



## Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

April 8, 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.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- 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.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- 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 be 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 March 25, 2025 (For possible action)
- IV. Approval of the Agenda for April 8, 2025 and Hold, Combine, or Delete any Items.  
(For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning
  1. **UC-25-0169-OBJECT DASH, LLC:**  
**USE PERMITS** for the following: **1)** a proposed multi-family development; and **2)** a proposed monorail (station).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setback; **2)** reduce parking lot landscaping; **3)** reduce parking; and **4)** allow alternative driveway geometrics.  
**DESIGN REVIEWS** for the following: **1)** a proposed multi-family development with accessory commercial (retail and restaurant) uses; and **2)** a proposed monorail (station) on 1.33 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Paradise Road, 900 feet north of Harmon Avenue within Paradise. JG/mh/kh  
(For possible action)  
**BCC 4/16/25**
  2. **ZC-25-0171-SEABASS REALTY, LLC:**  
**ZONE CHANGE** to reclassify 0.92 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Maule Avenue, 860 feet east of Spencer Street within Paradise (description on file). JG/mc (For possible action)  
**BCC 4/16/25**
  3. **VS-25-0173-PRUDENTIAL, LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being Maule Avenue located between Spencer Street and Eastern Avenue within Paradise. (description on file). JG/rg/cv (For possible action)  
**BCC 4/16/25**
  4. **DR-25-0172-PRUDENTIAL, LLC:**  
**DESIGN REVIEW** for a transportation service facility expansion on 3.19 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Maule Avenue, 1,200 feet west of Eastern Avenue within Paradise. JG/rg/cv (For possible action)  
**BCC 4/16/25**
  5. **ZC-25-0134-GRIMM NORTON 4, LLC:**  
**ZONE CHANGE** to reclassify 6.05 acres from an RM50 (Residential Multi-Family 50) Zone to a CR (Commercial Resort) Zone. Generally located on the north side of Royal Crest Circle and the west side of University Center Drive within Paradise (description on file). TS/rk (For possible action)  
**BCC 4/16/25**



6. **VS-25-0136-GRIMM NORTON 4, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Sierra Vista Drive and Royal Crest Circle, and between University Center Drive and Palos Verdes Street (alignment); a portion of right-of-way being University Center Drive located between Sierra Vista Drive and Royal Crest Circle; and a portion of right-of-way being Royal Crest Circle located between University Center Drive and Palos Verdes Street (alignment) within Paradise (description on file). TS/lm/kh (For possible action)  
BCC 4/16/25
7. **UC-25-0135-GRIMM NORTON 4, LLC:**  
**USE PERMIT** for a hotel with a mixture of transient and non-transient uses.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce buffering and screening; and 2) modify residential adjacency standards.  
**DESIGN REVIEW** for a proposed hotel and modifications to an existing parking garage on a portion of 8.51 acres in a CR (Commercial Resort) Zone. Generally located on the west side of University Center Drive and the north side of Royal Crest Circle within Paradise. TS/lm/kh (For possible action)  
BCC 4/16/25
8. **DR-25-0235-VEGAS DEVELOPMENT LAND OWNER, LLC:**  
**DESIGN REVIEW** for a proposed restaurant on a portion of 14.1 acres in a CR (Commercial Resort) Zone. Generally located on the northeast corner of Harmon Avenue and Audrie Street within Paradise. JJ/mh/cv (For possible action)  
PC 5/6/25
9. **VS-25-0211-COUNTY OF CLARK(AVIATION):**  
**VACATE AND ABANDON** a portion of a right-of-way being Mandalay Bay Road located between Las Vegas Boulevard South and Haven Street; and a portion of right-of-way being Haven Street located between Reno Avenue and Dewey Drive (Alignment); and a portion of right-of-way being Four Seasons Drive located between Las Vegas Boulevard South and Haven Street within Paradise (description on file). JG/tpd/cv (For possible action)  
PC 5/6/25
10. **UC-25-0218-GRIMM NORTON 4, LLC:**  
**USE PERMIT** for a multi-family residential development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; and 2) reduce throat depth.  
**DESIGN REVIEW** for a proposed multi-family residential development on a portion of 6.05 acres in a CR (Commercial Resort) Zone. Generally located on the west side of University Center Drive and the north side of Royal Crest Circle within Paradise. TS/lm/kh (For possible action)  
BCC 5/7/25
11. **VS-25-0229-TMC HOLDINGS SERIES-E, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Serene Avenue and Oleta Avenue (alignment), and between McLeod Drive and Topaz Street within Paradise (description on file). JG/bb/kh (For possible action)  
BCC 5/7/25

12. **WS-25-0228-TMC HOLDINGS SERIES-E, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate landscaping; and 2) waive full off-site improvements in conjunction with a proposed single-family residential subdivision on 1.03 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the north side of Serene Avenue and the west side of McLeod Drive within Paradise. JG/bb/kh (For possible action)  
BCC 5/7/25
13. **WS-25-0205-J2 G2 AL IRREVOCABLE TRUST & MICHAELSON, JOHN P. & REGINA W. TRS:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway geometrics in conjunction with an existing single-family residence on 0.24 acres in an RS10 (Residential Single-Family 10) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Callahan Avenue, 95 feet west side of Sandhill Road within Paradise. JG/tpd/cv (For possible action)  
BCC 5/7/25
14. **ZC-25-0238-PHO, LLC:**  
**ZONE CHANGE** to reclassify 3.74 acres from an IL (Industrial Light) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the south side of Quail Avenue and the west side of Valley View Boulevard within Paradise (description on file). MN/gc (For possible action)  
BCC 5/7/25
15. **VS-25-0239-PHO, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Quail Avenue and Oquendo Road, and between Wynn Road and Valley View Boulevard; a portion of right-of-way being Quail Avenue located between Wynn Road and Valley View Boulevard; and a portion of right-of-way being Oquendo Road located between Wynn Road and Valley View Boulevard within Paradise (description on file). MN/md/cv (For possible action) BCC 5/7/25
16. **UC-25-0240-PHO, LLC:**  
**USE PERMITS** for the following: 1) a proposed hotel; 2) personal services (beauty salon); 3) outdoor dining, drinking, and cooking; 4) live entertainment; and 5) restaurant and related facilities.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; 2) reduce parking; 3) reduce and eliminate street landscaping; 4) reduce drive aisle width; 5) attached sidewalk; and 6) alternative driveway geometrics.  
**DESIGN REVIEW** for a proposed hotel on 3.74 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the south side of Quail Avenue and the west side of Valley View Boulevard within Paradise. MN/md/cv (For possible action)  
BCC 5/7/25

- 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: April 29, 2025.
- X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
Paradise Community Center- 4775 McLeod Dr.  
<https://notice.nv.gov>



## Paradise Town Advisory Board

March 25, 2025

### MINUTES

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Board Members:      Kimberly Swartzlander-Chair-**PRESENT**  
                             John Williams – Vice-Chair- **PRESENT**  
                             Susan Philipp- **EXCUSED**  
                             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

Dane Detommaso; 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 March 11, 2025 Minutes

**Moved by: Sheesley**

**Action: Approve as submitted**

**Vote: 4-0 Unanimous**

Approval of Agenda for March 25, 2025

**Moved by: Williams**

**Action: Approve with changes**

**Vote: 4-0 Unanimous**

V.    Informational Items (For Discussion only)

VI. Planning & 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)

**MOVED BY-Swartzlander**

**DENY**

**VOTE: 4-0 Unanimous**

2. **ET-25-400025 (UC-22-0184)- NOSREDNA REAL ESTATE HOLDINGS CORPORATION:**

**USE PERMIT FIRST EXTENSION OF TIME** for a communication tower.

**DESIGN REVIEW** for a redesigned communication tower on a 0.94 acre in a CP (Commercial Professional) Zone. Generally located on the west side of the Pecos McLeod Interconnect and the north side of Twain Avenue within Paradise. TS/tpd/kh (For possible action) **PC 4/15/25**

**MOVED BY-Williams**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

3. **PA-25-700011-MICHAEL, JOHN T:**

**PLAN AMENDMENT** to redesignate the existing land use category from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) on 0.83 acres. Generally located on the south side of Warm Springs Road, 200 feet east of Topaz Street within Paradise. JG/gc (For possible action) **PC 4/15/25**

**MOVED BY-Swartzlander**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

4. **ZC-25-0163-MICHAEL, JOHN T:**

**ZONE CHANGE** to reclassify 0.83 acres from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road, 200 feet east of Topaz Street within Paradise (description on file). JG/gc (For possible action) **PC 4/15/25**

**MOVED BY-Williams**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

5. **WS-25-0164-MICHAEL JOHN T:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow attached sidewalks; and 2) modified street design standards.  
**DESIGN REVIEW** for the following: 1) modifications to a previously approved single-family residential development (phase 1); and 2) a proposed single-family residential development (phase 2) on 4.33 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road and 50 feet to the east of Topaz Street within Paradise. JG/hw/cv (For possible action) **PC 4/15/25**

**MOVED BY-Swartzlander**

**APPROVE- Subject to staff conditions**

**ADDED Conditions**

- Disclosure to be provided to future homebuyers informing them of neighboring agricultural uses, including but not limited to horses and other livestock and associated odors, insects, and lighting;
- 8 foot wall to be provided by the developer on south boundary line of this project

**VOTE: 4-0 Unanimous**

6. **TM-25-500039-MICHAEL JOHN T:**  
**TENTATIVE MAP** consisting of 5 single-family residential lots and common lots on 0.83 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Warm Springs Road approximately 50 feet to the east of Topaz Street within Paradise. JG/hw/cv (For possible action) **PC 4/15/25**

**MOVED BY-Williams**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

7. **WS-25-0187-U S HUI DE REAL ESTATE INVESTMENT CORP:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase building height.  
**DESIGN REVIEW** for a new commercial building consisting of retail and parking garage in conjunction with an existing shopping center on a 3.14 acres in a CG (General Commercial) Zone. Generally located on the southeast corner of Pioneer Avenue and Arville Street within Paradise. JJ/sd/kd (For possible action) **PC 4/15/25**

**MOVED BY-Williams**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

8. **ZC-25-0171-SEABASS REALTY, LLC:**  
**ZONE CHANGE** to reclassify 0.92 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Maule Avenue, 860 feet east of Spencer Street within Paradise (description on file). JG/mc (For possible action) **BCC 4/16/25**

**HELD, Applicant to hold a neighborhood meeting. Return to the April 8, 2025 Paradise TAB meeting**



9. **VS-25-0173-PRUDENTIAL, LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being Maule Avenue located between Spencer Street and Eastern Avenue within Paradise (description on file). JG/rg/cv (For possible action)  
**BCC 4/16/25**

**HELD, Applicant to hold a neighborhood meeting. Return to the April 8, 2025 Paradise TAB meeting**

10. **DR-25-0172-PRUDENTIAL, LLC:**  
**DESIGN REVIEW** for a transportation service facility expansion on 3.19 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Maule Avenue, 1,200 feet west of Eastern Avenue within Paradise. JG/rg/cv (For possible action)  
**BCC 4/16/25**

**HELD, Applicant to hold a neighborhood meeting. Return to the April 8, 2025 Paradise TAB meeting**

11. **ET-25-400023 (UC-23-0031)-MIRAGE PROPCO, LLC:**  
**USE PERMITS FIRST EXTENSION OF TIME** for the following: **1)** high impact project; **2)** resort hotel; **3)** public areas including but not limited to: casino, showrooms, theater, retail, restaurants, offices, pharmacy, personal services, art gallery, live entertainment, night clubs, indoor and outdoor dining and drinking, and alcohol sales (package liquor, beer and wine); **4)** associated accessory and incidental commercial uses, buildings, and structures including retail areas, dining, theater, spa, fitness center and daycare; and **5)** deviations as depicted per plans on file.  
**DEVIATIONS** for the following: **1)** increase building height; **2)** reduce height/setback ratio; **3)** encroachment into airspace; **4)** reduced loading spaces; **5)** allow primary access into portions of the building from the exterior of the resort hotel; **6)** alternative landscaping and pedestrian realm; and **7)** all other deviations as depicted per plans on file.  
**WAIVER OF DEVELOPMENT STANDARDS** for modified driveway geometrics.  
**DESIGN REVIEWS** for the following: **1)** high impact project; **2)** resort hotel with all associated and accessory uses, structures, and incidental buildings and structures; and **3)** finished grade on 69.8 acres in an CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South, 1,300 feet south of Spring Mountain Road within Paradise. TS/my/kh (For possible action)  
**BCC 4/16/25**

**MOVED BY-Williams**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

12. **ZC-25-0134-GRIMM NORTON 4, LLC:**  
**ZONE CHANGE** to reclassify 6.05 acres from an RM50 (Residential Multi-Family 50) Zone to a CR (Commercial Resort) Zone. Generally located on the north side of Royal Crest Circle and the west side of University Center Drive within Paradise (description on file). TS/rk (For possible action)  
**BCC 4/16/25**

**Held per applicant. Return to the April 8, 2025 Paradise TAB meeting**

13. **VS-25-0136-GRIMM NORTON 4, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Sierra Vista Drive and Royal Crest Circle, and between University Center Drive and Palos Verdes Street (alignment); a portion of right-of-way being University Center Drive located between Sierra Vista Drive and Royal Crest Circle; and a portion of right-of-way being Royal Crest Circle located between University Center Drive and Palos Verdes Street (alignment) within Paradise (description on file). TS/lm/kh (For possible action) **BCC 4/16/25**

**Held per applicant. Return to the April 8, 2025 Paradise TAB meeting**

14. **UC-25-0135-GRIMM NORTON 4, LLC:**  
**USE PERMIT** for a hotel with a mixture of transient and non-transient uses.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce buffering and screening; and 2) modify residential adjacency standards.  
**DESIGN REVIEW** for a proposed hotel and modifications to an existing parking garage on a portion of 8.51 acres in a CR (Commercial Resort) Zone. Generally located on the west side of University Center Drive and the north side of Royal Crest Circle within Paradise. TS/lm/kh (For possible action) **BCC 4/16/25**

**Held per applicant. Return to the April 8, 2025 Paradise TAB meeting**

15. **UC-25-0169-OBJECT DASH, LLC:**  
**USE PERMITS** for the following: 1) a proposed multi-family development; and 2) a proposed monorail (station).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback; 2) reduce parking lot landscaping; 3) reduce parking; and 4) allow alternative driveway geometrics.  
**DESIGN REVIEWS** for the following: 1) a proposed multi-family development with accessory commercial (retail and restaurant) uses; and 2) a proposed monorail (station) on 1.33 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Paradise Road, 900 feet north of Harmon Avenue within Paradise. JG/mh/kh (For possible action) **BCC 4/16/25**

**Held per applicant. Return to the April 29, 2025 Paradise TAB meeting**

- VI. General Business (for possible action)  
**None**
- VII. Public Comment  
**None**
- VIII. Next Meeting Date  
**The next regular meeting will be April 8, 2025**
- IX. Adjournment

**The meeting was adjourned at 8:35 p.m.**

04/16/25 BCC AGENDA SHEET

**PUBLIC HEARING**

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

**UC-25-0169-OBJECT DASH, LLC:**

**USE PERMITS** for the following: 1) a proposed multi-family development; and 2) a proposed monorail (station).

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback; 2) reduce parking lot landscaping; 3) reduce parking; and 4) allow alternative driveway geometrics.

**DESIGN REVIEWS** for the following: 1) a proposed multi-family development with accessory commercial (retail and restaurant) uses; and 2) a proposed monorail (station) on 1.33 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the east side of Paradise Road, 900 feet north of Harmon Avenue within Paradise. JG/mh/kh (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-22-202-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the front setback to 6 feet where a minimum of 10 feet is required per Section 30.02.17B (a 40% reduction).
2. Reduce parking lot landscape islands and trees where a landscape island shall be provided every 6 parking spaces and at the end of each row of parking per Section 30.04.01D.
3. Reduce the number of required parking spaces to 24 spaces where 184 spaces are required per Section 30.04.04D (an 87% reduction).
4.
  - a. Increase the width of a commercial driveway along Paradise Road to 48 feet where 40 feet is the maximum per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 20% increase).
  - b. Reduce the ingress throat depth for a driveway along Paradise Road to 12 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 52% reduction).
  - c. Reduce the egress throat depth for a driveway along Paradise Road to 11 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 56% reduction).

