have commercial/retail/office and storage areas. The total commercial/retail/office/storage square footage area is 120,088 SF. The office area is the primary use for the Athletics baseball team. The offices will serve as administrative, scouting, and executive offices for the team.

- **East Property Line**

Along the east property line, there will be a service yard, central utility plant, and a NV Energy substation. The location of these areas and uses will be shielded from the right-of-way by the Ballpark and parking garage as required by Title 30.04.05(D)(4). The Applicant is not proposing any changes to the existing aboveground utilities.

- **Sustainability Factors**

The Site design incorporates the following sustainability elements:

- **Landscaping**
  - Title 30.04.05(J)(3)(ii) – The Site is providing water-efficient landscaping. As such, this equals 1 point.
- **Building/Site Design**
  - Title 30.04.05(J)(4)(ii)(a) – The building orientation is east-west. As such, this equals 1 point.

- Title 30.04.05(J)(c)(2) – The building will utilize daylight strategies to reduce the use of artificial light. As such, this equals 0.5 points.
- Title 30.04.05(J)(c)(5) – The building will have low emissivity glass. As such, this equals 0.5 points.

In addition to the above-mentioned, the stadium will incorporate other sustainability measures like indoor water use reduction, LED lighting, and low emitting materials.

- **Signage**

A separate signage package will be submitted at a later date.

- **Grading**

The Applicant does not anticipate needing a separate design review for grading as it unlikely there is need to increase the grade beyond what Title 30 Development Code allows.

#### **WAIVERS OF DEVELOPMENT STANDARDS**

- **Parking Reduction**

The Ballpark is required to provide 7,500 parking spaces for the stadium and an additional 150 parking spaces for the office/commercial/retail areas totaling 7,650 required parking spaces. The Ballpark is providing 2,470 standard parking spaces and 30 compact parking spaces for 2,500 parking spaces in the parking garage. Two thousand four hundred (2,400) parking spaces are dedicated to the stadium on event days and 100 parking spaces are dedicated for the offices. In support of the parking reduction, the Applicant has submitted a separate Parking Waiver Justification Report prepared by the engineering firm Kimley-Horn and Associates. In addition to Kimley-Horn and Associates' parking analysis, a parking waiver is appropriate given the multi modal transportation options:

- Ride Sharing
- Taxi and Limos
- RTC Transit
- Shuttle Services
- Walking – Vicinity to tens of thousands of hotel rooms and pedestrian bridges with direct access to the Site
- Las Vegas Monorail



A portion of the event patron parking demand as well as employee parking is expected to be provided off-site, similar to other major event venues within the Resort Corridor. Over 40,000 parking spaces are within walking distance of the Site.

Finally, the Las Vegas Visitor Profile Studies, published by the Las Vegas Convention & Visitors Authority (LVCVA), found that the number of visitors utilizing their own vehicles to travel around Las Vegas has been historically around 50%. The number of visitors renting a vehicle has steadily decreased while the number of visitors traveling between properties and to/from Las Vegas Boulevard increasingly use ride shares, taxis, buses, and shuttles.

- **Throat Depth Reduction**

Per the Uniform Standard Drawings for the Clark County Area (USDCCA) 222.1, the required minimum throat depth is 150-feet. The on-site improvements for this project will result in reduced throat depths. While the Applicant is requesting a reduction in throat depth, the Applicant will implement game/event day planning traffic management with staff at each driveway location and right-of-way directing traffic. A waiver of the throat depth is requested for the following locations as shown on the site plan.

1. The central parking garage entrance driveway on Reno Avenue for a reduction of throat depth to 74.50-feet from the required 150-feet.
2. The western driveway on Reno Avenue, aligned with Giles Street, for a reduction of the throat depth to 107.75-feet from the required 150-feet.
3. The central driveway on Tropicana Avenue, aligned with MGM Grand driveway, for a reduction of throat depth to 88.55-feet from the required 150 feet.

