



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

May 27, 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
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
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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- 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.

- III. Approval of Minutes for May 13, 2025 (For possible action)
- IV. Approval of the Agenda for May 27, 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:**
HOLDOVER AMENDED 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 (no longer needed); 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)
 2. **VS-25-0291-GOLDSTROM & DEAN II, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Hacienda Avenue and Diablo Drive (alignment), and between Cameron Street and Decatur Boulevard; a portion of a right-of-way being Cameron Street located between Hacienda Avenue and Diablo Drive (alignment); and a portion of right-of-way being Decatur Boulevard located between Hacienda Avenue and Diablo Drive (alignment) within Paradise (description on file). MN/md/kh
(For possible action) **PC 6/3/25**
 3. **WS-25-0290-GOLDSTROM & DEAN II, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce street landscaping; and 3) eliminate parking lot landscaping.
DESIGN REVIEW for a proposed outdoor storage yard on 11.95 acres in an IL (Industrial Light) Zone. Generally located on the west side of Cameron Street and the north side of Diablo Drive (alignment) within Paradise. MN/md/kh (For possible action) **PC 6/3/25**

4. **UC-25-0112-STASIS FOUNDATION:**
AMENDED USE PERMITS for the following: 1) banquet facility (no longer needed); 2) recreational and entertainment facility; 3) museum; and 4) caretaker unit.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce buffering and screening; 3) increase wall and fence height; 4) allow nonresidential vehicular access to a residential local street (no longer needed); 5) reduce parking; 6) reduce access gate setback; 7) reduce throat depth; and 8) permit existing residential pan driveways where commercial curb return driveways are required.
DESIGN REVIEWS for the following: 1) banquet facility (no longer needed); 2) recreational and entertainment facility; 3) museum; 4) caretaker unit; and 5) alternative landscape plan (no longer needed) on 1.05 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the east side of Spencer Street, 500 feet south of Viking Road within Paradise. TS/md/kh (For possible action) **BCC 6/17/25**
5. **SDR-25-0313-D KOVAL, LLC**
SIGN DESIGN REVIEWS for the following: 1) increase the height of a proposed freestanding sign with an electronic message unit (video); 2) increase the area of a proposed electronic message unit (video); and 3) modify design standards for sign mounting in conjunction with an existing motel on 5.08 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65) Overlay. Generally located on the south side of Tropicana Avenue and the west side of Koval Lane within Paradise. JG/my/cv (For possible action) **PC 6/17/25**
6. **WS-25-0311-CHASE TIMOTHY M & RONNA LAREIGH REV LIVING TRUST & CHASE TIMOTHY M & RONNA LAREIGH TRS:**
WAIVER OF DEVELOPMENT STANDARDS to eliminate side interior setback for an attached carport in conjunction with an existing single-family residence on 0.15 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the east side of Nomo Street and 265 feet north of Hernandez Avenue within Paradise. MN/tpd/cv (For possible action) **PC 6/17/25**
7. **WS-25-0335-QUEZADA JORGE LUIS & EVELYN:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate building separation; 2) reduce setback; and 3) increase height of an existing accessory structure (workshop) in conjunction with an existing single-family residence on 0.22 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Valderas Drive, 115 feet south of Valhalla Lane within Paradise. MN/rp/cv (For possible action) **PC 6/17/25**
8. **WS-25-0271-CV FLAMINGO, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow an attached sidewalk to remain in conjunction with an existing restaurant on a portion of 2.5 acres in a CG (General Commercial) Zone within the Airport Environs (AE-65) and Midtown Maryland Parkway Overlays. Generally located on the north side of Flamingo Road, 183 feet east of University Center Drive within Paradise. TS/sd/cv (For possible action) **BCC 6/18/25**

9. **WS-25-0342-WALGREEN CO:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow attached sidewalks; and 2) reduce driveway throat depth.
DESIGN REVIEW for a proposed convenience store and gas station on 2.06 acres in a CG (Commercial General) Zone. Generally located on the northeast corner of Boulder Highway and Flamingo Road within Paradise. JG/sd/cv (For possible action) **BCC 6/18/25**
10. **WS-25-0346-CHURCH FIRST CONGREGATIONAL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify buffering and screening; 2) eliminate street landscaping; 3) allow maximum parking; 4) alternative driveway geometrics; 5) allow attached sidewalks; 6) waive off-site improvements (streetlight and sidewalk); and 7) allow non-standard improvements within the right-of-way.
DESIGN REVIEW for a place of worship re-design on 0.5 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north of Russell Road and the east side Horseshoe Drive within Paradise. JG/sd/cv (For possible action) **BCC 6/18/25**
11. **ZC-25-0238-PHO, LLC:**
HOLDOVER 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 south of Quail Avenue and west of Valley View Boulevard within Paradise (description on file). MN/gc (For possible action) **BCC 6/18/25**
12. **VS-25-0239-PHO, LLC:**
AMENDED HOLDOVER 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 Valley View Boulevard located between Quail Avenue and Oquendo Road (previously not notified); 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 6/18/25**
13. **UC-25-0240-PHO, LLC:**
AMENDED HOLDOVER 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 (no longer needed); 5) allow an existing attached sidewalk (no longer needed); 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 south of Quail Avenue and west of Valley View Boulevard within Paradise. MN/md/cv (For possible action) **BCC 6/18/25**

- 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: June 10, 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

May 13, 2025

MINUTES

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

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

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

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

Michael Huling; Planning, Blanca Vazquez; Community Liaison

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

II. Public Comment:
None

III. Approval of April 29, 2025 Minutes

Moved by: Sheesley

Action: Approve as submitted

Vote: 4-0 Unanimous

Approval of Agenda for May 13, 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:**
HOLDOVER USE PERMIT to allow retail as a principal use in conjunction with an existing shopping center on 2.0 acres in an IL (Industrial Light) Zone. Generally located on the north side of Bell Drive and the east side of Arville Street within Paradise. MN/my/kh (For possible action)
PC 5/6/25

MOVED BY-Williams
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous
2. **SDR-25-0256-3400 WESTERN AVENUE, LLC**
SIGN DESIGN REVIEWS for the following: 1) allow electronic message units, video signs; 2) increase the area of a projecting sign; 3) allow a roof sign; and 4) increase the area of wall signs in conjunction with an existing cannabis establishment (retail store, dispensary, cultivation facility, and production facility) on 6.06 acres in an IL (Industrial Light) Zone. Generally located on the south side of Desert Inn Road and the east side of Western Avenue within Paradise. TS/lm/kh (For possible action)
PC 5/20/25