**LAND USE PLAN:**

**WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE**

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: 4300 Paradise Road
- Site Acreage: 1.33
- Project Type: Multi-family residential with accessory commercial uses and a monorail station
- Number of Lots/Units: 132
- Density (du/ac): 99.25
- Number of Stories: 6
- Building Height (feet): 75
- Square Feet: 153,300 (multi-family building)/18,588 (monorail station)
- Open Space Required/Provided: 11,578/24,330
- Parking Required/Provided: 24/184
- Sustainability Required/Provided: 7/7

#### Site Plans

The plans depict a proposed multi-family development located on a 1.33 acre site consisting of 132 dwelling units with a density of 99.25 dwelling units per acre. The proposed development also features accessory retail and restaurant uses, and a monorail station. The multi-family building is 153,300 square feet, including 10,950 square foot of retail space and 28,750 square feet of office space and amenities, while the monorail station is 18,588 square feet. The site is accessed via Paradise Road to the west, with a 48 foot wide commercial driveway where 40 feet is the maximum driveway width, and a throat depth of 11 feet where 25 feet is the minimum, necessitating waivers of development standards for alternative driveway geometrics. A 5 foot wide detached sidewalk is also provided along Paradise Road, with pedestrian pathways provided along the west property line. The site also has cross access with the property to the south and east (APN 162-22-202-002), which features an existing hotel. The multi-family building is set back 10 feet from the north property line, 25 feet from the east and south property lines, and 6 feet from the west property line, the last of which requires a waiver to reduce the front setback. The trash and recycling enclosure is located on the east side of the multi-family building. The monorail station is located on the north side of the site, featuring ramps to and from the subterranean tunnel and a perimeter drive-thru lane that passes a pick-up window that is part of the commercial portion of the multi-family building. Parking is located on the east, west, and south sides of the site, with a loading space located along the east property line. The overall development requires 184 parking spaces where 24 parking spaces are provided, requiring a waiver for reduced parking. The parking includes 7 EV capable parking spaces and 1 EV installed parking space.

#### Landscaping

The plans depict a proposed 15 foot wide landscape area, with 5 foot wide detached sidewalks, located along Paradise Road. The landscaping consists of large trees, shrubs, and groundcover, with the trees planted closer than 30 feet on center. Additional trees are provided along the north property line, spaced 20 feet apart on center, and around the parking area. A "green wall" is provided in lieu of trees along the north property line. A waiver is requested to reduce the number of landscape finger islands parking area trees, specifically along east property line and

the parking area along the west property line. The multi-family development requires 11,578 square feet of open space where 24,330 square feet of open space has been provided. The open space consists of interior landscaping (does not include street landscaping), lobby lounge, pool, courtyard area, bar, lounge, game room, and fitness center.

#### Elevations

The plans depict a 6 story, 75 foot high multi-family building with a flat, variable roofline. The exterior of the building consists of stainless steel, concrete, corrugated steel, corten steel accents, galvanized steel façade cladding, smooth stucco, and wooden slats. The base level features the accessory retail portion of the building, along with the monorail station's drive-thru, ramps, and subterranean tunnel.

#### Floor Plans

The plans depict a multi-family building with accessory commercial uses and amenities. The first level features retail, while the second level features a courtyard, pool, workspaces, conference room, bar, lounge, kitchen, storage room, game room, elevators, and staircase. There are a total of 132 dwelling units consisting of 104 studio units, 24, one bedroom units, and 4, two bedroom units, which are evenly distributed between the third and sixth floors.

#### Applicant's Justification

The proposed development is compatible with other resort hotels and condominium towers in the surrounding area, and the proximity to UNLV makes the site suitable as an additional housing option. Reduced parking area landscaping with no landscape finger islands is being proposed, though additional street landscaping and trees in the northwest corner of the site are being provided. Most residents will not have personal vehicles to park on-site and will instead utilize alternative transportation options, including the Vegas Loop monorail station that is a part of this development. This will reduce surface traffic congestion and living expenses for residents. Waivers for increased driveway width and reduced throat depth are also being requested. The wider driveway will allow for safer ingress and egress, while the reduced throat depth will not create any on-site problems due to the minimal vehicle access and circulation on-site.

#### Prior Land Use Requests

Application Number	Request	Action	Date
WS-0010-12	Waiver to allow an overhead communication line on existing utility structures along public rights-of-way	Approved by PC	March 2012
ADR-900315-10	Conversion of the south face of an off-premise sign (billboard) to a digital face	Approved by ZA	April 2010
ADR-900277-09	Conversion of the north face of an off-premise sign (billboard) to a digital face	Approved by ZA	March 2009



### Prior Land Use Requests

Application Number	Request	Action	Date
UC-1979-04	Use permits for kitchens in hotel rooms, shopping center uses, increased building height, and on-premise alcohol consumption, waivers for encroachment into airport airspace, reduced parking and loading spaces, reduced building setback, and to permit landscaping in the right-of-way, and design review of a timeshare hotel condominium development with a commercial component - expired	Approved by PC	December 2004

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR (AE-60 & AE-65)	Multi-family residential
South & East	Entertainment Mixed-Use	CG (AE-60 & AE-65)	Hotel
West	Entertainment Mixed-Use	CR (AE-60 & AE-65)	Virgin Hotels Las Vegas

### 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.

Multi-family residential developments and monorails both require the approval of a use permit in the CR (Commercial Resort) zoning district to permit the uses and demonstrate the development is appropriate for the given location. The proposed development complies with Goal 1.1 of the Master Plan that encourages opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. The project also complies with Policy 1.1.2, which encourages the concentration of higher-density housing in areas with access to existing or planned high-frequency transit, major employment centers, existing infrastructure, and other services. Per the Master Plan, multi-family residential uses are encouraged as a supporting use in the Entertainment Mixed-Use category to support the expansion of housing options within close proximity of services, amenities, and jobs. However, staff since staff cannot support the



associated waivers of development standards and design reviews, staff cannot support the 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

Setbacks are important to maintain a safe and cohesive built environment, minimizing potential site conflicts and adverse effects. Staff finds that since this a new development on an undeveloped site, the front setback reduction is a self-imposed hardship that could be resolved through minor site modifications that would provide the required 10 foot front setback. Therefore, staff cannot support this request.

#### Waiver of Development Standards #2

Parking area landscaping consisting of trees and landscape finger islands ensures that adequate shading is provided throughout parking areas, which are otherwise vulnerable to excessive hardscape and higher surface level temperatures. The requested waiver is inconsistent with Policy 3.6.1 of the Master Plan, which seeks to mitigate the urban heat island effect in existing and new development through site and building features that provide shade, reduce the footprint of hardscaped areas, and otherwise help to reduce heat absorption by exterior surfaces. Staff finds that the site can be redesigned to provide the required landscape finger islands and trees throughout the parking areas. For these reasons, staff cannot support this request.

#### Waiver of Development Standards #3

Staff can understand that the significant reduction in parking is due to the monorail station providing an alternative transportation option to residents, rather than relying on their own personal vehicles. The accessory commercial uses will also provide residents with on-site restaurant and retail options. However, staff remains concerned that the minimal parking provided will be inadequate for the proposed residential and commercial uses. While staff can appreciate the monorail as an alternative transportation option, it is unlikely to be feasible for residents to rely on as a single transportation option to traverse Clark County and reach their regular destinations.

#### 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.

Staff finds that the multi-family and monorail uses are suitable for this site, providing new housing and transportation options for potential residents. The site is located in an area with heavy traffic and substantial development, offering a variety of uses and amenities that could serve residents of the proposed development. The architectural style of the multi-family building is compatible with the surrounding area, while providing several sustainability features consistent with Title 30 standards. However, staff is concerned about the site design and the Title 30 standards that are not being met. Staff finds that minor redesigns would allow the required setbacks and parking area landscaping standards to be met. The limited parking provided on-site is concerning, as it is much less than what is typically provided for multi-family developments and contingent on residents not having personal vehicles to park on-site. Staff finds that the parking reduction may lead to residents parking on other properties in the area, creating an undue burden on those properties. For these reasons, staff cannot support these requests.

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

##### Waiver of Development Standards #4

Staff cannot support the request to the increase in driveway width and reduction of throat depth for the commercial driveway on Paradise Road. Although the applicant is asking to increase driveway width, the design does not allow for vehicles to safely enter and exit the site without the potential for conflicts. Vehicles trying to enter the site will have to nearly come to a stop to negotiate a turn into the site creating stacking within Paradise Road. A site redesign would allow for the commercial driveway to meet the minimum standards.

#### **Department of Aviation**

The currently planned land use designation is EM - Entertainment Mixed-Use, and the current zoning is CR - Commercial Resort, which permits many airport-compatible uses. As such, any additional residential or long-term stay use in this area, is incompatible with current and future noise levels present at this location. The property lies within the AE- 60 (60 - 65 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly, and the subject property lies beneath flight paths that have been used since the 1960s. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand. Due to these facts, this project is incompatible with current and future noise levels at this location. Staff recommends denial.

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.

#### **Staff Recommendation**

Denial.

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, and payment of the tree fee-in-lieu is required for any required trees waived.
- 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;
- 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.

### **Department of Aviation**

- If approved, applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com);
- If approved, applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com);
- If approved, applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- If approved, incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height;
- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the

Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;

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

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0093-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** OBJECT DASH, LLC

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

04/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0171-SEABASS REALTY, LLC:**

**ZONE CHANGE** to reclassify 0.92 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the north side of Maule Avenue, 860 feet east of Spencer Street within Paradise (description on file). JG/mc (For possible action)

RELATED INFORMATION:

**APN:**

177-02-603-017; 177-02-603-026

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 2050 E. Maule Avenue & 2076 E. Maule Avenue
- Site Acreage: 0.92
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant requests IP zoning for the 2 parcels for an expansion to an existing transportation service facility. The applicant states this proposed use is less intense than most of the permitted uses within the IP zoning district. Properties abutting the subject site are also designated for Business Employment and are zoned IP. The request is compliant with multiple goals and policies within the Master Plan related to in-fill and redevelopment. According to the applicant, the request will not have adverse effects on adjacent properties.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Business Employment	IP (AE-60)	Warehouse/distribution
South	Business Employment & Mid-Intensity Suburban Neighborhood	IP & RS3.3	Warehouse/distribution
East	Business Employment	IP (AE-60)	Undeveloped & office/warehouse



**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Business Employment	IP (AE-60)	Office/warehouse

**Related Applications**

Application Number	Request
DR-25-0172	A design review for a transportation service facility expansion is a companion item on this agenda.
VS-25-0173	A vacation and abandonment for a portion of Maule Avenue 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 properties adjacent to the subject parcel all are currently zoned IP (Industrial Park). The IP district is designed for low-intensity industrial uses as well as supporting office uses, and surrounding the subject site are a mix of warehouse uses, and office/warehouse uses. In addition, the subject parcels and the other RS20 zoned property in the immediate area are in the Business Employment (BE) category in the Master Plan, and IP zoning conforms to this category. The site's proximity to a transportation hub, Harry Reid International Airport, and an arterial thoroughfare, Eastern Avenue, lends to it being an appropriate location for Industrial Park (IP) zoning. Goal 5.5 of the Master Plan supports the proposed IP zoning, as stated in Policy 5.5.1. Designate and support the development of industrial and employment uses in areas that are proximate to major air, rail, and highway facilities. For these reasons, staff finds the request for the IP zone is appropriate for this location.

**Staff Recommendation****Approval**

If this request is approved, the Board 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**

- No comment.



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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0091-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SEABASS REALTY, LLC

**CONTACT:** DIONICIO GORDILLO, 204 BELLE ISLE COURT, HENDERSON, NV 89012

DRAFT

04/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0173-PRUDENTIAL, LLC:**

**VACATE AND ABANDON** a portion of right-of-way being Maule Avenue located between Spencer Street and Eastern Avenue within Paradise. (description on file). JG/rg/cv (For possible action)

RELATED INFORMATION:

**APN:**

177-02-603-017; 177-02-603-026 through 177-02-603-027

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

The applicant requests to vacate and abandon a portion of the right-of-way being Maule Avenue to accommodate the installation of detached sidewalks.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0117-07	Reclassified APN 177-02-603-028 from R-E to M-D, waivers of development standards for reduced setback, modified design standards, modified landscape design standards (blockwall) and design review for a transportation service facility	Approved by BCC	March 2007

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-60)	Warehouse/distribution
South	Business Employment & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	IP & RS3.3	Warehouse/distribution & single-family residential
East	Business Employment	RS20 (AE-60)	Single-family residential
West	Business Employment	IP (AE-60)	Retail and outdoor storage

### Related Applications

Application Number	Request
ZC-25-0171	A zone change to reclassify APNs 177-02-603-017 and 177-02-603-026 from RS20 to IP is a companion item on this agenda.
DR-25-0172	A design review for an expansion of an existing transportation service 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

- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

#### Building Department - Addressing

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: PRUDENTIAL, LLC**

**CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE COURT, HENDERSON, NV 89012**

DRAFT

**PUBLIC HEARING**

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

**DR-25-0172-PRUDENTIAL, LLC:**

**DESIGN REVIEW** for a transportation service facility expansion on 3.19 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the north side of Maule Avenue, 1,200 feet west of Eastern Avenue within Paradise. JG/rg/cv (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-02-603-017; 177-02-603-026 through 177-02-603-028

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 2050 E. Maule Avenue, 2076 E. Maule Avenue, 2086 E. Maule Avenue, and 2100 E. Maule Avenue
- Site Acreage: 3.19
- Project Type: Transportation service expansion
- Number of Stories: 1
- Building Height (feet): 29 maximum
- Square Feet: 7,000 (Proposed bus maintenance shop)/1,430 (Proposed wash bay)/140 (proposed storage shed)
- Parking Required/Provided: 8/9
- Sustainability Required/Provided: 7/6

**Site Plan & History**

The existing transportation service was originally approved in 2007 under ZC-0117-07. The site (parcel 177-02-603-028) was approved with a 3,000 square foot warehouse building with an additional 1,203 square feet of office space. The previously approved plans depict 26 bus parking spaces on the east and west sides of the parcel.

The applicant is proposing an expansion of the existing transportation service into the adjacent parcels 177-02-603-017, 177-02-603-026 and 177-02-603-027 to the west. This expansion includes a proposed 7,000 square foot bus maintenance shop with office space, 1,430 square foot wash bay, and 140 square foot storage shed on the northern portions of the expansion area. Twelve bus parking spaces will remain along the east property line of the original site, 20 bus

parking spaces will be striped in the middle of site, and 20 more bus parking spaces will be striped along the west property line of the facility.

Access to the site is provided via an existing driveway on parcel 177-02-603-028 to the east, and a new driveway to the west will be constructed on parcels 177-02-603-026 and 177-02-603-027. The existing trash enclosure will be relocated from the south side of the existing office/warehouse building to the northwest corner of the development adjacent to the proposed wash bay location.

#### Landscaping

The plan shows a 15 foot wide street landscape strip along Maule Avenue for the expansion area. This includes a 5 foot wide detached sidewalk, and 5 foot wide landscape strip on each side of the detached sidewalk are shown on the plans. The plan also depicts a total of 25 large and medium trees within the street landscaping area. Lastly, the applicant is providing parking lot landscape island with trees.

The plan depicts a double row of evergreen trees providing additional screening to the residential zoned property to the east of parcel 177-02-603-028 or the existing transportation service site. In addition, 2 landscape islands with trees will be provided on the service vehicle parking area located along the east side of the parcel.

#### Elevations

The elevations of the proposed maintenance building depicts a split-face concrete block to match the existing building on the site. The wash bay is depicted as a freestanding shade structure comprised of roof fabric material with steel pipe columns. Lastly, the storage shed will be constructed with metal.

#### Floor Plan

The plan shows the proposed 7,000 square foot maintenance building which includes 4 service bays and a future office with restrooms. The 1,430 square foot wash bay has an open side to wash the service vehicles. Lastly, the proposed storage shed has an overall area of 140 square feet.