In addition to the above-requested reductions, the site plan notes that the throat depths for Las Vegas Boulevard (ingress and egress) will be addressed with the entitlement submittal for the Integrated Resort.

- **Reduce Distance Between Driveway and Intersection**

The southern driveway on Las Vegas Boulevard is located 131.50-feet from the back of curb radius at the northeast corner of the intersection of Las Vegas Boulevard and Reno Avenue. Per USDCCA 222.1, beginning from the back of the curb radius, the required distance from the intersection to the driveway is 190-feet on the departure side of the intersection. An existing transmission pole prohibits the installation of a right turn lane, and a curb return at the minimum driveway spacing distance.

- **Increase Driveway Curb Return Radius**

Per USDCCA 225, driveways shall have an allowable maximum back of curb radius of 35-feet. The central driveway on Reno Avenue, the parking garage driveway, and the western

driveway on Reno Avenue, aligned with Giles Street, exceed the maximum allowable radius. The proposed central parking garage driveway radii is 45-feet for the entering movement and 40-feet for the exiting movement when 35-feet maximum is allowed. The proposed western driveway radii are 40-feet for both the entering and exiting movements when 35-feet maximum is allowed. This is to allow additional area for the entering and exiting movement of specialty vehicles, such as larger limos, buses, and tractor-trailers, at these driveway locations.

- **Increase Driveway Width**

The Site has an existing driveway located at Tropicana Avenue and Ocean Drive. This existing driveway is referenced as the central driveway on Tropicana Avenue for this project that is aligned with the MGM Grand driveway on the north side of the road. Currently, this driveway has an island to divide traffic entering and exiting the property. The proposed improvements will remove the existing island and widen the driveway to 57-feet lip to lip. Per Clark County Code 222.1, all proposed two-way driveways must be a maximum of 40-feet wide, measured from the lip of gutter. This wider driveway will allow for the continued use of the dual left turn lanes from Tropicana Avenue as well as accommodate traffic growth associated with construction of the resort-hotel component of the parcel in the future.

- **Reduce Number of Loading Spaces**

The Ballpark is providing 3 loading spaces where 38 loading spaces are required. Based on the unique characteristics of the Ballpark, a significantly lower number of loading spaces (3) are expected to be needed for operations than the 38 spaces required by Title 30. The reduction of loading docks for developments along Las Vegas Boulevard is very common. Many developments including the Ballpark Parcel can utilize a dock master system that coordinates deliveries. This system is more efficient and helps prevent and reduce trucks from stacking up into the public right-of-way. Also, the provided number of loading dock spaces is typical for a ballpark of this size.

- **Reduce Number of EV Installed Parking Spaces and Eliminate EV Capable Parking Spaces**

The Applicant is required to install 230 EV parking spaces (or 3% of required parking) with additional 1,913 EV capable parking spaces (or 25% of required parking). The parking garage will include 75 EV parking spaces with no additional EV capable parking spaces. The Applicant believes installing 75 EV parking spaces will more than adequately meet parking demands.

- **Waiver to Not Reattach Sidewalk to Driveway Radii and Spandrel at the Reno Avenue Entrance**

The Applicant is requesting to not reattach the sidewalk at the driveway radii and spandrel on both sides of Reno Avenue driveway. The reason for not reattaching the sidewalk at this point is to discourage pedestrians from crossing the driveway due to the driveway layout and vehicular circulation requirements.

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- **Eliminate Landscaping Between the Pedestrian Bridge Access Structures**

The Applicant is requesting to eliminate the landscaping for a portion of the northwest corner of the Site at Las Vegas Boulevard and Tropicana Avenue between the two pedestrian bridge access structures. This area is approximately 470-lineal feet and 10-feet wide. The Applicant cannot accommodate any landscaping, including the 17 large trees, in this area as it is Integrated Resort area and not available for this submittal.