MOVED BY-Swartzlander
APPROVE- Subject to staff conditions
VOTE: 3-1
Philipp opposed
3. **DR-25-0303-3829 BROADWAY, LLC:**
DESIGN REVIEW for modifications to an existing vehicle maintenance building on a 0.46 acre portion of a 3.82 acre site in conjunction with an existing shopping center in a CG (Commercial General) Zone. Generally located on the southeast corner of Desert Inn Road and Pecos-McLeod Interconnect within Paradise. TS/mh/kh (For possible action)
PC 6/3/25

MOVED BY-Williams
DENY
VOTE: 4-0 Unanimous
4. **UC-25-0279-HARSCH INVESTMENT PROPERTIES, LLC:**
USE PERMIT to allow a medical office as a primary use in conjunction with an existing office/warehouse complex on a portion of 14.1 acres in an IL (Industrial Light) Zone and IP (Industrial Park) Zone in the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the south side of Patrick Lane and the west side of McLeod Drive within Paradise. JG/nai/kh (For possible action)
PC 6/3/25

MOVED BY-Philipp
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

5. **VS-25-0286-MARNELL ANTHONY A II REVOCABLE LIV TR & MARNELL ANTHONY A II TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Tomiyasu Lane and Pecos Road, and between Maule Avenue and Warm Springs Road within Paradise (description on file). JG/rp/kh (for possible action) **PC 6/3/25**

MOVED BY-Swartzlander
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

6. **VS-25-0291-GOLDSTROM & DEAN II, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Hacienda Avenue and Diablo Drive (alignment), and between Cameron Street and Decatur Boulevard; a portion of a right-of-way being Cameron Street located between Hacienda Avenue and Diablo Drive (alignment); and a portion of right-of-way being Decatur Boulevard located between Hacienda Avenue and Diablo Drive (alignment) within Paradise (description on file). MN/md/kh (For possible action) **PC 6/3/25**

HELD per applicant. Return to the May 27, 2025 Paradise TAB meeting

7. **WS-25-0290-GOLDSTROM & DEAN II, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce street landscaping; and 3) eliminate parking lot landscaping.
DESIGN REVIEW for a proposed outdoor storage yard on 11.95 acres in an IL (Industrial Light) Zone. Generally located on the west side of Cameron Street and the north side of Diablo Drive (alignment) within Paradise. MN/md/kh (For possible action) **PC 6/3/25**

HELD per applicant, Return to the May 27, 2025 Paradise TAB meeting

8. **WS-25-0300-EN VOGUE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow on-site temporary construction activities on 1.34 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65) Overlay. Generally located on the north side of Reno Avenue and the west side of Koval Lane within Paradise. JG/lm/kh (For possible action) **PC 6/3/25**

MOVED BY-Philipp
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

9. **SDR-25-0294-PARIS LV OPERATING CO, LLC**
SIGN DESIGN REVIEW for modifications to a previously approved comprehensive sign plan in conjunction with an existing resort hotel (Paris) on 24.01 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Flamingo Road within Paradise. JG/r/r/kh (For possible action) **BCC 6/4/25**

MOVED BY-Philipp
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

10. **DR-25-0292-PARIS LV OPERATING CO, LLC:**
DESIGN REVIEW for exterior modifications in conjunction with an existing resort hotel (Paris) on 24.01 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Flamingo Road within Paradise. JG/rr/kh (For possible action)
BCC 6/4/25

MOVED BY-Philipp
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

11. **UC-25-0308-ALDABBAGH SAM:**
USE PERMIT to allow a parking lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) waive full off-site improvements; 2) allow non-standard improvements in right-of-way; and 3) alternative driveway geometrics in conjunction with a proposed parking lot on 1.37 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65) Overlay. Generally located on the east side of Las Vegas Boulevard South and the south side of Dewey Drive within Paradise. JG/bb/kh (For possible action)
BCC 6/4/25

MOVED BY-Sheesley
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

- VI. General Business (for possible action)
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be May 27, 2025
- IX. Adjournment

The meeting was adjourned at 8:00 p.m.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0169-OBJECT DASH, LLC:

HOLDOVER AMENDED 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 (no longer needed); 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)

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 (no longer needed).
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 development 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 has 2 driveways 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 drive aisle is located on the west side of the site and wraps around the south side of the building with 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 and features 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 5 foot wide detached sidewalks with two, 5 foot wide landscape strips on the side of the sidewalk 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. 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. 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 overheard 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, 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 is a new development on an undeveloped site, the front setback reduction along Paradise Road 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

No longer needed.

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 modifications to the overall site design would eliminate or reduce the requested waivers. 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;
- 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;
- 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 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:

COUNTY COMMISSION ACTION: April 16, 2025 – HELD – To 05/21/25 – per the applicant.

APPLICANT: OBJECT DASH, LLC

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0291-GOLDSTROM & DEAN II, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Hacienda Avenue and Diablo Drive (alignment), and between Cameron Street and Decatur Boulevard; a portion of a right-of-way being Cameron Street located between Hacienda Avenue and Diablo Drive (alignment); and a portion of right-of-way being Decatur Boulevard located between Hacienda Avenue and Diablo Drive (alignment) within Paradise (description on file). MN/md/kh (For possible action)

RELATED INFORMATION:

APN:

162-30-311-001

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 2 separate, 5 foot wide portions of right-of-way being Decatur Boulevard and Cameron Street. The vacation and abandonment of the right-of-way is necessary to accommodate the required detached sidewalks along the 2 streets. The plans also depict the vacation and abandonment of a 3 foot wide streetlight and traffic control device easement along Decatur Boulevard. A 3 foot wide streetlight and traffic control device easement and a 5 foot wide pedestrian access easement will also be vacated along Cameron Street. The vacation of the easements are necessary to develop the project site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0009-12	Overhead communication line on multiple parcels	Approved by PC	March 2012
TM-500098-08	1 lot industrial subdivision	Approved by PC	June 2008
ET-0285-01 (UC-213-87)	Use Permit fourth extension of time	Approved by PC	November 2001
No ET number on NOFA UC-213-87	Use Permit third extension of time	Approved by PC	September 1996

Application Number	Request	Action	Date
ET-332-91 (UC-213-87)	Use Permit second extension of time	Approved by BCC	November 1991
No ET number on NOFA UC-213-87	Use Permit first extension of time	Approved by PC	September 1989
UC-213-87	Use permit to maintain a mobile home as a watchman's residence in conjunction with an equipment storage yard	Approved by PC	August 1987

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL	Office/warehouse development & vehicle maintenance & repair
South	Business Employment	IL	Vehicle maintenance & repair, vehicle paint/body shop; veterinarian clinic; & outdoor storage
East	Business Employment	IL	Office/warehouse complex & equipment rental
West	Business Employment	IP & IL	Office/warehouse building & vehicle maintenance & repair complex

Related Applications

Application Number	Request
WS-25-0290	Waivers of development standards to reduce setback, reduce street landscaping, and eliminate parking lot landscaping in conjunction with a proposed outdoor storage yard 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 easements that are not necessary for site, drainage, or roadway 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

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: GOLDSTROM & DEAN II, LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BUILDING 3 SUITE 577, LAS VEGAS, NV 89134

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0290-GOLDSTROM & DEAN II, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce street landscaping; and 3) eliminate parking lot landscaping.