#### Applicant's Justification

The eastern portion of the site was previously approved as a transportation facility. Per the applicant, the proposed expansion meets the guidelines of the landscaping requirements; the sustainability requirements, and the proposed buildings are compatible to the existing structures on-site.



### Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0117-07	Reclassified APN 177-02-603-028 from R-E to M-D, waiver of development standards for reduced setback, modified design standards, modified landscape design standards (blockwall) and design review for a transportation service facility	Approved by BCC	March 2007

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-60)	Warehouse/distribution
South	Business Employment & Mid-Intenisty Suburban Neighborhood	IP & RS3.3	Warehouse/distribution & single-family residential
East	Business Employment	RS20 (AE-60)	Single-family residential
West	Business Employment	IP (AE-60)	Retail

### Related Applications

Application Number	Request
ZC-25-0171	A zone change to reclassify APNs 177-02-603-017 and 177-02-603-026 from RS20 to IP is a companion item on this agenda.
VS-25-0173	A vacation and abandonment a portion of a right-of-way being Maule Avenue 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 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 expansion of the existing transportation service is compatible with adjacent development in the area. In addition, the proposed building elevations match the existing buildings on site. The proposed expansion will allow for additional access to the site (west of the existing driveway) along Maule Avenue; therefore, site access and vehicular circulation is not negatively impacted. Staff supports this design review 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**

- 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;
- Full off-site improvements.

**Fire Prevention Bureau**

- No comment.

**Southern Nevada Health District (SNHD) - Engineering**

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

**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 #0091-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: PRUDENTIAL, LLC**

**CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE COURT, HENDERSON, NV 89012**

04/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0134-GRIMM NORTON 4, LLC:**

**ZONE CHANGE** to reclassify 6.05 acres from an RM50 (Residential Multi-Family 50) Zone to a CR (Commercial Resort) Zone.

Generally located on the north side of Royal Crest Circle and the west side of University Center Drive within Paradise (description on file). TS/rk (For possible action)

RELATED INFORMATION:

APN:

162-15-203-002

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

**Project Description**

General Summary

- Site Address: 770 N. Royal Crest Circle
- Site Acreage: 6.05
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change to a CR (Commercial Resort) Zone. The subject site is proposed for a 5 story, 78 foot tall hotel with 258 rooms. According to the applicant, the zone change is intended to match the related parcel immediately to the north. The majority of the properties west of University Center Drive and south of Sierra Vista Drive are zoned CR. Furthermore, the site is near the Resort Corridor, and therefore the conforming zone change request is appropriate.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-24-0231	Monorail (underground people mover system - Loop station)	Approved by BCC	July 2024
ET-20-400101 (WS-0666-17)	Extension of time to increase building height with alternative commercial driveway geometrics and design review for a proposed multi-family residential development on 6.1 acres	Approved by PC	October 2020

**Prior Land Use Requests**

Application Number	Request	Action	Date
SC-18-0427	Name change of Swenson Street to University Center Drive between Desert Inn Road and Hacienda Avenue	Approved by PC	July 2018
WS-0666-17	Increased building height with alternative commercial driveway geometrics and design review for a proposed multi-family residential development on 6.1 acres	Approved by PC	September 2017
DR-0501-07 (ADET-0180-10)	Administrative extension of time for a design review mixed-use development - expired	Approved by ZA	March 2010
ZC-1192-06 (ADET-0181-10)	Administrative extension of time for a zone change from R-E to U-V - expired	Approved by ZA	February 2010
UC-1236-07	Temporary sales office in conjunction with an approved mixed-use project - expired	Approved by PC	November 2007
DR-0501-07	Modifications to an approved mixed-use project	Approved by BCC	June 2007
ZC-1192-06	Reclassified the site to U-V for a mixed-use project	Approved by BCC	November 2006

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR & RM50	Multi-family residential & undeveloped
South & West	Entertainment Mixed-Use	RM50	Multi-family residential
East	Entertainment Mixed-Use	CR & RM50	Multi-family residential

**Related Applications**

Application Number	Request
UC-25-0135	A use permit for a hotel with waiver of development standards and design review is a companion item on this agenda.
VS-25-0136	A vacation of portions of University Center Drive, Royal Crest Circle, and North Royal Crest Circle 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 CR zoning for the site is compatible and

consistent with the surrounding area. The adjacent and abutting developed properties to the north and east are zoned CR and the general area west of University Center Drive and south of Sierra Vista Drive are also zoned CR. The request complies with Policy 1.4.4 which encourages in-fill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for RS3.3 zoning is appropriate for this location.

**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:**

**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@clearwaterteam.com](mailto:sewerlocation@clearwaterteam.com) and reference POC Tracking #0075-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GRIMM NORTON 4, LLC

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0136-GRIMM NORTON 4, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Sierra Vista Drive and Royal Crest Circle, and between University Center Drive and Palos Verdes Street (alignment); a portion of right-of-way being University Center Drive located between Sierra Vista Drive and Royal Crest Circle; and a portion of right-of-way being Royal Crest Circle located between University Center Drive and Palos Verdes Street (alignment) within Paradise (description on file). TS/lm/kh (For possible action)

RELATED INFORMATION:

**APN:**

162-15-203-002

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

The applicant is requesting to vacate the west 5 feet of University Center Drive, the north 5 feet of Royal Crest Circle, and the east 5 feet of North Royal Crest Circle. A portion of a streetlight easement that runs north and south along the existing University Center Drive right-of-way is also proposed to be vacated. The purpose of the request is to allow for detached sidewalks in conjunction with a hotel and future development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-24-0231	Monorail (underground people mover system - Loop station)	Approved by BCC	July 2024
WS-0666-17 (ET-20-0101)	Second extension of time for increased building height with alternative commercial driveway geometrics and design review for a proposed multi-family residential development	Approved by PC	October 2020
ADET-19-900376 (WS-0666-17)	Administrative extension of time for a multi-family residential development	Approved by ZA	June 2019
SC-18-0427	Name change of Swenson Street to University Center Drive between Desert Inn Road and Hacienda Avenue	Approved by PC	July 2018



**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-0666-17	Increased building height with alternative commercial driveway geometrics and design review for a proposed multi-family residential development on 6.1 acres	Approved by PC	September 2017
DR-0501-07 (ADET-0180-10)	Administrative extension of time for a design review mixed-use development - expired	Approved by ZA	March 2010
ZC-1192-06 (ADET-0181-10)	Administrative extension of time for a zone change from R-E to U-V - expired	Approved by ZA	February 2010
UC-1236-07	Temporary sales office in conjunction with an approved mixed-use project - expired	Approved by PC	November 2007
DR-0501-07	Modifications to an approved mixed-use project - expired	Approved by BCC	June 2007
ZC-1192-06	Reclassified the site to U-V for a mixed-use project - expired	Approved by BCC	November 2006

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-use	CR	Hotel
South & West	Entertainment Mixed-use	RM50	Multi-family residential
East	Entertainment Mixed-use	CR	Multi-family residential

**Related Applications**

Application Number	Request
ZC-25-0134	A zone change to reclassify the site from RM50 to CR is a companion item on this agenda.
UC-25-0135	Use permit, waivers of development standards, and a design review for a hotel development is a companion item on this agenda.
UC-25-0218	A special use permit for a multi-family development on the southerly portion of the site (Lot 2, MSM-25-600018) is a related item on the May 7, 2025 Board of County Commissioners meeting.

**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**

- The applicant is to remove the area adjacent to the future development from the vacation if the Waivers of Development Standards for landscaping and detached sidewalk are approved and advised the area will need to be vacated with the future development;
- The applicant to install detached sidewalk along University Center Drive, Royal Crest Circle, and North Royal Crest Circle if the waivers of development standards for landscaping and detached sidewalk are denied;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant to show fire hydrant locations on-site and within 750 feet.

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

- No objection.

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

**APPLICANT:** GRIMM NORTON 4, LLC

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

DRAFT

04/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-25-0135-GRIMM NORTON 4, LLC:**

**USE PERMIT** for a hotel with a mixture of transient and non-transient uses.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce buffering and screening; and 2) modify residential adjacency standards.

**DESIGN REVIEW** for a proposed hotel and modifications to an existing parking garage on a portion of 8.51 acres in a CR (Commercial Resort) Zone.

Generally located on the west side of University Center Drive and the north side of Royal Crest Circle within Paradise. TS/lm/kh (For possible action)

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RELATED INFORMATION:

**APN:**

162-15-103-007; 162-15-203-002 ptn

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Reduce the width of a landscape buffer to 7 feet adjacent to the parking garage where 15 feet is required per Section 30.04.02C (a 53% reduction).
  - b. Reduce the width of a landscape buffer to 8 feet adjacent to the hotel where 15 feet is required per Section 30.04.02C (a 47% reduction).
  - c. Reduce the width of a landscape buffer to 5 feet north property line adjacent to the hotel where 15 feet is required per Section 30.04.02C (a 67% reduction).
  - d. Reduce the width of a landscape buffer to 10.5 feet along the hotel adjacent to the future south property line where 15 feet is required per Section 30.04.02C (a 30% reduction).
  - e. Allow a single row of trees where 2 rows of trees are required adjacent to the parking garage for a landscape buffer per Section 30.04.02C (a 50% reduction).
  - f. Allow a single row of trees where 2 rows of trees are required adjacent to the hotel for a landscape buffer per Section 30.04.02C (a 50% reduction).
  - g. Allow non-evergreen trees where evergreen trees are required adjacent to the parking garage for a landscape buffer per Section 30.04.02C.
  - h. Allow non-evergreen trees where evergreen trees are required adjacent to the hotel for a landscape buffer per Section 30.04.02C.
  - i. Allow medium trees where large trees are required adjacent to the parking garage or a landscape buffer per Section 30.04.02C.
  - j. Allow medium trees where large trees are required adjacent to the hotel for a landscape buffer per Section 30.04.02C.
2.
  - a. Allow an increase in the mass of a building (parking garage) where a decrease in building mass adjacent to residential land uses is required per Section 30.04.06G.

- b. Allow parking within 15 feet of a property line in an area subject to residential adjacency standards adjacent to the hotel per Section 30.04.06.

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 770 N. Royal Crest Circle
- Site Acreage: 8.51 (total)/2.44 (hotel) (portion)/2.41 (existing hotel)
- Project Type: Hotel with expansion to existing shared parking garage
- Number of Stories: 5 (hotel)/4 (parking garage)
- Building Height (feet): 78 (hotel)/52 (parking garage)
- Square Feet: 181,082 (hotel)/700 (pool building)/98,657 (parking garage)
- Parking Required/Provided: 318/330
- Sustainability Required/Provided: 7

History & Request

The northerly parcel contains an existing hotel with parking garage (WS-0618-17). The southerly parcel previously consisted of a multi-family residential development that was demolished several years ago. The site was previously approved for an apartment complex (WS-0666-17) which has since expired. This request is for a proposed hotel on Lot 1 (MSM-25-600018) with a parking level added to the existing parking garage. There are no proposed changes to the existing 6-story hotel or adjacent street landscaping areas. The southerly portion of the parcel (Lot 2) is retained for development in the future.

Site Plan

The plan depicts a proposed hotel for transient and non-transient guests that is accessed from shared driveways along University Center Drive, North Royal Crest Circle, and Sierra Vista Drive through the existing parking garage. The driveway on the southwest corner will be shared with any future development on the southern portion of the site. Interior drive aisles are located on the north side of the proposed hotel and are shared with the hotel to the north and wrap around the proposed hotel with parking spaces located along the west property line and west of the hotel. Employee parking is gated west of the main entrance along with a gated access at the southwest corner of the hotel that is accessed via a shared driveway on the south side of the hotel. This area includes an egress route for service, utility, and emergency vehicles that is provided from an existing driveway to North Royal Crest Circle. An undeveloped area (Lot 2) is shown on the southern portion of the property and is not a part of this request.

The site grade is approximately 2 feet below the residential property to the west and north. Required electric vehicle parking is located within the parking garage with additional EV-capable spaces for the future. The hotel requires 318 parking spaces within 1000 feet of a transit stop, and 330 parking spaces are provided with 8 electric vehicle installed charging spaces and an additional 27 parking spaces are designed to be electric vehicle parking capable stalls. On the west side of the building there are 2 electric bicycle racks, 2 loading spaces located over 73 feet

to the west property line, and the trash compactor with recyclable enclosure located over 74 feet to the west property line. The primary entrance of the hotel faces the access drive aisle to the north. Parking is provided within the expanded parking garage on the northerly parcel and ground level parking on the west side of the hotel. The hotel is U-shaped with the top part facing south which includes a courtyard for the pool, 700 square foot pool building, outdoor lounge, and seating areas.

#### Landscaping

The plans depict a detached sidewalk with medium and large trees along the University Center Drive street frontage immediately adjacent to the proposed hotel development. The landscape buffer along the west property line adjacent to the hotel development ranges in width from 8 feet to 15 feet wide and 5 feet along the north property line. The landscape buffer materials consist of medium and large trees that are a mix of evergreen and semi-evergreen trees with an 8 foot high wall. The remaining interior landscape strips adjacent to the building are between 8 feet and 11 feet wide and include additional landscaping, which includes a mix of trees that create shaded walkways between the street frontage and the main entrance of the building. A pedestrian walkway is shown between the entrance of the hotel and the parking garage to the northwest as well as to the parking area adjacent to the west property line. At the northwest corner of the site is a dog park space.

There is an existing 9 foot wide landscape buffer located on the west side of the parking garage, which will be reduced to 7 feet 10 inches for the southerly portion of the landscape buffer for the addition of a pedestrian walkway for the parking garage. The existing landscape buffer located on the west side of the parking garage includes medium evergreen and semi-evergreen trees located 15 feet apart, which were approved with the initial development (WS-0618-17).

#### Elevations

The hotel consists of a 5 story, 78 foot high structure. The building has stucco EIFS siding, and stone veneer treatments that extend as high as the second floor façade. Portions of the façade incorporate metal panel siding in several lighter tone colors. Shade structures are located over entrances on all sides of the building. Numerous return wall columns extend from the ground to the roofline of the building. There are several variations in the roofline; however, there are portions of the roof line that have articulation over the required 50 feet. A 20 foot high canopy area is provided on the north and east sides of the building to break up the façade and provide shaded walkways. The main entrance faces north towards the existing hotel. Roof mounted mechanical equipment is shielded by parapet walls and cool roofing.

The existing parking garage will include the addition of another parking level, which will increase the height of the structure to 52 feet. The overall height of the parking structure will increase to 40 feet on the west side of the garage. The exterior of the structure will be painted on the north, south, and west elevations to match the existing hotel (brown, grey, with green) on the same parcel to the east and have a complementary color scheme (brown and grey) to the proposed hotel. Light standards will be included on top of the parking garage that will meet Code standards.



### Floor Plans

The plans depict a 258 room hotel that is over 300 feet in length from east to west and 198 feet wide from north to south. The hotel has interior hallways with 2 elevators and stairwells located at the north and south sides of the building. The plans depict guest rooms on 5 levels. A variety of room types are offered with floor areas ranging between 354 square feet and 601 square feet. A mix of proposed guest room types includes typical hotel room layouts and one-bedroom options that provide kitchens for meal preparation. The main level of the hotel has a main entrance, meeting rooms, offices, a laundry room, fitness rooms, a guest dining lounge, a kitchen, and accessible guest rooms.

### Applicant's Justification

The hotel has 181,082 square feet with 258 individual rooms intended for transient and non-transient rental, which may include extended stays that serve visitors, the Las Vegas Convention Center, and the Resort Corridor area. Additional landscaping is provided throughout the site and between the 2 parcels where 92 trees are provided where 71 are required, which exceeds the sustainability standards with 7 sustainability points provided for the site. The vertical roof articulation is provided for some elevations; however, the design does have significant horizontal and vertical articulation with façade enhancements and varying color schemes. The landscape buffer west of the existing parking garage exists and was previously approved with alternative landscaping that included Sweet Acacia trees (medium non-evergreen trees), and the original approved landscaping exists as previously approved. The proposed reduced landscape buffer adjacent to the proposed hotel site are adequate and are similar to the previously approved buffer for the existing hotel and parking garage with additional trees provided throughout the site. The proposed surface parking is adjacent to the proposed landscape buffer and the existing multi-family residential property is developed with parking adjacent to the shared property line. The proposed development will be constructed on Lot 1 (MSM-25-600018) which will not include the southerly portion of the existing parcel.