- **Reduce Landscape Width Along Las Vegas Boulevard Between Driveways to 5-Feet**

The Applicant is providing a minimum of a 10-wide landscape area along Las Vegas Boulevard except in between the two (2) driveway locations where it will reduce to 5-feet. However, the Site is providing the appropriate amount of trees and shrubs to meet Title 30. All the required trees and shrubs will reside in the 5-foot wide landscape zone as the remaining 5-feet is in the Integrated Resort area.

- **Reduce Landscape Width & Eliminate Landscaping Along Reno Boulevard**

The Applicant is providing a 3-foot wide landscape area between the curb and sidewalk where 5-feet is required. However, the Applicant is providing a 12-foot wide landscape area behind the sidewalk where 10-feet is required. Additionally, there is a SNWA Easement along Reno Boulevard that prevents the Applicant from planting trees.

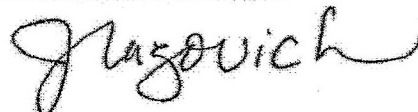
#### **CONCLUSION**

In conclusion, the proposed Ballpark on the Site is appropriate. The Ballpark will be an asset for the community as well as serve as a tourist attraction. In addition to serving as the Athletics' home field, the Ballpark can hold a variety of other events. The Site's location and proximity to other compatible uses makes the Site an ideal location for the proposed Ballpark and accessory uses.

We thank you in advance for your time and consideration. Should you have any further questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

KAEMPFER

CROWELL

JL/ajc

04/02/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0132-REBEL LAND & DEVELOPMENT, LLC:**

**VACATE AND ABANDON** a portion of right-of-way being Flamingo Road located between Paradise Road and Howard Hughes Parkway (alignment) within Paradise (description on file). JG/mh/cv (For possible action)

RELATED INFORMATION:

APN:

162-22-103-001

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

**Project Description**

The plans depict the vacation and abandonment of a portion of the Flamingo Road right-of-way to accommodate detached sidewalks.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-22-0405	Gas station, convenience store, alcohol sales, restaurant, and office, with waivers for throat depth, departure and approach distances, landscaping, parking, cross access, and loading zones, and design reviews for alternative parking lot landscaping, gas station, commercial building, and lighting	Withdrawn at PC	June 2023

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR (AE-60)	Shopping center
South	Entertainment Mixed-Use	CR (AE-60)	Restaurant
East	Entertainment Mixed-Use	CR (AE-60)	Silver Sevens Hotel & Casino
West	Entertainment Mixed-Use	CR (AE-60)	Undeveloped



#### Related Applications

Application Number	Request
UC-25-0133	A use permit, waivers of development standards, and design review for a gas station and office is a companion item on this agenda.

#### STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

#### Analysis

##### Public Works - Development Review

Staff has no objection to the vacation of right-of-way for detached sidewalks.

#### Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

#### PRELIMINARY STAFF CONDITIONS:

##### 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 - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Paradise Road improvement project;
- 90 days to record said separate document for the Paradise Road improvement project;
- 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**

- 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.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** THOMAS MCCLEISTER

**CONTACT:** THOMAS MCCLEISTER, 1904 TOMAHAWK DRIVE, HENDERSON, NV 89074

DRAFT



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-22-103-001

PROPERTY ADDRESS/ CROSS STREETS: 4111 Paradise Road, Las Vegas, NV 89169

### DETAILED SUMMARY PROJECT DESCRIPTION

Complete removal of existing C Store and Gas Pumps/Canopy. New construction will consist of a ground up C Store and Office building. The Gas pumps and canopy are to be relocated and updated with a new design. The underground fuel tank will need to be relocated as well. Additional vacation of R.O.W. along Flamingo Road per attached exhibits.