DESIGN REVIEW for a proposed outdoor storage yard on 11.95 acres in an IL (Industrial Light) Zone.

Generally located on the west side of Cameron Street and the north side of Diablo Drive (alignment) within Paradise. MN/md/kh (For possible action)

RELATED INFORMATION:

APN:

162-30-311-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the front setback for a proposed security fence along Cameron Street to 5 feet where a minimum front setback of 20 feet is required per Section 30.02.19 (a 75% reduction).
b. Reduce the front setback for a proposed security fence along Decatur Boulevard to 5 feet where a minimum front setback of 20 feet is required per Section 30.02.19 (a 75% reduction).
2. a. Reduce street landscaping along Cameron Street to one, 5 foot wide landscape strip where two, 5 foot wide landscape strips are required on both sides of a detached sidewalk.
b. Reduce street landscaping along Decatur Boulevard to one, 5 foot wide landscape strip where two, 5 foot wide landscape strips are required on both sides of detached sidewalk.
3. Eliminate 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.

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5455 Cameron Street
- Site Acreage: 11.95
- Project Type: Outdoor storage yard

- Area (acres): (individual storage yards): 2.39 (storage yard 1)/1.46 (storage yard 2)/3.45 (storage yard 3)/2.82 (storage yard 4)
- Parking Required/Provided: 17/17
- Sustainability Required/Provided: 0/0

History and Request

A use permit to maintain a mobile home as a watchman's residence in conjunction with an equipment storage yard was approved via UC-213-87 by the Planning Commission in August 1987. The applicant is now proposing a reconfigured outdoor storage yard, without any structures, consisting of 4 separate storage areas within the subject property. All existing structures on the project site will be demolished as part of this application request. CE24-21526 is an active violation for the accumulation of solid waste, storage of unlicensed, unregistered, or inoperable vehicles, and stacking or piling above the height of a required screen fence or wall on the subject property. Several waivers of development standards including reduced setback, reduced street landscaping, and the elimination of parking lot landscaping are also part of this request and are described in further detail within the sections below.

Site Plans

The plans depict a proposed outdoor storage yard located on an 11.95 acre site at the northwest corner of Diablo Drive and Cameron Street. The outdoor storage yard is divided into 4 separate areas, storage yards 1 through 4, with each yard measuring between 1.46 to 3.45 acres. Each storage yard will be secured by a security fence (chain link with barbed wire) measuring 9.5 feet in height. Furthermore, the storage yard will be secured by a 9.5 foot high security fence with mesh screening located around the perimeter of the site. The security fence is adjacent to a proposed 5 foot wide detached sidewalks located along Cameron Street and Decatur Boulevard. Therefore, the front setback is measured from a line 5 feet behind the curb necessitating a waiver of development standards to reduce the setback for the security fence. Access to the storage yards is granted via an east/west vehicle drive aisle measuring 24 feet in width connecting to proposed commercial driveways along Cameron Street and Decatur Boulevard. The drive aisle is secured by 2 access gates that are set back a minimum of 50 feet from the east/west property lines and will remain open during business hours. Parking for the outdoor storage yard is located at the northeast corner of the site, immediately to the east of storage yard 2. Seventeen parking spaces are required for the outdoor storage yard where 17 parking spaces have been provided. The applicant has obtained a letter from Republic Services stating the subject property will be used as a storage yard and will not be generating any waste to be removed; therefore, a trash enclosure is not provided with the proposed development.

Landscaping

The plans depict proposed detached sidewalks measuring 5 feet in width along Cameron Street and Decatur Boulevard. A single, 5 foot wide landscape strip is provided adjacent to Cameron Street and Decatur Boulevard with trees planted between 15 to 16 feet on center, which also includes shrubs and groundcover. Fifteen trees are provided along Cameron Street where 13 trees are required. Nine trees are provided along Decatur Boulevard where 13 trees are required. A waiver of development standards is required to allow a single landscape strip along the street where 2 landscape strips are required on both sides of the detached sidewalk. No parking lot

landscaping is provided within the interior of the site, necessitating a waiver of development standards request.

Applicant's Justification

The property is surrounded by industrial developed properties that are all master planned Business Employment. Outside storage has been at this site since 1987. The entire site will be paved, and the asphalt will be striped to provide the required parking for the outdoor storage yard. The outdoor storage is intended for a temporary use. When permanent development begins, the parking lot landscaping would be destroyed or removed. This site is temporary, and we would like to have as much space for storage as possible. When the site is developed permanently, the fence will be relocated or removed. Landscaping is proposed so the appearance will be improved along the street frontage. The fence is a security fence and is located in the front setback. There is currently no landscaping along the street frontage. The attached sidewalks along both streets will be reconstructed with detached sidewalks with landscaping provided adjacent to the street. Once the site is redeveloped for the final design, the fence will more than likely be removed. There is a drainage channel adjacent to the sidewalk on the Cameron frontage, so landscaping cannot be placed between the sidewalk and the fence.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0009-12	Overhead communication line on multiple parcels	Approved by PC	March 2012
TM-500098-08	1 lot industrial subdivision	Approved by PC	June 2008
ET-0285-01 (UC-213-87)	Use Permit fourth extension of time	Approved by PC	November 2001
No ET number on NOFA UC-213-87	Use Permit third extension of time	Approved by PC	September 1996
ET-332-91 (UC-213-87)	Use Permit second extension of time	Approved by BCC	November 1991
No ET number on NOFA UC-213-87	Use Permit first extension of time	Approved by PC	September 1989
UC-213-87	Use permit to maintain a mobile home as a watchman's residence in conjunction with an equipment storage yard	Approved by PC	August 1987

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL	Office/warehouse development & vehicle maintenance & repair

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Business Employment	IL	Vehicle maintenance & repair, vehicle paint/body shop; veterinarian clinic; & outdoor storage
East	Business Employment	IL	Office/warehouse complex & equipment rental
West	Business Employment	IP & IL	Office/warehouse building & vehicle maintenance & repair complex

Related Applications

Application Number	Request
VS-25-0291	A vacation and abandonment for a portions of right-of-way being Decatur Boulevard and Cameron Street is a companion item on this agenda.