### **Prior Land Use Requests APN 162-15-103-007**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-19-1004	Long/short term lodging in conjunction with a hotel	Approved by BCC	February 2020
SC-18-0427	Street name change to University Center Drive	Approved by PC	July 2018
WS-0618-17	Approved hotel with waivers for reduced setbacks, trash enclosure separation, reduced parking, and alternative landscaping	Approved by PC	September 2017

### **Prior Land Use Requests APN 162-15-203-002**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-24-0231	Monorail (underground people mover system - Loop station)	Approved by BCC	July 2024

### Prior Land Use Requests APN 162-15-203-002

Application Number	Request	Action	Date
WS-0666-17 (ET-20-400101)	Second extension of time for increased building height with alternative commercial driveway geometrics and design review for a proposed multi-family residential development on 6.1 acres - expired	Approved by PC	October 2020
ADET-19-900376 (WS-0666-17)	Administrative extension of time for a multi-family residential development	Approved by ZA	June 2019
SC-18-0427	Name change of Swenson Street to University Center Drive between Desert Inn Road and Hacienda Avenue	Approved by PC	July 2018
WS-0666-17	Increased building height with alternative commercial driveway geometrics and design review for a proposed multi-family residential development on 6.1 acres - expired	Approved by PC	September 2017
DR-0501-07 (ADET-0180-10)	Administrative extension of time for a design review mixed-use development - expired	Approved by ZA	March 2010
ZC-1192-06 (ADET-0181-10)	Administrative extension of time for a zone change from R-E to U-V - expired	Approved by ZA	February 2010
UC-1236-07	Temporary sales office in conjunction with an approved mixed-use project - expired	Approved by PC	November 2007
DR-0501-07	Modifications to an approved mixed-use project - expired	Approved by BCC	June 2007
ZC-1192-06	Reclassified the site to U-V for a mixed-use project - expired	Approved by BCC	November 2006

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-use	PF & RM50	Convention Center & multi-family development
South & West	Entertainment Mixed-use	RM50	Multi-family development
East	Entertainment Mixed-use	CR & RM50	Multi-family development

### Related Applications

Application Number	Request
ZC-25-0134	A zone change to reclassify a portion of the site from RM50 to CR is a companion item on this agenda.
VS-25-0136	A vacation of portions of University Center Drive, Royal Crest Circle, and North Royal Crest Circle is a companion item on this agenda.

### Related Applications

Application Number	Request
UC-25-0218	A special use permit for a multi-family development on the southerly portion of the site (Lot 2, MSM-25-600018) is a related item on the May 7, 2025 Board of County Commissioners meeting.

### 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 Permit

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 applicant indicates in their justification letter that the proposed hotel will cater to a range of users including non-transient and transient guests. The site is only a few minutes' drive from the resort hotel corridor and Las Vegas Boulevard as well as within walking distance to the convention center. Policy 5.1.3 of the Master Plan supports this type of development in support of general economic growth activity. The proposed site plan meets the intent of the Master Plan for maintaining neighborhood integrity through compatible development. The proposed hotel is adjacent to an existing hotel use and is appropriate for this location and should not result in a substantial adverse effect on adjacent properties, public infrastructure, or public health, safety, and general welfare. Therefore, staff supports the use permit.

##### 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.

The purpose of requiring landscape buffers along shared property lines with residential uses and enforcing certain residential adjacency standards when such buffers are not present is to assure that the potential negative effects from more intense uses will not greatly impact the residential uses. Staff finds that in this case, the reduced landscape buffer along the western portion of the site should not greatly impact the existing multi-family residential developments to the west. Those developments have parking stalls or drive aisles located immediately adjacent to the

shared property line and no current landscape buffer. The proposed development promotes infill development as encouraged in part by Policy 1.4.4 of the Master Plan revitalization in existing neighborhoods through flexible standards. Even though the development is not providing landscaping per Code standards, the required number of trees, along with additional trees and landscaping are distributed throughout the site, along with providing additional architectural enhancements to the parking garage structure and new hotel building. For these reasons, staff can support these requests.

#### 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 proposed hotel with transient and non-transient guests is compatible with the existing hotel to the north and the multi-family developments to the west. The design of the proposed hotel and parking garage has modern architectural details and roofline, while being complementary to the design of the existing hotel to the north. The proposed parking adequately addresses the potential need generated by the hotel users, where most non-transient guests of hotels are likely to have a vehicle and require parking during the entire stay. Additionally, the site is within 1,000 feet of a transit route on University Center Drive. Cross access is provided between the two hotel properties, and the sidewalk along University Center Drive will be reconstructed to be detached as encouraged by Policy 1.4.1, which states in part to support efforts to make neighborhood improvements. The proposed development increases tree canopy, and walkability, along with improving climate resilience. Staff finds this development also provides the required landscaping material and exceeds the required tree canopy which further promotes the Goals of the Master Plan. For the reasons stated, staff supports 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**

- 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;
- 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 #0075-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GRIMM NORTON 4, LLC

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



05/06/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-25-0235-VEGAS DEVELOPMENT LAND OWNER, LLC:**

**DESIGN REVIEW** for a proposed restaurant on a portion of 14.1 acres in a CR (Commercial Resort) Zone.

Generally located on the northeast corner of Harmon Avenue and Audrie Street within Paradise. JJ/mh/cv (For possible action)

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RELATED INFORMATION:

**APN:**

162-21-202-005 ptn

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 110 E. Harmon Avenue
- Site Acreage: 14.1 (portion)
- Project Type: Restaurant
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 7,000
- Parking Required/Provided: 47/64

**Site Plans**

The plans depict a building that is being converted from a bank to a proposed restaurant. The existing bank building was approved on the site via UC-0115-88. The proposed plan now depicts that the existing bank will be converted to a proposed restaurant. An existing drive-thru overhang is proposed to be demolished as part of the conversion, while a driveway that wraps around the south side of the building will remain. The site is accessed via existing commercial driveways along Harmon Avenue to the south and Audrie Street to the west. The building is set back 36 feet from the south property line and 74 feet from the west property line. The parking areas are located on the north and east sides of the building, with 64 existing parking spaces provided where 47 parking spaces are required. The applicant is not proposing any site changes or additions other than the exterior modifications to the building.



### Landscaping

The photos provided depict existing street landscaping along Harmon Avenue and Audrie Street, consisting of trees, shrubs, and groundcover. There is also existing parking area landscaping, along with additional landscaping located around the building. The applicant is not proposing any new landscaping for the site.

### Elevations

The plans depict an existing 1 story, 23 foot high building featuring a variable roofline consisting of asphalt shingles and brown plastic bamboo. The building features a white stucco frame with a brown plastic bamboo finish and yellow plastic fetches on the exterior siding. A design review is required since the applicant is proposing building materials that are not permissible per Section 30.04.05D of Title 30.

### Floor Plans

The plans depict a 7,000 square foot restaurant with an entry lobby, retail area, several dining areas, a bar area with seating, restrooms, kitchen, storage room, locker room, office, janitorial closet, and utility rooms.

### Applicant's Justification

The applicant states that the proposed design will not alter the structural integrity or existing dimensions of the building, nor will any existing materials be removed. The current stucco exterior will remain intact, while plastic bamboo will be affixed to the exterior walls of the building. The conversion of the building to a restaurant use will be harmonious with the surrounding area and is compliant with Policies 5.1.5 and 5.5.3 of the Master Plan.

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0173	Use permits for a recreational facility with accessory commercial uses	Approved by BCC	June 2023
UC-20-0547	Use permit for a monorail and entrance structures	Approved by PC	October 2021
UC-18-0036	Use permits for a recreational facility and live entertainment	Approved by BCC	March 2018
UC-0780-16	Use permits for temporary outdoor commercial events with increased noise levels and live entertainment	Approved by BCC	December 2016
ET-400346-00 (DR-1438-99)	First extension of time for a traffic study and monorail on a fixed above grade guideway	Approved by BCC	October 2000
ET-400344-00 (UC-1170-99)	First extension of time for a use permit for a monorail on a fixed above ground guideway	Approved by BCC	October 2000
DR-1438-99	Design review for a traffic study and monorail on a fixed above grade guideway	Approved by BCC	November 1999

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-1170-99	Use permit for a monorail on a fixed above ground guideway	Approved by BCC	October 1999
UC-1149-99	Use permit to relocate an existing overhead power transmission line	Approved by PC	September 1999
UC-1381-98	Use permit for a monorail on a fixed above ground guideway	Approved by BCC	December 1998
UC-0890-98	Use permit to deviate from improvement standards to permit a maximum 18 foot high wall where a maximum of 9 feet is permitted	Approved by PC	July 1998
UC-0065-98	Use permit to deviate from improvement standard to permit temporary commercial outdoor special events, temporary structures, and reduced parking	Approved by PC	February 1998
VS-1261-97	Vacation and abandonment of right-of-way being a portion of Audrie Street	Approved by BCC	December 1997
UC-0377-97	Use permit for a temporary reduction in parking	Approved by PC	April 1997
UC-0285-97	Use permit for a shopping center and deviation from improvement standards	Approved by PC	April 1997
UC-0310-96	Use permit for a resort hotel and casino	Approved by PC	May 1997
DR-1515-94	Design review for monorail stations, maintenance building, and parking	Approved by BCC	October 1994
UC-0325-94	Use permit for a monorail and transit terminals, including pedestrian escalators, and a variance to permit zero foot side yard setbacks	Approved by BCC	May 1994
VC-0431-94	Variance to permit outdoor commercial activity	Approved by PC	April 1994
WT-0335-94	Waiver to allow encroachments into the existing right-of-way for an elevated monorail/tram and support columns	Approved by BCC	April 1994
VC-1942-93	Variance for a plaza entryway expansion to an existing hotel and casino, along with signage, reduced parking, laser light displays, and temporary barrier fencing	Approved by PC	December 1993
UC-0115-88	Use permit for a credit union office building with drive-thru teller facilities	Approved by PC	May 1988

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Horseshoe Las Vegas Hotel & Casino
South	Entertainment Mixed-Use	CR (AE-60)	MGM Signature
East	Entertainment Mixed-Use	CR (AE-60)	Elite Medical Center hospital & parking lot
West	Entertainment Mixed-Use	CR	Hilton Club Elara Las Vegas, Planet Hollywood Las Vegas Resort & Casino, & Paris Las Vegas Resort & Casino

### 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

##### 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 restaurant conversion is a suitable use for this site and is compatible with existing development in the surrounding area. While the plastic bamboo material is inconsistent with the standard building materials in Title 30, staff does not anticipate any adverse effects resulting from the alternative material, particularly because the stucco frame of the building will remain intact. The restaurant conversion is also consistent with Policy 5.1.5 of the Master Plan, which encourages reinvestment in declining or vacant commercial centers through the adaptive reuse or redevelopment of blighted properties. For these reasons, 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; 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**

- 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 Harmon Avenue improvement project;
- 90 days to record said separate document for the Harmon Avenue improvement project.

### **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 that 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:** SUN CITY GENERAL CONTRACTING

**CONTACT:** SUN CITY GENERAL CONTRACTING, 6635 BADURA AVENUE #120, LAS VEGAS, NV 89118



## Department of Comprehensive Planning Application Form

DR-25-0235

ASSESSOR PARCEL #(s): 162-21-202-005

PROPERTY ADDRESS/ CROSS STREETS: 110 E Harmon Ave Las Vegas, NV 89109

### DETAILED SUMMARY PROJECT DESCRIPTION

Design Review for a restaurant conversion with alternative building materials

### PROPERTY OWNER INFORMATION

NAME: VEGAS DEVELOPMENT LAND OWNER L L C

ADDRESS: ONE CAESARS PALACE DRIVE

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89109

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

EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

NAME: SUN Q. SONG

ADDRESS: 6635 BADURA AVE #120

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # \_\_\_\_\_

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

CELL 702-985-5291

EMAIL: INFO@SCGCLV.COM

### CORRESPONDENT INFORMATION (must match online record)

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_

THE SAME AS THE ABOVE

T ID # \_\_\_\_\_

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

CELL \_\_\_\_\_

EMAIL: \_\_\_\_\_

\*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.

[Signature]  
Property Owner (Signature)\*

MARI PACHULTE  
Property Owner (Print)  
AUTHORIZED SIGNER

1-30-25  
Date

### DEPARTMENT USE ONLY

☐ AL  
☐ ALR  
☐ AG

☐ AR  
☐ AV  
☒ DR

☐ ET  
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☐ SC  
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☐ VS  
☐ WC

☐ WS  
☐ ZC  
☐ OTHER \_\_\_\_\_

APPROVAL # DR-25-0235  
RECEIVING DATE 5-6-25  
MEETING DATE \_\_\_\_\_  
LOCATION Paradise

ACCEPTED BY MH

DATE

FEES

3-17-25  
[Signature]

8



DR-250235

Sun City General Contracting  
6635 Badura Ave #120,  
Las Vegas, NV 89118  
3/11/2025

Comprehensive Planning Department  
500 S Grand Central Pkwy  
Las Vegas, NV 89115

**Subject: Design review for Restaurant Conversion**

**APN: 162-21-202-005**

On behalf of Sun City General Contracting, we hereby submit this application for an Design Review to install plastic bamboo on the exterior of the property located at 110 E Harmon Ave, Las Vegas, NV 89109. This review is necessary due to visible modifications to the building façade including materials that are not permissible per Section 30.04.05.D.6.

The proposed design will not alter the structural integrity or existing dimensions of the building, nor will any existing materials be removed. The current stucco exterior will remain intact, with the only modification being the addition of plastic bamboo materials affixed to the walls. This enhancement aims to elevate the aesthetic appeal of the property while maintaining compliance with community design standards.

**Justification for Using Plastic Bambo where not permitted per section 30.04.05.D.6**

#### **Visual Enhancement and Unique Branding**

The use of plastic bamboo will introduce a modern and distinctive architectural element that aligns with the branding of the business. The natural yet refined aesthetic will enhance the overall visual appeal, creating an inviting atmosphere that blends harmoniously with the surrounding environment. Building overhang used for credit union drive-thru will be removed per the general building plans. The conversion will be consistent with Master Plan Policies 5.1.5 & 5.5.3, and it will have no proposed changes to existing on-site landscaping. This will not affect the current status of parking spaces; therefore, the parking spaces are adequate for this conversion.

#### **Durability and Low Maintenance**

Plastic bamboo offers superior durability compared to natural bamboo, requiring minimal maintenance. It is resistant to weathering, pests, and decay, ensuring the building's exterior remains visually appealing without frequent upkeep or replacement.

#### **Environmental Considerations**

While synthetic, plastic bamboo serves as an eco-conscious alternative, reducing the demand for natural bamboo, which is often subject to unsustainable harvesting. Additionally, its recyclability contributes to responsible material management and long-term environmental sustainability.

#### **Weather Resilience**

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Given Las Vegas' climate, plastic bamboo provides an ideal solution for exterior applications. Its resistance to extreme temperatures, moisture, and UV exposure ensures the building maintains its intended aesthetic and structural integrity throughout the year.

#### **Compliance with Community Standards**

The proposed design will adhere to all city codes and aesthetic guidelines. Carefully integrated into the exterior, it will enhance the visual appeal of the building while preserving the architectural character of the surrounding area.

#### **Support for Local Economic Growth**

Enhancing the exterior design will make the business more attractive, potentially increasing foot traffic and patronage. By creating a visually engaging and recognizable storefront, the project will support local economic activity and benefit neighboring businesses.

#### **Commitment to Community Interests**

This project is designed with the broader community in mind, ensuring modifications align with local expectations and contribute positively to the area's development. All necessary permitting, zoning, and construction regulations will be met to ensure full compliance with municipal standards.

#### **Legal Description of the Proposed Installation**

##### **Construction Materials and Design**

- **Material:** The installation will utilize high-quality, weather-resistant plastic bamboo designed to replicate the appearance of natural bamboo while providing increased durability and sustainability.
- **Mounting System:** The plastic bamboo panels will be securely affixed to the building's façade using a reinforced aluminum support structure to ensure stability and longevity.
- **Color and Texture:** The selected bamboo panels will maintain a natural wood-toned finish, complementing the architectural character of the area while aligning with modern aesthetic trends.