### PROPERTY OWNER INFORMATION

NAME: Rebel Land & Development

ADDRESS: 1450 N Benson Ave Unit A

CITY: Veglas

STATE: CA ZIP CODE: 91786

TELEPHONE: (909) 344-4728 CELL

EMAIL: raman@anabiil.com

### APPLICANT INFORMATION (person or firm)

NAME: KOR Building Group / Rebecca Fountain

ADDRESS: 2670 Chandler Avenue Suite 10

CITY: Las Vegas

STATE: NV ZIP CODE: 89120 REF CONTACT ID #

TELEPHONE: 702-835-0890 CELL

EMAIL: rebecca@korbg.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Thomas McCleister

ADDRESS: 1904 Tomahawk Drive

CITY: Henderson

STATE: NV ZIP CODE: 89074 REF CONTACT ID #

TELEPHONE:

CELL 702-275-4456

EMAIL: thomas.mccleister@gmail.com

\*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Rama Anabi

Property Owner (Signature)\*

Rama Anabi

Property Owner (Print)

11/18/2024

Date

### DEPARTMENT USE ONLY:

☐ AC  
☐ ADR  
☐ AG

☐ AR  
☐ AV  
☐ DR

☐ ET  
☐ PA  
☐ PUD

☐ PUDD  
☐ SC  
☐ SDR

☐ SN  
☐ TC  
☐ TM

☐ UC  
☒ VS  
☐ WC

☐ WS  
☐ ZC  
OTHER

APPLICATION #(s) VS-25-0132

PC MEETING DATE

-

BCC MEETING DATE

4-2-25

TAB/CAC LOCATION

PARADISE

ACCEPTED BY

RR

DATE

2-5-25

FEES

\$1,200.00

DATE

3-11-25



## JUSTIFICATION LETTER

January 14, 2025

Clark County Comprehensive Planning  
Current Planning Division  
500 S Grand Central Parkway  
Las Vegas, NV 89155

RE: Rebel C Store and Gas Station  
4111 Paradise Road  
Las Vegas, NV 89169

To Whom It May Concern:

We are hereby requesting a vacation for the 5'-0" between the back of curb and detached sidewalk along Flamingo Road.

We are requesting a waiver through Public Works for the detached sidewalk along Paradise Road, therefore not requiring a vacation along Paradise. This is due to the requirement of a RTC Bus Shelter being installed along Paradise Road which would interfere with the detached sidewalk.

At this time, we kindly request your consideration of our Vacation Request.

Thank you for your time.

Thomas McCleister, Architect  
TJM Studios

PLANNER COPY  
VS-25-0132

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04/02/25 BCC AGENDA SHEET

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**UC-25-0133-REBEL LAND & DEVELOPMENT, LLC:**

**USE PERMITS** for the following: 1) office; and 2) gas station.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce driveway approach distance; 2) reduce driveway departure distance; 3) allow an attached sidewalk; and 4) reduce driveway throat depth.

**DESIGN REVIEW** for a commercial development on 1.08 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the southwest corner of Flamingo Road and Paradise Road within Paradise, JG/mh/cv (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-22-103-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the approach distance for a driveway along Flamingo Road to 126 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 16% reduction).
2. Reduce the departure distance for a driveway along Flamingo Road to 72 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 63% reduction).
3. Allow an attached sidewalk to remain along Paradise Road where a detached sidewalk is required per Section 30.04.08C.
4.
  - a. Reduce the throat depth for a driveway along Flamingo Road to 5 feet where 25 feet is required per Uniform Standard Drawing 222.1 (an 80% reduction).
  - b. Reduce the throat depth for a driveway along Paradise Road to 16 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 36% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4111 Paradise Road
- Site Acreage: 1.08
- Project Type: Office & gas station
- Number of Stories: 3
- Building Height (feet): 38 (office)/23 (fuel canopy)
- Square Feet: 7,028 (total)/3,256 (office)/2,580 (convenience store)/1,192 (restaurant)



- Parking Required/Provided: 27/31 (including 3 EV and 2 ADA spaces)
- Sustainability Required/Provided: 7/2.5