Clark County Public Response Office (CCPRO)

CE24-21526 is an active violation for the accumulation of solid waste, storage of unlicensed, unregistered, or inoperable vehicles, and stacking or piling above the height of a required screen fence or wall.

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

Staff finds the request to reduce the front yard setbacks for the security fence along Decatur Boulevard and Cameron Street is a self-imposed burden. Furthermore, since staff is not supporting waivers of development standards #2 and #3, staff recommends denial of this request.

Waiver of Development Standards #2

The intent of street landscaping is to enhance the perimeter of the project site by providing shade and reducing storm water run-off. Furthermore, the required street landscaping would provide an additional buffer between the proposed outdoor storage use and the public streets. Staff finds the request to waive the required street landscaping along Cameron Street and Decatur Boulevard is a self-imposed burden; therefore, recommends denial.

Waiver of Development Standards #3

The intent of requiring parking lot landscaping is to provide climate adaptable plant materials that enhance environmental conditions by providing shade and reducing storm water run-off. The absence of parking lot landscaping potentially increases higher surface level temperatures that affect the heat vulnerability index. 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 the request to waive the required landscaping is a self-imposed burden; 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 other 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 is cognizant of the previously approved outdoor storage yard to the south of the project site. However, unlike the proposed outdoor storage yard associated with this request, that use is located behind existing buildings and does not immediately front Decatur Boulevard. Although the perimeter of the proposed outdoor storage yard is secured by a chain-link fence with mesh screening, staff is concerned with the proximity of the use to Decatur Boulevard, which is designated as an arterial street. The outdoor storage yard has 460 linear feet of street frontage adjacent to Decatur Boulevard, which is major thoroughfare for vehicles. Due to the totality of the waiver requests, which include reduced setbacks and landscaping, the proximity of the use along an arterial street, and the lack of sustainability points, staff cannot support this request and recommends denial.

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.
- 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;
- Reconstruct any unused driveways with full off-site improvements;
- Grant any unnecessary rights-of-way and/or easements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GOLDSTROM & DEAN II, LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BUILDING 3 SUITE 377, LAS VEGAS, NV 89134

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0112-STASIS FOUNDATION:

AMENDED USE PERMITS for the following: 1) banquet facility (no longer needed); 2) recreational and entertainment facility; 3) museum; and 4) caretaker unit.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce buffering and screening; 3) increase wall and fence height; 4) allow nonresidential vehicular access to a residential local street (no longer needed); 5) reduce parking; 6) reduce access gate setback; 7) reduce throat depth; and 8) permit existing residential pan driveways where commercial curb return driveways are required.

DESIGN REVIEWS for the following: 1) banquet facility (no longer needed); 2) recreational and entertainment facility; 3) museum; 4) caretaker unit; and 5) alternative landscape plan (no longer needed) on 1.05 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the east side of Spencer Street, 500 feet south of Viking Road within Paradise. TS/md/kh (For possible action)

RELATED INFORMATION:

APN:

162-14-802-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce street landscaping along Spencer Street to zero feet where a detached sidewalk is required and when an attached sidewalk is proposed or is allowed to remain, a 10 foot wide minimum landscape strip shall be provided per Section 30.04.01D7 (a 100% reduction).
- b. Reduce street landscaping along Kamden Way to zero feet where a detached sidewalk is required and when an attached sidewalk is proposed or is allowed to remain, a 10 foot wide minimum landscape strip shall be provided per Section 30.04.01D7 (a 100% reduction).
2. a. Reduce buffering and screening along the north property line to 5 feet where buffering and screening shall consist of a 15 foot landscape buffer with an 8 foot decorative screen wall per Section 30.04.02C1 (a 66.7% reduction).
- b. Allow a single row of evergreen trees along the north property line where the landscape buffer requires a double row of evergreen trees each row planted off-set from one another per Section 30.04.02C2.
- c. Reduce buffering and screening along the east property line to 5 feet where buffering and screening shall consist of a 15 foot landscape buffer with an 8 foot decorative screen wall per Section 30.04.02C1 (a 66.7% reduction).

- d. Allow a single row of evergreen trees along the east property line where the landscape buffer requires a double row of evergreen trees each row planted off-set from one another per Section 30.04.02C2.
3.
 - a. Allow an existing 6.5 foot high decorative fence/wall where fences and walls within the front setback (Spencer Street) of residential districts shall not exceed 3 feet in height per Section 30.04.03B1 (a 116.7% increase).
 - b. Allow an existing 9 foot high non-decorative block wall where fences and walls within the rear setback (Kamden Way) of residential districts shall not exceed 6 feet in height per Section 30.04.03B1 (a 50% increase).
4. Allow non-residential vehicular access to a residential local street (Kamden Way) where multi-family or non-residential development access is not permissible from residential local streets, unless the street is the sole means of access per Section 30.04.06D (no longer needed).
5. Reduce parking to 7 parking spaces where 51 parking spaces are required per Section 30.04.04D and Table 30.04-2 (an 86.3% reduction).
6.
 - a. Reduce access gate setback for the existing gate located at the northwest corner of the site adjacent to Spencer Street to 25 feet where access gates shall be set back no less than 50 feet from the property line per Section 30.04.04F3 (a 50% reduction).
 - b. Eliminate access gate setback for the existing gate located at the southwest corner of the site adjacent to Spencer Street to zero feet where access gates shall be set back no less than 50 feet from the property line per Section 30.04.04F3 (a 100% reduction).
 - c. Eliminate the access gate setback for the existing gate located at the northeast corner of the site adjacent to Kamden Way where access gates shall be set back no less than 50 feet from the property line per Section 30.04.04F3 (a 100% reduction).
7. Reduce throat depth to 25 feet for a driveway along Spencer Street where a minimum of 75 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 66.7% reduction).
8. Permit existing residential pan driveways where commercial curb return driveways are required per Section 30.04.08 and Uniform Standard Drawing 222.1.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3970 Spencer Street
- Site Acreage: 1.05
- Project Type: Recreational and entertainment facility, museum, and caretaker unit
- Number of Stories: 2 (recreational and entertainment facility)/1 (existing detached garage)/1 (existing detached ingress/egress structure)