##### **Dimensions and Boundaries**

- The plastic bamboo installation will cover designated sections of the building's exterior, as detailed in the attached site plan.
- The design will remain within the existing property boundaries and will not extend into public pathways, ensuring unobstructed pedestrian movement and compliance with city zoning laws.

##### **Accessibility and Compliance**

- The installation will adhere to all applicable building codes and safety regulations, ensuring structural integrity and fire resistance.
- The proposed modifications will not interfere with existing accessibility features, including entryways, ramps, and emergency exits.

DR-25-0235

- The project will comply with environmental and sustainability guidelines by utilizing recyclable materials that minimize long-term environmental impact.

#### **Purpose and Use**

- The plastic bamboo installation is intended to enhance the visual appeal of the building while providing a low-maintenance, long-lasting alternative to natural materials.
- The design will contribute to the property's overall branding, aligning with its thematic or cultural aesthetic.
- The proposed exterior modification will support local economic activity by attracting visitors and improving the property's marketability.

#### **Visual Integration with the Surrounding Area**

- The plastic bamboo exterior will be designed to blend harmoniously with neighboring structures, ensuring consistency with community architectural guidelines.
- The installation will not obstruct signage, windows, or other key visual elements of the property.

#### **Supporting Documentation**

The following documents are included to aid the review process:

1. Detailed site plan indicating the location and dimensions of the proposed installation.
2. Architectural renderings illustrating the final appearance of the building with the plastic bamboo enhancements.
3. Compliance documentation verifying adherence to local building codes, fire safety regulations, and accessibility requirements.

Sun City General Contracting is committed to ensuring that all aspects of this project align with municipal standards and community expectations. Should further clarification or additional documentation be required, please direct inquiries to 702-659-1158 or email [info@scgclv.com](mailto:info@scgclv.com).

We appreciate your time and consideration in reviewing this proposal.

Sincerely,



**Sun Q. Song**  
President  
Sun City General Contracting  
[info@scgclv.com](mailto:info@scgclv.com)



05/06/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0211-COUNTY OF CLARK(AVIATION):**

**VACATE AND ABANDON** a portion of a right-of-way being Mandalay Bay Road located between Las Vegas Boulevard South and Haven Street; and a portion of right-of-way being Haven Street located between Reno Avenue and Dewey Drive (Alignment); and a portion of right-of-way being Four Seasons Drive located between Las Vegas Boulevard South and Haven Street within Paradise (description on file). JG/tpd/cv (For possible action)

RELATED INFORMATION:

**APN:**

162-28-202-013; 162-28-301-029; 162-28-302-001; 162-28-303-014; 162-28-401-001; 162-28-401-019; 162-28-402-009; 162-33-101-016

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

The Clark County Department of Aviation (CCDOA) is requesting to vacate portions of rights-of-way and eliminate excess portions of rights-of-way. This request will allow the CCDOA to have greater flexibility to develop their properties.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-23-0120	Use permit, waivers of development standards, and design reviews for a recreational facility	Approved by BCC	April 2023
UC-0368-11	Use permits, waivers of development standards, waiver of conditions, and design reviews for an amusement park and commercial building	Approved by BCC	October 2011
VS-1104-04	Vacated and abandoned easements of interest to Clark County located between Haven Street and Las Vegas Boulevard South, and between Four Seasons Road and Mandalay Bay Road	Approved by PC	July 2004
VS-0933-04	Vacated and abandoned a portion of right-of-way being Giles Street located between Mandalay Bay Road and Four Seasons Dive	Approved by PC	June 2004

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use & Public Use	CR & PF (AE-60)	Undeveloped & multi-family residential
South & East	Public Use	PF (AE-60 & AE-65 & AE-70)	Harry Reid International Airport
West	Entertainment Mixed-Use	CR (AE-60 & AE-65)	Mandalay Bay Resort & Luxor Resort

**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 that is not necessary for site, drainage, or roadway development.

**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**

- Right-of-way dedication to include cul-de-sac on Four Seasons Drive;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-25-0211; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the rights-of-way are reserved; it is understood that this vacation response is contingent upon the petitioner contacting CCWRD and making suitable arrangement, at Petitioner's expense, for such easement or relocations as required to protect CCWRD facilities and property rights within the area to be vacated; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities. CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner. And that CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to the CCWRD.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** COUNTY OF CLARK (AVIATION)

**CONTACT:** COUNTY OF CLARK (AVIATION), P.O. BOX 11005, LAS VEGAS, NV 89111

DRAFT



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-28-402-009; 162-28-202-013; 162-28-301-029;  
162-28-302-001; 162-28-303-014; 162-28-401-001; 162-28-401-019;  
PROPERTY ADDRESS/ CROSS STREETS: Four Seasons Dr & Haven St 8, 162-33-101-016

### DETAILED SUMMARY PROJECT DESCRIPTION

Clark County Dept. of Aviation - vacate ROW.

### PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation)  
ADDRESS: PO Box 11005  
CITY: Las Vegas STATE: NV ZIP CODE: 89111-1005  
TELEPHONE: 702-261-4525 CELL: \_\_\_\_\_ EMAIL: rosemaryv@lasairport.com

### APPLICANT INFORMATION (must match online record)

NAME: County of Clark (Aviation)  
ADDRESS: PO Box 11005  
CITY: Las Vegas STATE: NV ZIP CODE: 89111-1005 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-261-5024 CELL: \_\_\_\_\_ EMAIL: anthonyper@lasairport.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: County of Clark (Aviation)  
ADDRESS: PO Box 11005  
CITY: Las Vegas STATE: NV ZIP CODE: 89111-1005 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-261-5024 CELL: \_\_\_\_\_ EMAIL: anthonyper@lasairport.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.

Rosemary A. Vassiliadis

Rosemary A. Vassiliadis (Feb 19, 2025 17:32 PST)

Property Owner (Signature)\*

Rosemary A. Vassiliadis, Director of Aviation Feb 19, 2025

Property Owner (Print)

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

APPLICATION # (s) VS-25-0211  
PC MEETING DATE 05/06/25  
BCC MEETING DATE \_\_\_\_\_  
TAB/CAC LOCATION Paradise

ACCEPTED BY Tyler (tpd)  
DATE 3/11/25  
FEES No fees  
Department of  
Aviation

DATE 04/08/25

9





Department of Aviation  
Rosemary A. Vassiliadis, Director  
P.O. Box 11005  
Las Vegas, NV, 89111-1005  
(702) 261-5211  
Fax (702) 597-9553

February 18, 2025

Clark County Comprehensive Planning  
500 S. Grand Central Pkwy  
Las Vegas, NV 89155

**RE: JUSTIFICATION LETTER – VACATE PORTIONS OF MANDALAY BAY ROAD, HAVEN STREET,  
AND FOUR SEASONS DRIVE**

To Whom It May Concern:

The Clark County Department of Aviation (CCDOA) respectfully submits this justification letter with an application to vacate public right-of-way along portions of Mandalay Bay Road, Haven Street, and Four Seasons Drive.

The purpose for these vacation requests is described below:

- Mandalay Bay Road and Haven Street – Vacate the southern 10 feet of the existing 40-foot-wide right-of-way on parcel 162-28-399-007 along Mandalay Bay Road. Clark County Public Works (CCPW) has confirmed that Mandalay Bay Road should be a 60-foot-wide roadway. This vacation will eliminate excess right-of-way to achieve the 60-foot width for the roadway. Vacate the entire portion of parcel 162-28-399-007 on Haven Street to convert Haven Street, south of Mandalay Bay Road, to a private airport road. CCDOA owns all the property adjacent to Haven Street, south of Mandalay Bay Road.
- Four Season Drive (Part 1 – between Las Vegas Boulevard and the Tropicana Wash-LAS Airport flood control channel) – Vacate the southern three (3) feet of the existing 33-foot-wide right-of-way on parcels 162-28-499-001, 162-28-499-002, 162-28-499-003, and 162-28-499-004 and the entirety of parcel 162-28-499-018. CCPW has confirmed this section of Four Seasons Drive should be a 60-foot-wide roadway. This vacation will eliminate excess right-of-way to achieve the 60-foot width for the roadway.
- Four Season Drive (Part 2 – east of the Tropicana Wash-LAS Airport flood control channel) and Haven Street – Vacate a portion of parcels 162-28-399-030 and 162-28-499-024; and vacate the entirety of parcels 162-28-399-031, 162-28-399-032, 162-28-399-033, 162-28-399-025, 162-28-399-022, 162-28-399-019, 162-28-399-012 to convert a portion of Four Seasons Drive to a private airport road and to convert Haven Street, south of Mandalay Bay Road, to a private airport road. CCDOA owns all the property adjacent to Haven Street, south of Mandalay Bay Road, and all the property adjacent to



**Clark County Board of Commissioners**

Tick Segerblom, Chair • William McCurdy II, Vice Chair • April Becker  
James B. Gibson • Justin C. Jones • Marilyn Kirkpatrick • Michael Naft

PLANNER  
COPY

VS-25-0211

VJL 9

the portions of Four Seasons Drive that is proposed to be vacated. The proposed vacation would allow for greater flexibility to develop CCDOA's property in the future. All existing public right-of-way along Four Seasons Drive that is adjacent to the privately-owned parcels on the north remains and is not impacted by this vacation request.

An exhibit has been provided showing the proposed vacations, along with supporting legal descriptions. No development plans are being submitted with these vacation requests.

These vacation requests are consistent with the plans, goals, policies, and local controls that have been adopted and govern over the properties. Additionally, the vacation requests are consistent with the objectives of Title 30 and the Clark County Comprehensive Master Plan.

Thank you in advance for your consideration of this application. Should you have any questions, please feel free to contact our office at (702) 261-5024.

Sincerely,

Tony Perkins, Land Use and Noise Manager  
Clark County Department of Aviation

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V-25-0211 9  
VSL

**PUBLIC HEARING**

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

**UC-25-0218-GRIMM NORTON 4, LLC:**

**USE PERMIT** for a multi-family residential development.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; and 2) reduce throat depth.

**DESIGN REVIEW** for a proposed multi-family residential development on a portion of 6.05 acres in a CR (Commercial Resort) Zone.

Generally located on the west side of University Center Drive and the north side of Royal Crest Circle within Paradise. TS/lm/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

162-15-203-002

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase the building height for a multi-family residential development to 90 feet where 75 feet is the maximum permitted per Section 30.02.11B (a 20% increase).
2. Reduce the throat depth for the northern driveway along North Royal Crest Circle to 40 feet where 150 feet is the standard per Uniform Standard Drawing 222.1 and Section 30.04.08C (a 73% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 770 N. Royal Crest Circle
- Site Acreage: 6.05 (total)/3.58 (multi-family)
- Project Type: Multi-family
- Number of Stories: 5 (multi-family)
- Building Height (feet): 90 (multi-family)
- Square Feet: 374,284 (multi-family)
- Number of Lots/Units: 357
- Density (du/ac): 99.8
- Open Space Required/Provided: 35,700/42,833
- Parking Required/Provided: 445/481
- Sustainability Required/Provided: 5/5

### History & Request

The parcel previously consisted of a multi-family residential development that was demolished several years ago. The site was previously approved for an apartment complex (WS-0666-17) which has since expired. This request is for a proposed multi-family development on Lot 2 (MSM-25-600018). The northerly portion of the parcel (Lot 1) is retained for future development for a hotel (UC-25-0135) which is scheduled to be heard at the April 18, 2025 Board of County Commissioners' meeting.

### Site Plan

The plan depicts a proposed multi-family residential development that is accessed from shared driveways along University Center Drive, and North Royal Crest Circle. The driveway on the southwest corner will be shared with the future development on the northern portion of the site. Interior drive aisles are located on the north side of the proposed multi-family building and are shared with the hotel to the north and wrap around the proposed building with visitor parking spaces located along the west side of the building. Parking for visitors and tenants is also located within the first 3 levels of the structure and consist of a mix of parking types. Required electric vehicle parking is located within the ground level parking portion of the structure with additional EV-capable spaces for the future. The multi-family requires 445 parking spaces within 1,000 feet of a transit stop, and 481 parking spaces are provided with 15 electric vehicle installed charging spaces and an additional 122 parking spaces are designed to be electric vehicle parking capable stalls. There are 3 motorcycle spaces and tandem parking is provided within the central portion of the ground level parking area and are not part of the overall parking calculation. On the northwest side of the building there is a loading space which accesses trash enclosure with recyclable enclosure located within the ground level of the building. The primary entrance of the multi-family residences faces the west access drive. Parking is provided within the multi-family building. The building surrounds 2 courtyards which includes the pool, outdoor lounge, pickleball court, and seating areas. There is a rooftop lounge, and along the west property line is a dog run with activity space. A Loop station is planned at the northeast corner of the building. An undeveloped area (Lot 1) is shown on the northern portion of the property and is not a part of this request.

### Landscaping

The plans depict a detached sidewalk with medium and large trees along the University Center Drive, Royal Crest Drive, and North Royal Crest Drive street frontages immediately adjacent to the proposed multi-family development. Programmed open space on the site is providing a total of 42,833 square feet of open space where 35,700 square feet is required. The open space mainly consists of the dog run and activity area along the west property line, with pool and courtyard areas located internal to the building. Additional open space areas include fitness centers, great rooms, pickleball court, and rooftop lounge.

### Elevations

The multi-family consists of a 5 story, 90 foot high structure. The building has stucco EIFS siding, and stone veneer treatments that extend as high as the second floor façade. Portions of the façade incorporate metal panel siding in several lighter tone colors. Numerous return wall columns extend from the ground to the roofline of the building. There are several variations in the roofline; however, there are portions of the roofline that have articulation over the allowed 75

feet. The main entrance faces west towards the existing multi-family residential to the west. The wall pop-outs and recesses are painted various colors. The building is well fenestrated with panel windows of various sizes and shapes on all floors and all sides for the dwelling units. There are several balconies located on all facades, particularly on the corners. Roof mounted mechanical equipment is shielded by parapet walls and cool roofing.

#### Floor Plans

The plans show there are a total of 357 units consisting of 86, two bedroom units and 271 studio and 1 bedroom units. The common spaces primarily include an office, fitness center, pool area, pickleball court, multi-purpose rooms, rooftop lounge, mailroom, and laundry facilities throughout the building.

#### Applicant's Justification

The applicant states the proposed development is part of a minor subdivision map (MSM-25-600018) and located on Lot 2. The proposed use is compatible with the surrounding area including future development plans for the parcel to the north. The design provides a sufficient amount of landscaping with surface parking lot landscaping redistributed throughout the site and complies with density restrictions as well and most of the required design standards. Additionally, the single access to North Royal Crest Circle is sufficient as the proposed lot is less than 5 acres.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-25-0134	Zone change to reclassify a portion of the site from RMSO to CR zoning	Pending	April 16, 2025 BCC
UC-25-0135	Special use permit for a hotel on the northerly portion of the site (Lot 1 - MSM-25-600018)	Pending	April 16, 2025 BCC
VS-25-0136	Vacated portions of University Center Drive, Royal Crest Circle, and North Royal Crest Circle	Pending	April 16, 2025 BCC
UC-24-0231	Monorail (underground people mover system - Loop station)	Approved by BCC	July 2024
ET-20-400101 (WS-0666-17)	Second extension of time for increased building height with alternative commercial driveway geometrics and design review for a proposed multi-family residential development on 6.1 acres - expired	Approved by PC	October 2020
ADET-19-900376 (WS-0666-17)	Administrative extension of time for a multi-family residential development	Approved by ZA	June 2019
SC-18-0427	Name change of Swenson Street to University Center Drive between Desert Inn Road and Hacienda Avenue	Approved by PC	July 2018
WS-0666-17	Increased building height with alternative commercial driveway geometrics and design review for a proposed multi-family residential development on 6.1 acres - expired	Approved by PC	September 2017



### Prior Land Use Requests

Application Number	Request	Action	Date
DR-0501-07 (ADET-0180-10)	Administrative extension of time for a design review for a mixed-use development - expired	Approved by ZA	March 2010
ZC-1192-06 (ADET-0181-10)	Administrative extension of time for a zone change from R-E to U-V - expired	Approved by ZA	February 2010
UC-1236-07	Temporary sales office in conjunction with an approved mixed-use project - expired	Approved by PC	November 2007
DR-0501-07	Modifications to an approved mixed-use project - expired	Approved by BCC	June 2007
ZC-1192-06	Reclassified the site to U-V zoning for a mixed-use project - expired	Approved by BCC	November 2006

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-use	PF & RM50	Convention Center & multi-family residential
South & West	Entertainment Mixed-use	RM50	Multi-family residential
East	Entertainment Mixed-use	CR (AE-60) within MPO	Multi-family residential

### 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 Permit

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 applicant indicates in their justification letter that the proposed multi-family development will cater to a range of tenants. The site is only a few minutes drive to employment centers located along the Maryland Parkway Corridor and the Resort Hotel Corridor along Las Vegas Boulevard South, as well as within walking distance to the convention center. Policy 5.1.3 of the Master Plan supports this type of development in support of general economic growth activity. The proposed site plan meets the intent of the Master Plan for maintaining neighborhood integrity through compatible development. The proposed multi-family development is adjacent to an existing multi-family development to the west and is appropriate for this location and



should not result in a substantial adverse effect on adjacent properties, public infrastructure, or public health, safety, and general welfare. Therefore, staff supports the use permit.