#### Site Plans

The plans depict a 7,028 square foot commercial building, set back 104 feet from the north property line, 18 feet from the south property line, 73 feet from the east property line, and 80 feet from the west property line. A fuel canopy is located to the north of the building, set back 43 feet from the north property line and 76 feet from the east property line. The site is accessed via a commercial driveway from Flamingo Road, with a second commercial driveway located along Paradise Road. Neither driveway meets the approach distance, departure distance, or throat depth requirements of Uniform Standard Drawing 222.1, necessitating waivers of development standards. A 24 foot wide drive aisle is maintained throughout the site, connecting the driveways and allowing vehicles to enter the fuel canopy area from either side. A drive-thru lane is shown along the south side of the building, which leads to a drive-thru window at the southeast corner of the building. Parking is provided on the north, east, and west sides of the building, including 3 parking spaces for electric vehicle charging. A loading zone is provided on the west side of the building, and bicycle parking is also provided. Pedestrian pathways are provided to connect the fuel canopy and each parking area to the building. A trash and recycling enclosure is located in the northeast corner of the site. There is an existing 6 foot high CMU block wall along the south and west property lines that is proposed to remain.

#### Landscaping

The plans depict street landscaping consisting of and medium trees and shrubs spaced 20 feet on center along Flamingo Road within a 5 foot wide landscape strip on the street side of the sidewalk and 8 foot wide landscape strip on behind the sidewalk. An attached sidewalk with a 15 foot wide street landscape area consisting of medium trees and shrubs spaced 20 feet on center is depicted along Paradise Road. Medium trees and shrubs are shown throughout the parking area, with landscape finger islands provided at least every 6 parking spaces.

#### Elevations

The plans depict a 23 foot high fuel canopy featuring stone veneer and painted steel columns with a smooth metal panel façade. The building is 38 feet high, featuring aluminum storefront doors and windows, stone veneers, smooth metal panel facades, wood veneer, and painted steel awnings. The south and east elevations features a drive-thru window pop-out with cement plaster and metal roof, while the façade features a metal finish with corrugated metal panels, along with a sand finish cement plaster. The south elevation also features a roof deck, which has a glass guardrail for safety. The west elevation features large aluminum storefront windows and an additional door.

#### Floor Plans

The plans depict a 3 story building with a roof deck. The 5,048 square foot first floor features a convenience store area, kitchen, restrooms, storage rooms, an office lobby, and corridor. The 1,800 square foot second floor features an open office area, flex space, and roof merch yard. The third floor features a 180 square foot floor area with a 1,438 square foot roof deck to be utilized by staff and private events only.

#### Applicant's Justification

The applicant states that the original gas station and convenience store were constructed in 1985. The proposed project features a new convenience store, fuel canopy, multistory office, and drive-thru restaurant. The approach and departure distance waivers have been coordinated with Public Works, with the new driveways moved as far away as possible from the major intersection. The previous driveways were within 50 feet of the intersection and are being closed off completely to allow for safer site ingress and egress. The waiver to allow an attached sidewalk where detached sidewalks are required along Paradise Road is due to encroachments by the RTC and the LVVWD, which make a detached sidewalk impractical. The throat depth waivers are for the egress side along Flamingo Road and the ingress side along Paradise Road, as the other throat depth requirements are being met.

#### Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0405	Gas station, convenience store, alcohol sales, restaurant, and office, with waivers for throat depth, departure and approach distances, landscaping, parking, cross access, and loading zones, and design reviews for alternative parking lot landscaping, gas station, commercial building, and lighting	Withdrawn at PC	June 2023

#### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR (AE-60)	Shopping center
South	Entertainment Mixed-Use	CR (AE-60)	Restaurant
East	Entertainment Mixed-Use	CR (AE-60)	Silver Sevens Hotel & Casino
West	Entertainment Mixed-Use	CR (AE-60)	Undeveloped

#### Related Applications

Application Number	Request
VS-23-0132	A request to vacate and abandon a portion of right-of-way is a companion item on this agenda.

#### STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

#### Analysis

##### Comprehensive Planning

##### Use Permits

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public

improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that this location is suitable for the proposed gas station and office development. The site has featured a gas station for decades, and staff does not anticipate any problems emerging due to the proposed redevelopment. The surrounding area contains a variety of commercial uses, and the intersection of Flamingo Road and Paradise Road features heavy traffic volumes, making this site especially appropriate for the proposed gas station and office uses. For these reasons, staff can support these requests.

#### Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the uses of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

#### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds that the proposed development is suitable for this location and compatible with the surrounding area. The layout of the site ensures that potential pedestrian safety conflicts will be minimized by providing pedestrian walkways throughout the site and locating the drive-thru in the rear of the building. However, the applicant is not meeting the Title 30 sustainability requirements for nonresidential development and fails to comply with Policy 6.2.2 of the Master Plan, which encourages the use of sustainable site design and development practices in new construction projects. Staff finds that because this is a complete redevelopment of the site, the applicant should provide the minimum required sustainability measures. Therefore, staff cannot support this request.

#### Public Works - Development Review

##### Waiver of Development Standards #1

Staff has no objection to the reduction in the approach distance for the Flamingo Road driveway. The applicant has placed the driveway as far west as the site will allow.

##### Waiver of Development Standards #2

Staff has no objection to the reduction in the departure distance for the Paradise Road driveway. The applicant placed the driveway as far south as the site will allow.

Waiver of Development Standards #3

Staff has no objection to the existing attached sidewalk to remain on Paradise Road.

Waiver of Development Standards #4

Although the throat depth at each driveway does not comply with the minimum standard, the applicant worked with staff to amend the existing driveway to provide for safer ingress and egress. Staff has no objection to the reduced throat depth for the driveway on Paradise Road and on Flamingo Road.

**Staff Recommendation**

Approval of the use permits and waivers of development standards; denial of the design review.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

- 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;
- Reconstruct any unused driveways with full off-site improvements;
- 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 Paradise Road improvement project;
- 90 days to record said separate document for the Paradise Road improvement project;
- 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 off-site improvement 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 to show fire hydrant locations on-site and within 750 feet.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0074-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

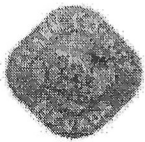
**PROTESTS:**

**APPLICANT: THOMAS MCCLEISTER**

**CONTACT: THOMAS MCCLEISTER, 1904 TOMAHAWK DRIVE, HENDERSON, NV 89074**

DRAFT





## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-22-103-001

PROPERTY ADDRESS/ CROSS STREETS: 4111 Paradise Road, Las Vegas, NV 89169

### DETAILED SUMMARY PROJECT DESCRIPTION

Complete removal of existing C Store and Gas Pumps/Canopy. New construction will consist of a ground up C Store and Office building. The Gas pumps and canopy are to be relocated and updated with a new design. The underground fuel tank will need to be relocated as well.

### PROPERTY OWNER INFORMATION

NAME: Rebel Land & Development

ADDRESS: 1450 N Benson Ave Unit A

CITY: Vandal

TELEPHONE: (409) 344-4728 CELL: \_\_\_\_\_ STATE: CA ZIP CODE: 91286

EMAIL: ranabi@rebel-land.com

### APPLICANT INFORMATION (must match online record)

NAME: Thomas McCleister

ADDRESS: 1904 Tomahawk Drive

CITY: Henderson

STATE: NV ZIP CODE: 89074 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ CELL 702-275-4456 EMAIL: thomas.mccleister@gmail.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: Thomas McCleister

ADDRESS: 1904 Tomahawk Drive

CITY: Henderson

STATE: NV ZIP CODE: 89074 REF CONTACT ID # \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ CELL 702-275-4456 EMAIL: thomas.mccleister@gmail.com

\*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Rana Anabi  
Property Owner (Signature)\*

Rana Anabi  
Property Owner (Print)

11/18/2024  
Date

### DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☒ UC

☒ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☒ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER \_\_\_\_\_

APPLICATION #(s) UC-25-0133

ACCEPTED BY RR

PC MEETING DATE \_\_\_\_\_

DATE 2-5-25

BCC MEETING DATE 4-2-25

FEES \_\_\_\_\_

TAB/CAE LOCATION PARADISE

DATE 3-11-25



## JUSTIFICATION LETTER

January 13, 2025

Clark County Comprehensive Planning  
Current Planning Division  
500 S Grand Central Parkway  
Las Vegas, NV 89155

RE: Rebel C Store and Gas Station  
4111 Paradise Road  
Las Vegas, NV 89169

To Whom It May Concern:

We are hereby requesting Use permits, a Design Review and a waiver of standards for our project located at the address in subject.