- Building Height (feet): 25 (recreational and entertainment facility)/10.5 (existing detached garage)/10 (existing detached ingress/egress structure)
- Square Feet: 14,620 (basement)/823 (first floor)/1,493 (second floor)/16,936 (overall)/779 (existing detached garage)
- Parking Required/Provided: 51/7
- Sustainability Required/Provided: 8/7

History & Request

The existing 2 story single-family residence was constructed in 1978 with a basement level, commonly referred to as the "underground mansion". The applicant is now requesting to convert the single-family residence to a commercial building that includes a museum, recreational and entertainment facility with a caretaker's unit. The facility will occasionally host banquet events, which is permitted as an accessory and ancillary use to the primary uses. No modifications will be made to the exterior of the residence; however, site improvements which include vehicle drive aisles, parking spaces, and landscaping are part of this request and described within the sections below.

Site Plans

The revised plans depict an existing 2 story single-family residence that will be converted to a commercial building for a variety of uses. The residence is located on the northern half of the project site and features the following setbacks: 1) 70 feet from the west property line along Spencer Street; 2) 37 feet from the north property line adjacent to the existing single-family residences; 3) 110 feet from the east property line adjacent to Kamden Way; and 4) 86 feet to the south property line adjacent to an existing office development. An existing single-story detached garage is located immediately to the east of the residence and was designed with the following setbacks: 1) 118 feet from the west property line; 2) 25 feet from the north property line; 3) 67 feet from the east property line; and 4) 125 feet from the south property line. The required refuse and recycling containers will be located within the garage. Solar panels are proposed for the existing garage to assist in energy efficiency for the structure. Access to the project site for employees and visitors is granted via an existing two-way egress/ingress gate located at the northwest corner of the site, adjacent to Spencer Street. A waiver of development standards is necessary to reduce the throat depth to 25 feet for this driveway, in addition to a request to reduce the access gate setback. A waiver of development standards was previously requested to allow access to Kamden Way, a residential local street. However, the existing access gate located at the northeast corner of the property will now only be utilized for emergency vehicle access with a waiver no longer being required. The emergency access gate adjacent to Kamden Way is set back zero feet from the northeast property line, necessitating a waiver to reduce the setback. A proposed 24 foot to 25 foot wide, east/west vehicle drive aisle is located immediately north of the residence that connects the ingress and egress gates. The existing residential pan driveways will remain necessitating a waiver of development standards request. Access to the basement level of the residence is granted via an existing detached ingress/egress structure, located at the southeast corner of the site. The ingress/egress structure features the following setbacks: 1) 33 feet from the west property line; 2) 172 feet from the north property line adjacent to the existing single-family residences; 3) 194 feet from the east property line adjacent to Kamden Way; and 4) 8 feet to the south property line. The required loading space is located immediately to the west of this structure and is secured by an existing access gate located along the southwest property

line. A waiver of development standards is also required to reduce the setback for this access gate. Existing 5 foot wide attached sidewalks are located along Spencer Street and Kamden Way. The project site requires 51 parking spaces where 7 parking spaces are provided, requiring a waiver to reduce parking. However, the applicant has entered into a parking agreement with the office development immediately to the west of the project site, across Spencer Street, securing additional parking spaces to mitigate the waiver request. The office development consists of the following 3 parcels, APNs 162-14-403-008, 162-14-801-003, 162-14-403-010, and includes an on-site parking garage and an adjunct parking lot on the northern parcel. The office development requires 360 parking spaces where 554 parking spaces are provided, resulting in a surplus of 194 parking spaces. The applicant states the parking agreement permits up to 80 of the 194 surplus parking spaces to be utilized by patrons of the recreational and entertainment facility.

Landscaping

The plans depict an existing 5 foot wide attached sidewalk located adjacent to Spencer Street. An existing 6.5 foot high decorative fence/wall (3.5 feet wrought iron/3 feet block wall) is located immediately behind the attached sidewalk requiring a waiver to encroach into the front setback. A street landscape area measuring a minimum of 18 feet in width is located immediately behind the decorative fence/wall along Spencer Street. The street landscape area consists of proposed large trees planted 20 feet on center, in combination with existing mature palm trees. The required shrubs and groundcover are also provided within this area. A waiver of development standards is required to reduce the street landscape area to zero feet as this area is located immediately behind the decorative fence/wall. Shrubs and groundcover will also be provided within the landscape area. A single row of large evergreen trees, located within a 5 foot wide landscape area, is proposed along the north and east property lines adjacent to existing single-family residential development. A waiver of development standards is required to reduce these landscape areas. Existing 8 foot high and 9 foot high CMU block walls are located along the north and east property lines, respectively. A street landscape area measuring a minimum of 20 feet in width is located along Kamden Way behind a proposed 2 foot high block. The applicant is requesting an alternative landscape plan for site, more specifically for parking lot landscaping. A total of 4 trees are required for the parking lot landscaping where a total of 7 trees are provided (3 existing and 4 proposed). Furthermore, a combination of existing and proposed trees are dispersed throughout the project site.

Elevations

The plans depict an existing 2 story single-family residence, measuring 25 feet in height, that will be converted to a recreational and entertainment facility. The residence consists of a pitched concrete tile roof. A single-story detached garage, measuring 10.5 feet in height, is also depicted on the plans. The existing, detached ingress/egress structure measures 10 feet in height with an angled, concrete tile roof. The single-family residence, detached garage, and detached ingress/egress structure all consists of stucco exteriors and are painted with neutral, earth tone colors.

Floor Plans

The plans depict an existing residence that will be converted to a recreational and entertainment facility. The first floor plan measures 823 square feet in area consisting of a foyer, lobby, kitchen, staff lounge, and restroom areas. An attached 2 car garage, measuring 634 square feet,

connects to the interior of the building. The second floor measures 1,493 square feet and features the caretaker unit consisting of a living room, dining room, kitchen, bathroom, and laundry room. The basement level, also known as the "underground mansion", measures 14,620 square feet in area. The basement level consists of the recreational and entertainment facility, banquet facility (accessory and ancillary use), and museum and features a serving area, bistro area, putting green, an existing pool and grotto area, billiards room, fountain area, changing room, library, grand suite, bar, office, green room, gallery, and restroom facilities. The existing, detached 2 car garage measures 779 square feet in area and will be utilized to store the trash and recyclable containers.