#### 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 height of the proposed multi-family development will exceed the standard by 20%. Those areas above 75 feet are part of the shielding parapets and provide additional amenity areas designed to break-up the flat roofline of the building. Staff supports waiver of development standards #1.

#### 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 the proposed multi-family development is compatible with the existing multi-family development to the west. The design of the proposed multi-family development has modern architectural details and roofline, while being complementary to the design of the existing hotel farther to the north at Sierra Vista Drive. The proposed parking adequately addresses the potential need generated by the tenants. Additionally, the site is within 1,000 feet of a transit route on University Center Drive. The sidewalk along University Center Drive, Royal Crest Drive, and North Royal Crest Drive will be reconstructed to be detached as encouraged by Policy 1.4.1, which states in part to support efforts to make neighborhood improvements. The proposed development increases tree canopy, and walkability, along with improving climate resilience. Staff finds this development also provides the required landscaping material and exceeds the required tree canopy which further promotes the Goals of the Master Plan. For the reasons stated, staff supports the design of the site.

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

#### Waiver of Development Standards #2

Staff has no objection to the reduced throat depth for the commercial driveway along North Royal Crest Circle. The reduced throat depth should have no negative impact since North Royal Crest Circle sees a lower volume of traffic.

**Department of Aviation**

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

**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**

- 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;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Department of Aviation**

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

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0115-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GRIMM NORTON 4, LLC

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

DRAFT



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): A portion of 162-15-203-002

PROPERTY ADDRESS/ CROSS STREETS: University and Royal Crest Circle

### DETAILED SUMMARY PROJECT DESCRIPTION

A multi-family development

### PROPERTY OWNER INFORMATION

NAME: Grimm Norton 4, LLC

ADDRESS: 11429 Perugino Dr.

CITY: Las Vegas

TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a STATE: NV ZIP CODE: 89138

### APPLICANT INFORMATION

NAME: Grimm Norton 4, LLC

ADDRESS: 11429 Perugino Dr.

CITY: Las Vegas

TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a STATE: NV ZIP CODE: 89138 REF CONTACT ID # n/a

### CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell -- Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Dr. #650

CITY: Las Vegas

TELEPHONE: 702-792-7000 CELL 702-792-7048 EMAIL: apierce@kcwvlaw.com STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164674

\*Correspondent will receive all project communication

(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)\*

Daniel H. Grimm  
Property Owner (Print)

11/22/24  
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) UC-25-0218

PC MEETING DATE

BCC MEETING DATE 5/7/2025

TAB/CAC LOCATION PARADISE

ACCEPTED BY LMN

DATE 3/12/2025

DATE 4/8/25

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](mailto:jlazovich@kcnvlaw.com)  
D: 702.792.7050

March 11, 2025

**VIA EMAIL**

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

**Re: Justification Letter – Grimm Norton 4, LLC  
Design Review/Special Use Permit for Multifamily, and Waiver of Development  
Standards**

**APN: 162-15-203-002**

To Whom It May Concern:

Our Firm represents Grimm Norton 4, LLC (the "Applicant"). The Applicant proposes to develop property located near the northwest corner of University Center Drive and Royal Crest Circle. The Applicant is requesting a design review and special use permit for a multifamily development with related waivers on the south portion of APN: 162-15-203-002 that is currently undeveloped (hereinafter the "Project").

The site is master planned Entertainment Mixed-Use (EM) and zoned Commercial Resort (CR).<sup>1</sup> A minor subdivision map was recently filed for this parcel via MSN: 25-600018 effectively splitting the subject parcel into "Lot 1" for the northern half for a future hotel project and "Lot 2" for the southern half where the subject Project is located. This Application solely considers the proposed multifamily project on Lot 2. Entitlements for the hotel project on Lot 1 have been submitted through a separate application preceding this Project.

**SPECIAL USE PERMIT – MULTIFAMILY**

A multifamily dwelling requires a special use permit when in a CR zoning district per Title 30. As proposed, the multi-family development is compatible with the surrounding area including the proposed hotel that will be located directly to the North.

**DESIGN REVIEW – MULTIFAMILY**

With respect to the design review, the Applicant is requesting to a build 5-story apartment building above a 2-story parking podium. The building will house 357 units comprised of 86 2-

<sup>1</sup> The Site's current zoning is RM50. However, included with the land use application for the hotel project on Lot 1 is a zone change request from RM50 to CR.



bedroom units and 271 studio and one-bedroom units. Based on the site acreage of 3.58 acres, the proposed density is 99.83 d.u./ac which is permitted in CR.

The Project is accessible from one (1) driveway along North Royal Crest Circle. The other driveway along University Center Drive is exit only and will be secured by a gate. These driveways will be distinguished with signage. The main driveway off of North Royal Crest is located along the southwest portion of the multifamily building. The main entrance leads to the leasing office and supervised mail/package area. This driveway allows two-way access and is further located near additional public parking spaces. However, the main entrance will not be on a public street in order to allow for additional space needed for visitor parking without concern for blocking traffic. This is permissible under Section 30.04.05(F) which allows one access driveway for site's under 5 acres, which is met here. There is another pedestrian entry point facing University Center Drive and into Lobby #2 where the multifamily standards set out in Section 30.04.05(F) otherwise required one main building entrance facing a public street. Detached sidewalks will be provided along all street frontages.

The building elevations are comprised of fiber cement panels, faux wood and metal screening built to a contemporary design. On site amenities, include clubhouse, gym, pool area, pickle ball court, dog run and courtyards internal to the site. The required parking for the proposed multifamily of 357 units is 494 parking spaces. However, the required parking based on the allowable reduction for proximity to the fixed transit bus stop (*see* Section 30.04.04(F)(5)(i)) is 445 spaces. As proposed, 488 total spaces are provided where 445 are required after the allowable reduction. The Applicant is also providing 28 tandem parking spaces. However, those 28 spaces are not included in the overall parking count. Tandem spaces are an optional amenity for residents. There are also approximately 3 motorcycle parking spaces which are not included in the overall parking numbers. Here, this Project will overall have sufficient parking based on the provided surface parking and garage parking areas

The Applicant exceeds open space and provides 42,833 SF where 35,700 SF is required. Further, the Applicant is incorporating the following 5-point sustainability measures:

- Exceeding number of trees = 1 point.
- Water-Efficient Planting = 1 point
- Cool Roofing = 1 point
- Daylighting Strategies = ½ point
- Multifamily Ventilation = ½ point
- Low-emissivity Glass = ½ point
- Shaded Awnings at Entrances = ½ point



The Project will comply with grading requirements; therefore, no separate design review for grading is required. Additionally, signage and lighting are not part of this application.

### **DESIGN REVIEW FOR ALTERNATIVE LANDSCAPING**

The Applicant will be providing sufficient number of trees throughout the Site. However, where it appears there is a reduced number of trees in the parking lot area, those trees are located elsewhere throughout the Site.

### **DESIGN REVIEW FOR ROOFLINE ARTICULATION**

The development code requires building elevations to have vertical roof articulation at least every 50-feet. This design exceeds the 50-foot distance requirement at some elevations, however the design does have significant horizontal and vertical articulation. The proposed multifamily dwelling will be built to a clean, contemporary look that will overall enhance the area aesthetically and provide additional rental options to Las Vegas residents. While articulation along the roofline may extend past 50 feet in some areas the elevations, architectural enhancements and varying color schemes therefore meeting the intent of the code.

### **WAIVERS OF DEVELOPMENT STANDARDS**

#### **1. Building Height**

The Applicant requests a waiver for an increased building height of 90' where 75' is the maximum for multifamily dwellings in the CR zoning district that are not in conjunction with a resort hotel. This increase in height is slight and will not negatively impact the surrounding area. Further, the resulting increase in height is due to the fact that the proposed multifamily dwelling will be constructed atop 2 floors of garage parking. As designed, the Project is able to utilize the southern portion of the -002 Parcel in a compact design building upwards instead of outward. Lastly, a proposed parking garage attached to and beneath the dwelling units is safer and more convenient for future residents as opposed to a separate parking garage.


#### **2. Throat Depth**

The Applicant requests a waiver for the reduced throat depth of 40' where 150' is required for the driveway on N. Royal Crest Circle. This driveway allows both ingress and egress. However, the University Center Drive will be exit only, totaling 2 egress points from the property. The two driveways will balance traffic intensity and mitigate concern of stacking in the right-of-way.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL

A handwritten signature in cursive script that reads "JLazovich".

Jennifer Lazovich

JJL/mtf

**PUBLIC HEARING**

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

**VS-25-0229-TMC HOLDINGS SERIES-E, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Serene Avenue and Oleta Avenue (alignment), and between McLeod Drive and Topaz Street within Paradise (description on file). JG/bb/kh (For possible action)

**RELATED INFORMATION:**

**APN:**

177-24-202-008

**LAND USE PLAN:**

WINCHESTER/PARADISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

The applicant is requesting to vacate government patent easements within the property.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Single-family residential
South	City of Henderson	RS2	Single-family residential
East & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

**Related Applications**

Application Number	Request
WS-25-0228	Waivers of development standards to eliminate landscaping and waive full off-sites 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 patent easements that are not necessary for site, drainage, or roadway development.

## **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**

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

### **Building Department - Addressing**

- No comment.

### **Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TMC HOLDINGS SERIES-E, LLC

**CONTACT:** JOSH HARNEY, BAUGHMAN & TURNER INC, 1210 HINSON STREET,  
LAS VEGAS, NV 89102



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-24-202-008

PROPERTY ADDRESS/ CROSS STREETS: E SERENE AVE I MCLEOD DR

### DETAILED SUMMARY PROJECT DESCRIPTION

VACATION OF ABANDONMENT OF PATENT EASEMENTS

### PROPERTY OWNER INFORMATION

NAME: TMC HOLDINGS SERIES-E LLC

ADDRESS: 3068 E SERENE AVE

CITY: HENDERSON

STATE: NV

ZIP CODE: 89074

TELEPHONE: (702) 601-7650 CELL (702) 601-7650 EMAIL: CGONZALEZ@CLOSIND.COM

### APPLICANT INFORMATION (must match online record)

NAME: TMC HOLDINGS SERIES-E LLC

ADDRESS: 3068 E SERENE AVE

CITY: HENDERSON

STATE: NV

ZIP CODE: 89074

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: (702) 601-7650 CELL (702) 601-7650 EMAIL: CGONZALEZ@CLOSIND.COM

### CORRESPONDENT INFORMATION (must match online record)

NAME: JOSH HARNEY

ADDRESS: 1210 HINSON ST.

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89102

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: (702) 870-8771 CELL (702) 870-8771 EMAIL: JOSH@BAUGHMAN-TURNER.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)\*

CARLOS GONZALEZ, MANAGER  
Property Owner (Print)

2/28/2025  
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) VS-25-0229

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

BCC MEETING DATE 5-7-2025

TAB/CAC LOCATION Paradise

ACCEPTED BY 888

DATE

3-12-2025

FEES

# 1,200

DATE 4-8-2025

APR-25-1000 80

***Baughman & Turner, Inc.***  
*Consulting Engineers & Land Surveyors*

1210 Hinson Street  
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771  
Fax (702) 878-2695

March 3, 2025

**Clark County Current Planning**  
500 S Grand Central Parkway  
Las Vegas, Nevada 89155

**Re: TMC Holdings**  
**APN 177-24-202-008**

To Whom It May Concern,

Please let this letter serve as a justification for the Vacate and Abandon of government patent easements.

Per the County's request we are vacating the unnecessary patent easements. Any utility and/or drainage easements required will be retained. Patent easements lie along the northernly, and easternly property lines. We request to vacate the 3.00 feet easterly, and northerly 33.00 feet of APN 177-24-202-008.

The approval of this request will not have a negative effect on the neighborhood or surrounding areas.

Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,  
***Baughman & Turner, Inc.***

  
Josh Harney  
Project Coordinator

VS-25-0229

PLANNER  
COPY



**PUBLIC HEARING**

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

**WS-25-0228-TMC HOLDINGS SERIES-E, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate landscaping; and 2) waive full off-site improvements in conjunction with a proposed single-family residential subdivision on 1.03 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the north side of Serene Avenue and the west side of McLeod Drive within Paradise. JG/bb/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

177-24-202-008

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Eliminate street landscaping along McLeod Drive where 6 feet of landscaping is required per Section 30.04.01D.7.
  - b. Eliminate street landscaping along Serene Avenue where 6 feet of landscaping is required per Section 30.04.01D.7.
2.
  - a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along McLeod Drive where required per Section 30.04.08.
  - b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Serene Avenue where required per Section 30.04.08.

**LAND USE PLAN:**

WINCHESTER/PARADISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 1.03
- Project Type: Single-family residential
- Number of Lots/Units: 2
- Density (du/ac): 1.94
- Minimum/Maximum Lot Size (square feet): 22,396/22,468

**Site Plan**

The plan depicts a 1.03 acre parcel which is proposed to be divided into 2 parcels. Parcel 1 is located to the north and has access to McLeod Drive, where parcel 2 is located to the south and has frontage on McLeod Drive and Serene Avenue with proposed access to McLeod Drive.

### Landscaping

With the waiver of full off-sites, including detached sidewalks, a 6 foot wide landscape strip is required along McLeod Drive and Serene Avenue. The applicant is proposing to eliminate the required street landscaping along McLeod Drive and Serene Avenue with this application.

### Applicant's Justification

The applicant states this property is adjacent to existing RS20 zoned single-family homes on the west and north sides of the 2 proposed parcels. The City of Henderson is located south of Serene Avenue. The applicant is requesting to waive off-site improvements, including curb, gutter, detached sidewalks, streetlights, and partial paving. The proposed division of 1.03 acres into 2 parcels without a sidewalk, requires a 6 foot wide landscape strip with trees. The applicant is requesting to waive the requirement for street landscaping along McLeod Drive and Serene Avenue. Both parcels have proposed driveways on McLeod Drive since driveways are not permitted along Serene Avenue. The proposed driveways on McLeod have 3 points of access and would not allow for a detached sidewalk. McLeod Drive dead ends at I 215 just north of this property. The off-site improvements are not needed for drainage since the other properties in the area do not have curbs and gutters.

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Single-family residential
South	City of Henderson	RS-2	Single-family residential
East & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

### Related Applications

Application Number	Request
VS-25-0229	A vacation of patent easements 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

#### 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

Developing the site without landscaping is not out of character with the existing neighborhood, but there is an expectation based on the Code requirement to plant trees where possible. Staff recognizes that the applicant proposes some landscaping as part of the site improvements. Staff also finds that planting the trees with access driveways facing McLeod Drive at 3 points is a limiting factor considering the sight zones; however, there is adequate space for some trees to be planted outside of driveways and sight zones along McLeod Drive, and there is no limiting factor along Serene Avenue that prevents the applicant from planting trees. Therefore, staff cannot support the request.

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

##### Waiver of Development Standards #2

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Furthermore, there are existing off-site improvements within the area. Therefore, staff cannot support the waiver of development standards.

#### **Staff Recommendation**

Denial.