This site has an existing zoning classification of CR with an EM Planned Land Use and sits in the AE-60 Overlay district. We are maintaining the existing classification and use on the property.

The original C Store and Gas Station were constructed back in 1985 and are situated at the Southeast corner of E Flamingo Road and Paradise Road. This is a major intersection with a lot of visibility from commuters in all directions.

Our project consists of a new C-Store that will now include an attached multistory office function. This facility will act as a local corporate office for the clients. The office space will be 3,256 SF and will be located on the second and third floor on the west side of the structure. The C Store will be located on the east half of the building and will be approximately 2,580 SF.

The project includes a drive thru function that will be utilized by the company's "Hatch Chicken" subsidiary. It will take up the far east portion of the building consisting of 1,192 SF. There will not be a formal dining room associated with the restaurant use, however it is anticipated to provide a couple small tables with chairs inside of the structure, along the north wall of the C-Store on the east end. The kitchen will provide to go food through heated counter displays and POS orders.

PLANNER COPY

UC-25-0133

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The maximum height of the structure will be 37'-6". It will be a 3 story building with a partially covered roof deck to be utilized by staff and private functions only. and the elevations will consist of various materials from Stucco and Wood Veneers to Stone Veneer and metal siding.

The Gas Pumps associated with the C-Store are located a distance of 52'-0" from the Flamingo ROW and 72'-6" from the Paradise ROW, at their closest locations. The canopy design is such that it speaks to the architecture of the main building. Its finishes will consist of painted metals and stones that match the finishes used on the main structure.

We are requesting a Use Permit to be able to provide a Gas Station and Office use within a site that is currently zoned CR.

The design review request is to update the architecture of the building to more reflect the surrounding Las Vegas landscape. The original building style no longer fits within the area.

There are multiple Waiver requests with this submittal.

#1 Waiver request is to allow for a reduction in the approach distances from a major intersection. The Flamingo Road commercial driveway does not meet the minimum approach distance, it is 126 feet where 150 feet is the minimum per Uniform Standard Drawing 222.1. In addition we request a waiver to reduce the departure distance for the Paradise Road Commercial driveway, it is 72 feet where 190 feet is required per Uniform Standard Drawing 222.1. We have provided the new driveways as far away as possible from the current major intersection as you can see on the attached site plans. This documentation has been reviewed previously with Public Works and we were informed they would be able to support this waiver as the driveways are pushed as far from the intersection as possible. The previous driveways were both within 50' of the intersection and those are being closed off completely to provide for a safer ingress/egress of the site for the public.

#2 Waiver request is to allow an attached sidewalk along Paradise Road where a detached sidewalk is required by the current Title 30 zoning code. The detached sidewalk would not be practical due to the encroachments of the RTC vacation and the LVVWD vacations. We request the support of staff for an attached sidewalk along Paradise only. We will be transitioning to a detached sidewalk along Flamingo to meet the requirements of Title 30.

#3 Waiver request is to allow a reduction to the required throat depth of 25'-0". The first area of conflict along Flamingo Road is 5'-0" on the egress side of the driveway. The ingress side of the driveway complies with the 25'-0" requirement. The first area of conflict along Paradise Road on the ingress side is 16'-0" while the egress side of the driveway complies with the requirements.

At this time, we kindly request your consideration of our Design Review, Waiver and Use Permits.

Sincerely,

Thomas McCleister, Architect