Applicant's Justification

The recreational and entertainment facility has a multitude of amenities to offer its patrons which include an indoor swimming pool with 2 spas, sauna and barbecue area, billiard room, 4 hole putting course (miniature golf), ping pong table, blackjack table (non-gambling; no bank or cash exchange), dance floor with disco ball and sound system, wet bar and bistro tables; and a variety of board games. The museum consists of including, but not limited to, a fully preserved, 1970's ear underground home; floor to ceiling hand painted murals; furnishings, artwork, and décor, a "Cryonics Dear", capable of preserving up to 4 bodies and 5 heads, as apart of the educational display on futuristic preservation concepts, and historic connections to prominent cultural figures and institutions. A caretaker of the property employed by the Stasis Foundation lives on-site to ensure the property is secure amongst other duties. A parking agreement with the office development immediately to the west, across Spencer Street, has been secured which authorizes the use of 80 parking spaces. The gates for the loading zone located at the southwest corner of the property will only be open during delivery times. The applicant states the waivers of development standards requests associated with this application 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.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0333-00 (ET-0056-03)	First extension of time to review a use permit to operate a private recreational facility to include group functions, tours, receptions, and meetings, and variances for reduced parking and to permit a guest house with a kitchen subject until April 5, 2006 for review - expired	Approved by PC	April 2003
UC-0333-00	Use permit to operate a private recreational facility to include group functions, tours, receptions, and meetings, and variances for reduced parking and to permit a guest house with a kitchen - expired	Approved by PC	April 2000
UC-1022-95	Use permit for a privately operated party facility with a variance to reduce parking - expired	Approved by BCC	September 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South	Corridor Mixed-Use	CG	Office complex
West	Neighborhood Commercial	CG (MPO)	Parking lot

Related Applications

Application Number	Request
PA-25-700009	A plan amendment to redesignate the site from Mid-Intensity Suburban Neighborhood (MN) to Neighborhood Commercial (NC) is a companion item on this agenda. This request was withdrawn by the applicant at the April 15, 2025 Planning Commission meeting.
ZC-25-0111	A zone change to reclassify the site from RS5.2 to CG is a companion item on this agenda. This request was withdrawn by the applicant at the April 15, 2025 Planning Commission 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 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.

Although the facility is approximately 37 feet away from the nearest single-family residence to the north, the proposed museum, recreational and entertainment facility should have minimal impact on the surrounding residential uses. Immediately to the south and west of the project site are existing office developments, with direct access onto Spencer Street. The recreational and entertainment facility will be directly accessed from Spencer Street, a designated collector street. No modifications are proposed to the exterior of the existing buildings, and the project site will continue to maintain a residential appearance. Furthermore, staff finds the proposed caretaker unit should not have an impact on the surrounding residential uses and properties. Therefore, staff recommends approval of 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

Staff typically does not support requests to reduce street landscaping along the right-of-way. The street landscaping along the right-of-way is reduced due to pre-existing site conditions, consisting of a 6.5 foot high decorative fence/wall and a 9 foot high CMU block wall along the west (Spencer Street) and east (Kamden Way) property lines, respectively. The applicant is providing the required number of street trees behind the existing walls; therefore, staff does not object to this request. However, since staff is not supporting the remaining waivers of development standards and design reviews associated with this application; staff recommends denial.

Waiver of Development Standards #2a & #2b

Staff finds the request to reduce the buffering and screening along the north property line should not impact the adjacent single-family residences. The applicant is proposing a single row of large evergreen trees, planted 20 feet on center within a landscape area measuring 5 feet in width located between the vehicle drive aisle and the north property line. Furthermore, an existing 8 foot high CMU block wall is located along the north property line further enhancing the proposed landscape buffer. However, since staff is not supporting the remaining waivers of development standards and design reviews associated with this application; staff recommends denial.

Waiver of Development Standards #2c & #2d

A single row of large evergreen trees, planted 20 feet on center within a landscape area measuring 5 feet in width, is located adjacent to existing single-family residences along the east property line. Furthermore, an existing 9 foot high CMU block wall is located along the east property line. However, staff cannot support the request to reduce the buffering and screening within this area as there is adequate room within the project site to provide the required landscaping.

Waiver of Development Standards #3

Staff typically does not support allowing fences or walls exceeding 3 feet in height within the front setback of residential districts. However, the existing 6.5 foot high decorative fence/wall, located along Spencer Street, is a pre-existing site condition that should not have a negative impact on the surrounding land uses and properties. Furthermore, the 9 foot high non-decorative CMU block wall adjacent to Kamden Way is also an existing site condition. Therefore, staff has no objection to these requests. However, since staff is not supporting the remaining waivers of development standards and design reviews associated with this application; staff recommends denial.

Waiver of Development Standards #4

No longer needed.

Waiver of Development Standards #5

Staff typically does not support waiver requests to substantially reduce the amount of on-site parking in conjunction with recreational and entertainment facilities. However, the applicant has entered into a parking agreement with the office development immediately to the west of the project site, across Spencer Street. The parking agreement stipulates that up to 80 on-site parking spaces can be utilized to accommodate parking for the proposed use. Staff has no objection to this waiver request contingent upon 1 year to review the parking reduction to ensure the adjacent residential properties are not impacted. However, since staff is not supporting the remaining waivers of development standards and design reviews associated with this application; staff recommends denial.

Waiver of Development Standards #6

Staff cannot support the request to reduce the access gate setback for the existing gate located at the northwest corner of the site. Although the gate is set back 25 feet from the property line adjacent to Spencer Street, staff is concerned with the potential queuing of vehicles into the right-of-way. Therefore, staff cannot support this request.

Staff cannot support the request to reduce the access gate setback for the existing gate located at the southwest corner of the site, that services the loading zone immediately adjacent to the ingress/egress structure. The gate is set back zero feet from the southwest property line along Spencer Street, and staff is concerned with the potential queuing of vehicles into the right-of-way. Therefore, staff recommends denial of this request.

The existing access gate located at the northeast corner of the site, adjacent to Camden Way, is for egress only onto the residential local street. There should not be an issue with vehicles queuing into the right-of-way at this location; however, since staff is not supporting waiver of development standards #4, staff cannot support this request.

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 other 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.

Design Review #1

No longer needed.