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, and payment of the tree fee-in-lieu is required for any required trees waived.
- 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;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- No access to site from Serene Avenue.
- Applicant is advised that off-site improvement permits may be required for driveways.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0116-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

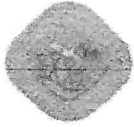
**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TMC HOLDINGS SERIES-E, LLC

**CONTACT:** JOSH HARNEY, BAUGHMAN & TURNER INC., 1210 HINSON STREET,  
LAS VEGAS, NV 89102

DRAFT



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-24-202-008

PROPERTY ADDRESS/ CROSS STREETS: E SERENE AVE | MCLEOD DR

### DETAILED SUMMARY PROJECT DESCRIPTION

WAIVER OF DETACHED SIDEWALKS AND ASSOCIATED LANDSCAPING

### PROPERTY OWNER INFORMATION

NAME: TMC HOLDINGS SERIES-E LLC

ADDRESS: 3068 E SERENE AVE

CITY: HENDERSON

STATE: NV

ZIP CODE: 89074

TELEPHONE: (702) 601-7650 CELL (702) 601-7650 EMAIL: CGONZALEZ@CLOSIND.COM

### APPLICANT INFORMATION (must match online record)

NAME: CARLOS GONZALEZ TMC HOLDINGS SERIES-E LLC

ADDRESS: 3068 E SERENE AVE

CITY: HENDERSON

STATE: NV

ZIP CODE: 89074

REF CONTACT ID #

TELEPHONE: (702) 601-7650 CELL (702) 601-7650 EMAIL: CGONZALEZ@CLOSIND.COM

### CORRESPONDENT INFORMATION (must match online record)

NAME: JOSH HARNEY

ADDRESS: 1210 HINSON ST.

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89102

REF CONTACT ID #

TELEPHONE: (702) 870-8771 CELL (702) 870-8771 EMAIL: JOSH@BAUGHMAN-TURNER.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.

Carlos Gonzalez  
Property Owner (Signature)\*

CARLOS GONZALEZ, MANAGER  
Property Owner (Print)

4/28/2025  
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 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 type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	<input type="checkbox"/> OTHER

APPLICATION # (s) WS-25-0228

PC MEETING DATE

BCC MEETING DATE 5-7-2025

TAB/CAC LOCATION Paradise

ACCEPTED BY [Signature]

DATE

FEES

DATE 4-8-2025

02/05/2024

APR-25-100080

No DR per Jason A.

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***Baughman & Turner, Inc.***  
*Consulting Engineers & Land Surveyors*

1210 Hinson Street  
Las Vegas, Nevada 89102-1604

Phone (702) 870-8771  
Fax (702) 878-2695

February 27, 2025

**Clark County Current Planning**  
500 S Grand Central Parkway  
Las Vegas, Nevada 89155

**Re: APN 177-24-202-008**

To Whom It May Concern,

Please let this letter serve as justification for a Waiver of Development Standards to not install offsite improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) as required by MSM 24-600087 and Section 30.04.08C and to waive the street landscaping as required per Section 30.04.01D to allow 0 feet street landscaping where 6 feet is required. The parcel in question is located at the northwest corner of Serene Avenue and McLeod Drive. The vacant 1.03-acre site is comprised of APN 177-24-202-008 and is intended to be a two-lot single family residential development. These will be custom homes. Elevations and floor plans will be provided at the time of permitting. As the site plan shows, there is minimal street frontage along McLeod Drive due to the driveway locations and Serene Avenue will be a side yard.

The property is zoned RS20 and a planned use of Ranch Estate Neighborhood. The parcel is bordered on three sides by RS20 zoning. South of Serene Ave. is the City of Henderson jurisdiction with Low-density Single-family residential zoning (RS-2). There is existing rural residential development generally in all directions around the site.

**Waiver of Development Standards:**

This applicant is asking for a Waiver of Development Standards to not install offsite improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) on Serene Avenue and McLeod Drive and to waive the street landscaping as required per Section 30.04.01D to allow 0 feet street landscaping where 6 feet is required. The parcel in question is the most southerly parcel in an area that is completely void of offsite improvements. There are no offsite improvements in any direction other than those associated with the roundabout at the intersection of Serene and Md Leod. All four quadrants of the intersection have curb, gutter, sidewalks and streetlights. These improvements stop at the end of the spandrels on all four quadrants. The nearest offsite improvements are northeast of the parcel associated with a residential subdivision and commercial properties. The Parcel Map conditions require that there are no driveways on Serene. Therefore, there are three driveways on McLeod Dr. in the stretch of about 250 ft leaving no room to transition in and out of the detached sidewalks. Putting full offsites across these two single family residences will look out of place and detract from the uniformity of the area. The improvements will dead-end at the developed properties to the north and west. These offsite improvements are not necessary for drainage or pedestrian ease

WS-25-0228 **PLANNER  
COPY**

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since neither curb, gutter nor sidewalk is continuous. Additionally, McLeod dead ends about 325 ft north of the site and will never continue north due to the 215 Beltway. The properties between the site and the 215 are developed with no off-site improvements. For these reasons, a waiver of the required full offsite on Serene Avenue and McLeod Drive is requested.

In addition to the offsites, we are requesting a waiver of the perimeter landscaping. None of the existing developments in the area have perimeter landscaping. The landscaping in the right-of-way is not necessary for beautification as these parcels will provide landscaping as a part of their site improvements. The owner is aware of the tree fee in lieu of the required street landscaping. The number of trees not being planted has been estimated at 9 trees based on 1 per 30 ft of frontage.

The approval of this request will not have a negative effect on the neighborhood or surrounding areas.

Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,  
*Baughman & Turner, Inc.*



David S Turner, President

PLANNER  
COPY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0205-J2 G2 AL IRREVOCABLE TRUST & MICHAELSON, JOHN P. & REGINA W. TRS:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway geometrics in conjunction with an existing single-family residence on 0.24 acres in an RS10 (Residential Single-Family 10) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the south side of Callahan Avenue, 95 feet west side of Sandhill Road within Paradise. JG/tpd/cv (For possible action)

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**RELATED INFORMATION:**

**APN:**

161-31-212-015

**WAIVER OF DEVELOPMENT STANDARDS:**

Allow a second driveway where 1 is the maximum allowed per Uniform Standard Drawing 222.

**LAND USE PLAN:**

WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3785 Callahan Avenue
- Site Acreage: 0.24
- Project Type: Second driveway

**Site Plan**

The plan depicts an existing single-family residence with access provided via Callahan Avenue. There is an existing driveway that provides access to a 3 car garage on the northeast corner of the parcel. A second driveway on the northwest corner of the parcel is proposed which will be 12 feet wide, 45 feet long, and set back 6 feet from the west property line.

**Applicant's Justification**

The applicant states they would like to construct a second driveway where only 1 is allowed per Uniform Standard Drawing 222. Therefore, they are applying for a waiver of development standards to allow for their RV to access the property.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-0092-04	91 lot residential subdivision	Approved by PC	March 2004
NZC-1597-03	Zone change and use permit for a single-family residential planned unit development	Approved by BCC	February 2004
ZC-2030-97	Zone change to reclassify 21.1 acres from an R-E zone to a C-P and C-2 zone for an office/shopping center - expired	Approved by BCC	March 1998

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS10	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 (AE-60)	Single-family residential
East & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS10 (AE-60)	Single-family residential

**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**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 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.

**Public Works - Development Review**Waiver of Development Standards

Staff has no objection to allow a second curb cut for this residence for an RV driveway and gate as this should have no impact within the area.

**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; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Applicant is advised that off-site improvement permits may be required.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

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

**APPLICANT:** SIERRA MASONRY

**CONTACT:** GUADALUPE ZOTEA, 175 E. WARM SPRINGS ROAD., LAS VEGAS, NV 89119



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 16131212015

PROPERTY ADDRESS/ CROSS STREETS: 3785 CALLAHAN AVE.

## DETAILED SUMMARY PROJECT DESCRIPTION

We need a permit to build a cut in the sidewalk/ramp in front of our client's RV gate to replace the sidewalk.

## PROPERTY OWNER INFORMATION

NAME: J 2 G 2 A L IRREVOCABLE TRUST and MICHAELSON JOHN P & REGINA W TRS

ADDRESS: 3785 CALLAHAN AVE

CITY: LAS VEGAS

STATE: NV ZIP CODE: 89120

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

CELL \_\_\_\_\_

EMAIL: \_\_\_\_\_

## APPLICANT INFORMATION

NAME: SIERRA MASONRY LLC

ADDRESS: 175 E WARM SPRING RD STE A

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # 167786

TELEPHONE: 702.270.3000

CELL \_\_\_\_\_

EMAIL: info@sierragrouply.com

## CORRESPONDENT INFORMATION

NAME: JAVIER AVILA / GUADALUPE ZOTEA

ADDRESS: SAME AS APPLICANT

CITY: \_\_\_\_\_

STATE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702.270.3000

CELL \_\_\_\_\_

EMAIL: guadalupe@sierragrouply.com

\*Correspondent will receive all project communication

(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.

MICHAELSON JOHN

Property Owner (Signature)\*

John Michaelson  
Property Owner (Print)

01/24/2024

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 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 type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) WS-25-0205

ACCEPTED BY Tyler (tpd)

PC MEETING DATE —

DATE 3/3/25

BCC MEETING DATE 5/07/25

TAB/CAC LOCATION Paradise

DATE 4/08/25



CLARK COUNTY

February 20<sup>th</sup>, 2025

DEPARTMENT OF COMPREHENSIVE PLANNING

Project Address: 3785 Callahan Ave. Las Vegas NV. 89120

To whom it may concern:

I would like to apply for a waiver of development standards to allow a second curb cut on a single family residence where only one curb cut is allowed per uniform Standard drawing no 222.

*I will upload the Site plan with marks.*

Please let me know if I need to do anything else.

Kind regards,

*Guadalupe Zotea*

Applicant

Guadalupe Zotea

[guadalupe@sierragroupnv.com](mailto:guadalupe@sierragroupnv.com)

PLANNER  
COPY

175 E Warm Springs Rd. Ste A, Las Vegas NV, 89119  
P: 702.270.3000 F: 702.221.4066  
[www.sierragroupnv.com](http://www.sierragroupnv.com)

WS-25-0205  
JL  
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PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0238-PHO, LLC:**

**ZONE CHANGE** to reclassify 3.74 acres from an IL (Industrial Light) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60 & AE-65) Overlay.

Generally located on the south side of Quail Avenue and the west side of Valley View Boulevard within Paradise (description on file). MN/gc (For possible action)

RELATED INFORMATION:

**APN:**

162-31-505-003; 162-31-505-006; 162-31-505-008

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5845 & 5865 S. Valley View Boulevard
- Site Acreage: 3.74
- Existing Land Use: Warehouses & outside storage

**Applicant's Justification**

The applicant states the proposed IP zoning is still conforming to the Business Employment (BE) land use category, but will allow for additional uses that are oriented to the general public while being consistent with the intent and direction of the Stadium District. The IP zoning also provides a transition between the Entertainment Mixed-Use (EM) planned properties to the east of Valley View Boulevard and the more intense IL zoning to the west of the site.

**Prior Land Use Requests APN 162-31-505-003**

Application Number	Request	Action	Date
ADR-18-900473	Office/warehouse building addition with street landscape improvements along Valley View Boulevard - expired	Approved by ZA	September 2018
DR-0417-97	2 metal canopies in conjunction with an outdoor storage yard	Approved by PC	April 1997

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL (AE-60)	Gas station, vehicle wash & industrial building with outside storage
South	Business Employment	IL (AE-65)	Warehouse complex
East	Entertainment Mixed-Use	IL (AE-60 & AE-65)	Warehouse & manufacturing buildings
West	Business Employment	IL (AE-60 & AE-65)	Warehouse buildings with outside storage

**Related Applications**

Application Number	Request
UC-25-0240	A use permit, waivers of development standards, and design review for a hotel is a companion item on this agenda.
VS-25-0239	A vacation and abandonment for portions of right-of-way and patent easements 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 IP zoning is conforming to the Business Employment (BE) land use category on the site and is compatible with the surrounding area. The proposed IP zoning on the subject site will allow for a transition from the abutting properties to the east across Valley View Boulevard that are planned for Entertainment Mixed-Use (EM) and the more intense industrial zoned category of IL to the west. IP zoning will also allow for more flexibility of uses on the site, and therefore, meets the intent of the Stadium District Plan that encourages a mix of uses within the built environment. Additionally, the request complies with Policy 1.4.4 of the Master Plan which encourages in-fill 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 IP zoning is appropriate for this location.

**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].)

### **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:**

#### **Department of Aviation**

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

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

**APPLICANT:** PRIMA DONNA DEVELOPMENT

**CONTACT:** LORA DREJA, BROWN, BROWN, AND PREMSRIRUT, 520 S. FOURTH STREET, LAS VEGAS, NV 89101

DRAFT

**PUBLIC HEARING**

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

**VS-25-0239-PHO, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Quail Avenue and Oquendo Road, and between Wynn Road and Valley View Boulevard; a portion of right-of-way being Quail Avenue located between Wynn Road and Valley View Boulevard; and a portion of right-of-way being Oquendo Road located between Wynn Road and Valley View Boulevard within Paradise (description on file). MN/md/cv (For possible action)

**RELATED INFORMATION:**

**APN:**

162-31-505-003; 162-31-505-006; 162-31-505-008

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of government patent easements located within the boundaries of the project site. Furthermore, the plans also illustrate the vacation and abandonment of 5 foot wide portions of right-of-way being Quail Avenue and Oquendo Road. The patent easements are no longer needed for right-of-way or utility purposes. The vacation of right-of-way is necessary to accommodate the required detached sidewalks along Quail Avenue and Oquendo Road.

**Prior Land Use Requests APN 162-31-505-003**

Application Number	Request	Action	Date
ADR-18-900473	Office/warehouse building addition with street landscape improvements along Valley View Boulevard - expired	Approved by ZA	September 2018
DR-0417-97	2 metal canopies in conjunction with an outdoor storage yard	Approved by PC	April 1997

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL (AE-60)	Gas station, vehicle wash, & industrial building with outdoor storage

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Business Employment	IL (AE-65)	Warehouse complex
East	Entertainment Mixed-Use	IL (AE-60 & AE-65)	Warehouse & manufacturing buildings
West	Business Employment	IL (AE-60 & AE-65)	Warehouse buildings with outdoor storage

**Related Applications**

Application Number	Request
ZC-25-0238	A zone change to reclassify the project site from IL to IP zoning is a companion item on this agenda.
UC-25-0240	Use permits for a hotel, personal services, outdoor dining, drinking, and cooking, live entertainment, and restaurant and related facilities with waivers of development standards to increase building height, reduce parking, reduce and eliminate street landscaping, allow an existing attached sidewalk, and alternative driveway geometrics in conjunction with a design review for a hotel 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 patent easements and right-of-way that are not necessary for site development and 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**

- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording

**Building Department - Addressing**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PRIMA DONNA DEVELOPMENT

**CONTACT:** LORA DREJA, BROWN, BROWN, AND PREMSRIRUT, 520 S. FOURTH STREET, LAS VEGAS, NV 89101

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0240-PHO, LLC:

**USE PERMITS** for the following: 1) a proposed hotel; 2) personal services (beauty salon); 3) outdoor dining, drinking, and cooking; 4) live entertainment; and 5) restaurant and related facilities.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; 2) reduce parking; 3) reduce and eliminate street landscaping; 4) reduce drive aisle width; 5) attached sidewalk; and 6) alternative driveway geometrics.