Design Reviews #2 through #4

Policy WP-3.1 of the Master Plan encourages the repurposing and reinvention of vacant or functionally obsolete buildings through adaptive reuse where practical and consistent with development to promote reinvestment in Winchester/Paradise and support sustainability initiatives. Staff finds the proposed conversion of the existing single-family residence into the recreational and entertainment facility complies with the aforementioned policy. Furthermore, no modifications are proposed to the exterior of the existing buildings, and the project site will continue to maintain a residential appearance. However, staff is concerned with the location of

the proposed loading zone, located at the southwest corner of the property adjacent to Spencer Street. The configuration of the loading zone restricts the ability of vehicles to turn around on-site and will force vehicles to back out onto Spencer Street, creating a potentially unsafe situation. Staff has no objection to the proposed alternative landscape plan as the proposed and existing trees are equitably distributed throughout the site. Furthermore, existing mature evergreen and palm trees will be preserved with the modifications to the site. Therefore, since staff is not supporting waivers of development standards associated with this application, staff cannot support the design reviews.

Design Review #5

No longer needed.

Public Works - Development Review

Waiver of Development Standards #7

Staff cannot support the request to reduce the throat depth for the driveway on Spencer Street. The site was originally developed for residential use, but it will now be used for commercial purposes; therefore, increasing the amount of traffic and the potential for stacking in the right-of-way.

Waiver of Development Standards #8

Staff cannot support the request to not install commercial curb return driveways on Spencer Street and Kamden Way. Commercial curb return driveways help mitigate traffic by allowing a smooth transition from the road into the commercial site, whereas pan driveways require vehicles to nearly come to a stop to negotiate a turn into a site. As such, pan driveways are not an acceptable standard for any driveways other than emergency access driveways only. It is imperative that traffic can flow without the interruption of vehicles attempting to access the site. Additionally, with the site converting to a commercial development it is important to help get the increase of traffic out of the right-of-way.

Staff Recommendation

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

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:

- 1 year to review waiver of development standards to reduce parking;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added

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

Public Works - Development Review

- Traffic study and compliance;
- No signs, structures, and landscaping shall encroach into public right-of-way, easements, or sight-visibility zones.

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; if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Paradise - denial.

APPROVALS: 2 cards

PROTESTS: 6 cards, 2 letters

PLANNING COMMISSION ACTION: March 18, 2025 – HELD – To 04/15/25 – per the applicant.

PLANNING COMMISSION ACTION: April 15, 2025 – DELETED – per staff.

APPLICANT: STASIS FOUNDATION

CONTACT: JIM DIFIORE, DIFIORE CONSULTING, 8550 W. CHARLESTON BOULEVARD, SUITE 102, PMB 348, LAS VEGAS, NV 89117

06/17/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SDR-25-0313-D KOVAL, LLC

SIGN DESIGN REVIEWS for the following: 1) increase the height of a proposed freestanding sign with an electronic message unit (video); 2) increase the area of a proposed electronic message unit (video); and 3) modify design standards for sign mounting in conjunction with an existing motel on 5.08 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65) Overlay.

Generally located on the south side of Tropicana Avenue and the west side of Koval Lane within Paradise. JG/my/cv (For possible action)

RELATED INFORMATION:

APN:

162-28-102-004

SIGN DESIGN REVIEWS:

1. Increase the height of a proposed freestanding sign with an electronic message unit (video) to 100 feet where 25 feet is the maximum height allowed per Section 30.05.02.
2. Increase the area of a proposed electronic message unit (video) to 1,296 square feet where a maximum area of 150 square feet is allowed per Section 30.05.02
3.
 - a. Allow a proposed freestanding sign to not be architecturally compatible (finishes and texture) with the overall development where required per Section 30.05.02.
 - b. Allow a proposed freestanding sign to not include cladding elements to conceal the actual pole or structural support where required per Section 30.05.02.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 195 E. Tropicana Avenue
- Site Acreage: 5.08
- Project Type: Proposed freestanding sign with an electronic message unit (video)
- Sign Height (feet): 100
- Square Feet: 1,296 (proposed electronic message unit (video))

Sign Plan

The plan depicts an existing sign in the northeast portion of the site being removed and the planter being converted into a parking space. The proposed 100 foot tall sign will consist of an electronic message unit (video) display sign and is centrally located near the north property line. The property is composed of multiple motel buildings.

The applicant is requesting the following:

- Increase the height of a proposed freestanding sign with an electronic message unit (video) to 100 feet where 25 feet is the maximum height allowed.
- Increase the area of a proposed electronic message unit (video) to 1,296 square feet where a maximum area of 150 square feet is allowed per Section 30.05.02.
- Allow a proposed freestanding sign to not be architecturally compatible (finishes and texture) with the overall development. The elevation plans depict a minimalist design for the proposed freestanding sign. The applicant is proposing a square shaped electronic message unit (video) only, with no additional architectural enhancements around the message unit itself.
- Allow a proposed freestanding sign to not include cladding elements to conceal the actual pole or structural support. The plans show that the pole for the proposed freestanding sign is a dark blue color and does not feature any cladding or architectural details.

Landscaping

While the landscaping is mostly remaining as previously approved, the planter that the current sign is located in will be converted to a parking space while the new sign will take up an existing parking space.

Applicant's Justification

The newly proposed sign will not exceed the square footage of the existing sign, and it will also maintain the same square footage of the animated portion as the current sign. This ensures that the replacement sign remains consistent with the historical use and visual impact of the existing signage. Additionally, the support pole will be finished in a professionally applied coating and painting. The purpose of this sign replacement is to modernize and enhance the visibility of the uses on site. The existing sign has served as a landmark for the property for over three decades, and the proposed sign will continue to provide effective identification and wayfinding for guests and visitors.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0421	Package liquor sales	Approved by PC	July 2019
WS-0530-16	Waiver of development standards and design review for modifications to the motel	Approved by BCC	October 2016

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0366-99	Retail uses in conjunction with the motel	Approved by PC	April 1999
DR-1319-96	Design review for motel addition	Approved by PC	September 1996

Surrounding Land Use

	Planned Land Use Category	Zoning (Overlay)	District	Existing Land Use
North	Entertainment Mixed-Use	RS5.2 & CR (AE-65)		MGM Grand
South & West	Entertainment Mixed-Use	CG (AE-65)		Hotels
East	Public Use	PF (AE-65)		Harry Reid International Airport

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**

The proposed signage on the subject property is reviewed to determine 1) compatibility, in terms of scale and architectural features, with the site and surrounding area; 2) harmony with the character of the neighborhood; 3) impact on the surrounding land uses; and 4) the health, safety, and welfare of the inhabitants of the area.