**DESIGN REVIEW** for a proposed hotel on 3.74 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60 & AE-65) Overlay.

Generally located on the south side of Quail Avenue and the west side of Valley View Boulevard within Paradise. MN/md/cv (For possible action)

---

RELATED INFORMATION:

**APN:**

162-31-505-003; 162-31-505-006; 162-31-505-008

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase building height to 115 feet where a maximum height of 50 feet is permitted per Section 30.02.18 (a 130% increase).
2. Reduce parking to 161 parking spaces where 171 parking spaces are required per Section 30.04.04D and Table 30.04-2 (a 5.9% reduction).
3.
  - a. Reduce street landscaping along Valley View Boulevard to one, 5 foot wide landscaping strip where two, 5 foot wide landscaping strips are required on both sides of a detached sidewalk per Section 30.04.01D7.
  - b. Eliminate street landscaping along a portion of the northeast corner of the site adjacent to Quail Avenue and Valley View Boulevard where 3 shrubs shall be provided every 30 linear feet of street frontage per Section 30.04.01D7.
  - c. Eliminate street landscaping along a portion of the southeast corner of the site adjacent to Valley View Boulevard and Oquendo Road where 3 shrubs shall be provided every 30 linear feet of street frontage per Section 30.04.01D7.
4. Reduce drive aisle width to 18 feet where a minimum width of 24 feet is required for a 90 degree parking angle per Section 30.04.04H and Table 30.04-3 (a 25% reduction).
5. Allow an existing attached sidewalk along Valley View Boulevard to remain where a detached sidewalk is required per Section 30.04.08.
6.
  - a. Reduce the departure distance from the intersection of Quail Avenue and Valley View Boulevard to 184 feet where a minimum distance of 190 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 3.2% reduction).

- b. Reduce the departure distance from the intersection of Valley View Boulevard and Oquendo Road to 188 feet where a minimum distance of 190 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 1.1% reduction).
- c. Reduce the ingress throat depth for a proposed driveway along Valley View Boulevard to 16 feet where a minimum depth of 75 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 78.7% reduction).
- d. Reduce the egress throat depth for a proposed driveway along Valley View Boulevard to 26 feet where a minimum depth of 75 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 65.4% reduction).
- e. Reduce the ingress throat depth for a proposed driveway along Quail Avenue to 21 feet where a minimum depth of 75 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 72% reduction).
- f. Reduce the egress throat depth for a proposed driveway along Quail Avenue to 17 feet where a minimum depth of 75 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 77.4% reduction).
- g. Reduce the ingress throat depth for a proposed driveway along Oquendo Road to 32 feet where a minimum depth of 75 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 57.3% reduction).
- h. Reduce the egress throat depth for a proposed driveway along Oquendo Road to 28 feet where a minimum depth of 75 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 62.7% reduction).
- i. Reduce the back of curb ingress radius to 8 feet for a proposed driveway along Valley View Boulevard where a minimum radius of 25 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 68% reduction).

**LAND USE PLAN:**  
WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**  
**Project Description**  
General Summary

- Site Address: N/A
- Site Acreage: 3.74
- Project Type: Hotel
- Number of Rooms: 220
- Number of Stories: 8
- Building Height (feet): 115
- Square Feet: 146,533
- Parking Required/Provided: 171/161
- Sustainability Required/Provided: 7/7

Site Plans

The plans depict a proposed 8 story hotel located on the north portion of the 3.74 acre project site, at the southwest corner of Quail Avenue and Valley View Boulevard. The multi-story hotel is designed with the following setbacks: 1) 59 feet from the north property line adjacent to Quail Avenue; 2) 55 feet from the east property line along Valley View Boulevard; 3) 47 feet and 255

feet from the south property lines adjacent to APN 162-31-505-007; and 4) 70 feet from the west property line. Access to the project site is granted via proposed driveways along Quail Avenue (northwest corner), Valley View Boulevard (centrally located along the east property line), and Oquendo Road (southwest corner). Alternative driveway geometrics are requested, via a waiver of development standards, consisting of reduced throat depth for the driveways along Quail Avenue, Valley View Boulevard (also includes back of curb radius), and Oquendo Road. Furthermore, waivers to reduce the departure distances from the intersections of Quail Avenue and Valley View Boulevard and Valley View Boulevard and Oquendo Road are also requested. The hotel and associated uses require 189 parking spaces. Parking may be reduced by up to 10% from Code requirements for development within 1,000 feet, measured along a legal pedestrian route, of a fixed transit stop. A fixed transit stop (Route #104) is located to the northeast of the project site, along Russell Road. That reduces the number of required parking to 171 spaces. However, the number of parking spaces is being further reduced beyond the 10% exemption allowed per Code (161 spaces), necessitating a waiver of development standards. Parking spaces are located along the perimeter and to the south of the hotel. Five EV-installed and 40 EV-capable spaces are provided for the development. A two-way vehicle drive aisle width of 18 feet is proposed at the southeast corner of the site, adjacent to a single row of parking spaces angled at 90 degrees along Valley View Boulevard, which requires a waiver of development standards.

#### Landscaping

The plans depict proposed 15 foot wide landscape areas, with 5 foot wide detached sidewalks along Quail Avenue and Oquendo Road. Trees, shrubs, and groundcover are planted within these street landscape areas. However, a waiver of development standards is required to eliminate the required street landscaping, consisting of shrubs and groundcover, at the northeast and southeast corners of the site, adjacent to Quail Avenue and Oquendo Road, respectively. The waiver is necessary due to the existing drop-inlet and the proposed detached and existing attached sidewalks along Quail Avenue and Oquendo Road. An existing 5 foot wide attached sidewalk will remain adjacent to Valley View Boulevard, requiring a waiver of development standards. A 10 foot wide detached sidewalk will also be provided along Valley View Boulevard, located between a 5 foot wide landscaping strip and the existing attached sidewalk. The single landscaping strip requires a waiver of development standards. Trees, shrubs and groundcover are provided within the street landscape area adjacent to Valley View Boulevard.

An alternative landscape plan is proposed for the project site due to the modified tree placement within the street and parking lot landscaping areas. More specifically, a combination of medium and small trees are planted 10 feet on center at the southeast corner of the site, adjacent to Valley View Boulevard and Oquendo Road. Nineteen trees are required where 19 trees are provided within this segment of the landscaping strip along Valley View Boulevard. Five trees are required where 5 trees are provided within the landscaping strip along Oquendo Road. Parking lot trees are required to be provided at a rate 1 tree per every 6 spaces or 1 tree per every 12 spaces when adjacent to an 8 foot wide planting strip. The planting strip located along the west property line of the site measure 7 feet, 4 inches in width and requires the alternative landscape plan. Twenty-seven trees are required where 51 trees are provided within the parking lot. A total of 61 trees are provided for the proposed development where 87 trees are being provided.

### Elevations

The plans depict an 8 story hotel with a maximum height of 115 feet to the top of the parapet wall. Varying rooflines are depicted on all building elevations with exterior materials consisting of EIFS, cultured stone and brick veneer, decorative metal elements, and an aluminum storefront window system. The hotel will be painted with neutral, earth tone colors and all roof mounted equipment will be screened from public view by parapet walls.

### Floor Plans

The first floor plans depict a hotel registration area, ballroom/banquet facility, atrium, fitness center, spa and nail salon, laundry room, sushi bar, employee breakroom, mechanical and electrical rooms, bar, kitchen and various other rooms. The second floor plan depicts king and queen size suites, storage and miscellaneous rooms, and a conference and training room. The typical plan for floors 3 through 7 illustrates king and queen size suites. The plans for level 8 depict an outdoor swimming pool, a hot tub, an outdoor event area for live entertainment, outside dining, drinking, and cooking, a bar area, king and queen size suites, kitchen, pool storage and equipment rooms, and restroom facilities.

### Signage

Signage is not a part of this request.

### Applicant's Justification

Adjacent uses on the east side of Valley View Boulevard are master planned Commercial Tourist; therefore, this use permit request does not indicate a spot zoning scenario, but rather an appropriate transition between mixed-use and entertainment uses and the nearby UPRR and industrial uses within 2,000 feet to the west. The hotel offers a salon for guests and the general public. A restaurant is standard in hotel facilities and can exist in a compatible manner with surrounding properties. Plans indicate a rooftop recreation feature with a pool, area for outdoor entertainment, bar structure and outdoor seating. This area is intended primarily for guests and is a common hotel amenity. The requested building height will allow the hotel to yield a total of 220 guest rooms, and the development is sufficiently parked and served by roadway infrastructure. The increase in height more closely aligns with the intent of the Stadium District yet doesn't negatively impact neighboring properties. The 10 space parking deficit can primarily be attributed to the roof top common area that is focused as an amenity for guests of the hotel versus the public. Also, the personal services and restaurant area is calculated for the general public whereas the majority of patrons will be hotel guests. While not yet adopted, the Stadium District cross sections have numerous different configurations as per the exhibits attached to this letter. Each option has a minimum 10 foot wide sidewalk set away from the curb. Some of the proposed cross sections have both an existing 5 foot sidewalk at the back of curb and a new 10 foot sidewalk with a tree canopy placed in between. While not yet adopted, the Stadium District cross sections have numerous different configurations with each option having a minimum 10 foot wide sidewalk set away from the curb. Some of the proposed cross sections have both an existing 5 foot sidewalk at the back of curb and a new 10 foot sidewalk with a tree canopy placed in between. Therefore, the waiver requests for street landscaping are consistent with the intent of County standards. The Valley View Boulevard entrance is the primary entrance to the property. It incorporates an approximate 150 foot long deceleration lane. The deceleration lane is designed to mitigate the reduced throat depth and, once on-site, the entrance is atypical in that it leads to a



porte-cochere entry feature that is intersected with 2 drive aisles. The drive aisles do not provide parking spaces, which reduces the likelihood of ingress congestion. The driveway along Quail Avenue is located at the westernmost point of the north side of the site. This northern entrance is a tertiary ingress/egress option intended mainly for loading vehicles. The configuration can exist without impacting Quail Avenue as the spaces are used for longer term employee parking and the area is primarily used for receiving. The access from Oquendo Road is as far west as site constraints will allow and is favorable as it yields better on-site circulation as well as an alternative access for motorists that overlooked the Valley View Boulevard entrance. As the access point leads to only 1 drive aisle with parking, points of conflict are lessened as is potential for overflow onto the right-of-way.

#### Prior Land Use Requests APN 162-31-505-003

Application Number	Request	Action	Date
ADR-18-900473	Office/warehouse building addition with street landscape improvements along Valley View Boulevard - expired	Approved by ZA	September 2018
DR-0417-97	2 metal canopies in conjunction with an outdoor storage yard	Approved by PC	April 1997

#### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL (AE-60)	Gas station, vehicle wash, & industrial building with outdoor storage
South	Business Employment	IL (AE-65)	Warehouse complex
East	Entertainment Mixed-Use	IL (AE-60 & AE-65)	Warehouse & manufacturing buildings
West	Business Employment	IL (AE-60 & AE-65)	Warehouse buildings with outdoor storage

#### Related Applications

Application Number	Request
ZC-25-0238	A zone change to reclassify the project site from IL to IP zoning is a companion item on this agenda.
VS-25-0239	A request to vacate and abandon right-of-way and patent easements 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 proposed uses, which include a hotel, personal services, outdoor dining, drinking, and cooking, live entertainment, and a restaurant are appropriate for the area surrounding Allegiant Stadium. The uses will provide overnight accommodations for visitors, with additional amenities for patrons before and after events at the stadium. In addition, the uses will help transform the existing industrial area to an entertainment district, which is consistent with the goals of the Stadium District Plan. Furthermore, staff finds the proposed uses comply with Policy 5.1.4 of the Master Plan which encourages supporting land use patterns and other efforts that help advance Regional Opportunity Sites and other major efforts, such as the Stadium District Development Plan. The proposed uses are contemplated within the Stadium District Development Plan and are consistent and compatible with other land uses in the surrounding area. Therefore, staff recommends approval of 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

Policy 6.2.1 of the Master Plan aims to ensure the design and intensity of new development is compatible with the surrounding area and uses in terms of height, scale, and the overall mix of uses. The requested height increase is similar to, and consistent with, previously approved height increases within the immediate area, specifically Allegiant Stadium. Varying building height, breaking-up the mass of the building, and shifting building placement can provide appropriate transitions between differing building scales and intensities. Therefore, staff has no objection to this request. However, since staff is not supporting several waivers associated with this project, staff recommends denial of this request.

#### Waiver of Development Standards #2

Staff finds the parking reduction should have minimal to no impact on the hotel and surrounding properties. Patrons of the hotel, including out-of-town visitors, may utilize alternative modes of transportation such as ride-share programs, taxis, and public transit thereby reducing the demand for parking spaces. Staff finds the request to reduce parking should have minimal to no impact to

the hotel operations. However, since staff is not supporting several waivers associated with this project, staff recommends denial of this request.

#### Waiver of Development Standards #3a

The applicant has designed the proposed street landscaping strip along Valley View Boulevard to meet the intent of the Stadium District Development Plan by providing a 10 foot wide detached sidewalk adjacent to a 5 foot wide landscaping strip. However, an existing 5 foot wide attached sidewalk is proposed to remain along Valley View Boulevard. Staff finds that it would be practical to demolish the existing attached sidewalk and construct a 5 foot wide landscaping strip adjacent to a 15 foot wide pedestrian realm, as illustrated by the detached sidewalk pedestrian realm within the Stadium District Development Plan. Staff is cognizant of the previously approved detached sidewalk and landscaping configuration at the southwest corner of Dewey Drive and Polaris Avenue, which also permitted an existing attached sidewalk to remain along Polaris Avenue. However, staff believes that providing a 15 foot wide pedestrian realm adjacent to a 5 foot wide landscaping strip is a more optimal configuration for the street landscape area adjacent to Valley View Boulevard. Therefore, staff recommends denial of this request.

#### Waiver of Development Standards #3b & #3c

The lack of street landscaping at the northeast and southeast corners of the site is proposed to allow the transition from the detached sidewalks along Quail Avenue and Oquendo Road to the existing attached and proposed detached sidewalks along Valley View Boulevard. However, staff finds these portions of the site can be redesigned to accommodate the required number of shrubs. Therefore, staff recommends denial.

#### Waiver of Development Standards #4

The intent of requiring a 24 foot wide vehicle drive aisle for parking spaces angled at 90 degrees is to ensure there is adequate width within the aisle for vehicles to pass that are traveling in opposite directions. Staff finds this request is a self-imposed burden and can be rectified through a re-design of the interior parking lot; therefore, recommends denial.

#### 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 proposed hotel features a color palette consisting of neutral, earth ton colors, and parapet walls along the roofline at various heights, breaking-up the mass on portions of the hotel. The hotel is complementary to the existing and future land uses contemplated for the surrounding area. Policy 6.2.2 encourages the use of sustainable site design and development practices in new construction projects. The landscape plan for the site has been designed to incorporate multiple species of recommended trees, shrubs, and groundcover from the Southern Nevada Water Authority Regional Plant List. The layout of the project site and parking lot is functional, with the exception of the reduce drive aisle width which staff is not supporting. However, since staff

is not supporting multiple waivers of development standards requests with this application, staff cannot support the design reviews.

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

#### Waiver of Development Standards #5

Staff cannot support the request to not install detached sidewalks along Valley View Boulevard. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic and with the redevelopment, staff finds that it is imperative to provide the detached sidewalks.

#### Waiver of Development Standards #6a, #6c, #6d, & #6i

Staff cannot support the request to reduce throat depth, curb radii and departure distance for Valley View Boulevard as the reductions would essentially create pan driveways, requiring vehicles to nearly come to a stop to negotiate a turn into the site, resulting in on street stacking of vehicles. Since Valley View Boulevard is an arterial street, it is important that traffic can flow without the impediment of vehicles attempting to access the site. Additionally, the proposed site is within the Stadium District and must meet development standards.

#### Waiver of Development Standards #6e & #6f

A site redesign would allow for a commercial driveway on Quail Avenue, to meet the minimum throat depth standards; therefore staff cannot support these self-imposed hardships. Additionally, the proposed site is within the Stadium District and must meet development standards.

#### Waiver of Development Standards #6b, #6g, & #6h

Staff cannot support the request to reduce throat depth and departure distance on Oquendo Road as the reductions would create on street stacking of vehicles. Additionally, the proposed site is within the Stadium District and must meet development standards.

### **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].).

### **Staff Recommendation**

Approval of the use permits; denial of waivers of development standards and 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, and payment of the tree fee-in-lieu is required for any required trees waived.
- 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; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; 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;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.
- Applicant is advised that off-site improvement permits may be required.

#### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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

**APPLICANT:** PRIMA DONNA DEVELOPMENT  
**CONTACT:** LORA DREJA, BROWN, BROWN, AND PREMSRIRUT, 520 S. FOURTH STREET, LAS VEGAS, NV 89101