The justification letter states that the support pole for the proposed sign will be finished in a professionally applied coating and painted in a manner that is aesthetically compatible with the surrounding architecture and overall property design. The height and size of the proposed sign will remain the same as the existing sign, although the location is being shifted in a westward direction. However, the sign pole will not be clad to match the design standards of the site in addition to the fact the proposed plans show that the overall design of the proposed sign lacks architectural enhancements and compatibility. As such, staff cannot support this request.

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.

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

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

Public Works - Development Review

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

Department of Aviation

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: D KOVAL LLC

CONTACT: HARTLAUER SIGNS, 3900 W. DEWEY DR, LAS VEGAS, NV 89118

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 16228102004

PROPERTY ADDRESS/ CROSS STREETS: 195 E TROPICANA AVE Las Vegas, NV 89109 (Tropicana & Koval)

DETAILED SUMMARY PROJECT DESCRIPTION

Manufacture and Installation of One (1) 100' freestanding sign.

PROPERTY OWNER INFORMATION

NAME: D KOVAL LLC

ADDRESS: 8762 Preston Trace Blvd.

CITY: Frisco

STATE: TX

ZIP CODE: 75033

TELEPHONE: 972-704-1996

CELL 775-250-1810

EMAIL: Jag@galaxyhotelsgroup.com

APPLICANT INFORMATION (must match online record)

NAME: D KOVAL LLC

ADDRESS: 8762 Preston Trace Blvd.

CITY: Frisco

STATE: TX

ZIP CODE: 75033

REF CONTACT ID # _____

TELEPHONE: 972-704-1996

CELL 775-250-1810

EMAIL: Jag@galaxyhotelsgroup.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Hartlauer Signs

ADDRESS: 3900 W Dewey Dr.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID # _____

TELEPHONE: 702-880-4328

CELL _____

EMAIL: permits@hartlauersigns.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)*

Jagmohan Dhillon for D Koval LLC
Property Owner (Print)

03.11.2025

Date

DEPARTMENT USE ONLY

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> LT	<input type="checkbox"/> PUDO	<input type="checkbox"/> SN	<input type="checkbox"/> UT	<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 checked="" type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	<input type="checkbox"/> OTHER

APPLICATION # SDR-25-0313

RECEIVED DATE 6/17/25

RECEIVED TIME Paradise

CITY Paradise

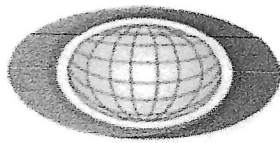
DATE 5/27/25

RECEIVED BY MY

DATE 4/17/25

FEE \$1,000

SDR-25-0313



HARTLAUERSIGNS

WWW.HARTLAUERSIGNS.COM

NV Contractor's License Number 0072762 C-6
3900 W Dewey Dr; Las Vegas, NV 89118
(702) 880-4328 Fax (702) 880-4329

Hartlauer Signs
3900 W Dewey Dr
Las Vegas, NV 89118
702-880-4328
Permits@hartlauersigns.com
02/28/2025

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

Subject: Justification Letter for Sign Design Review – Park Inn, 195 E Tropicana Ave, Las Vegas, NV 89109

To Whom It May Concern,

I am submitting this justification letter in support of a land use application for a sign design review related to the proposed replacement of an existing freestanding sign at the Park Inn, located at 195 E Tropicana Ave, Las Vegas, NV 89109. This review includes the Sign Design Review for a Freestanding/Electronic Message Unit for height and Electronic Message Unit square footage per Section 30.05.02 (sections 'H' & 'L').

The project consists of removing the existing 100-foot-tall freestanding sign, originally permitted and installed in 1988, and replacing it with a new 100-foot-tall freestanding sign of similar design and function. The newly proposed sign will not exceed the square footage of the existing sign, and it will also maintain the same square footage of the animated portion as the current sign. This ensures that the replacement sign remains consistent with the historical use and visual impact of the existing signage.

The purpose of this sign replacement is to modernize and enhance the visibility of the Park Inn while maintaining compliance with Clark County's land use regulations. The existing sign has served as a landmark for the property for over three decades, and the proposed sign will continue to provide effective identification and wayfinding for guests and visitors. This proposal does not seek any variances or increases in height, square footage, or animated signage beyond what was originally permitted. The replacement sign is intended to maintain the same function and impact as the existing sign while improving aesthetics and structural integrity. Given that the proposed sign adheres to the existing permitted parameters and aligns with the established signage character of the area, I respectfully request approval of this application. Should you require any additional information or documentation, please do not hesitate to contact me.

Thank you for your time and consideration.

Sincerely,

Jacob Hosmer

Project Manager
Hartlauer Signs

Hartlauer Manufacturing LLC. DBA Hartlauer Signs
NV Contractors License #0072762
License Monetary Limit: \$2,000,000.00

PLANNER
COPY

SDR-25-0313

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0311-CHASE TIMOTHY M & RONNA LAREIGH REV LIVING TRUST & CHASE TIMOTHY M & RONNA LAREIGH TRS:

WAIVER OF DEVELOPMENT STANDARDS to eliminate side interior setback for an attached carport in conjunction with an existing single-family residence on 0.15 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the east side of Nomo Street, 265 feet north of Hernandez Avenue within Paradise. MN/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

177-22-519-015

WAIVER OF DEVELOPMENT STANDARDS:

Eliminate the side interior setback for a proposed attached carport where 3 feet is required per Section 30.02.06.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 9116 Nomo Street
- Site Acreage: 0.15
- Project Type: Attached carport
- Building Height (feet): 10 (carport)
- Square Feet: 400 (carport)

Site Plan

The plan depicts an existing single-family residence with access provided via Nomo Street. There is a gate on the south side of the primary dwelling that will provide access to the side yard. The gate and carport encompass the entire width of the side yard, which is 10 feet, on the south side of the property. The RV carport will be 40 feet long. There is an RV being stored on the south side of the residence, in the side yard. The proposed carport will be 9 feet east of the access gate and 20 feet from the east property line (rear). Pavers have been placed to provide access from the street to the carport, on the south side of the residence. There is 53% of hardscape within the front and side yards of the property. There is an existing storage shed and patio cover

in the rear of the property. The storage shed is set back 5 feet from the east and south property lines.

Landscaping

There is no proposed landscaping with this request.

Elevations

The photos depict an existing single-family residence that fronts Nomo Street. The proposed carport will be located on the south side of the residence. The proposed carport will provide shade for this RV that is being stored in the side yard. The applicant indicates the carport will be 10 feet in height. It will be constructed of metal in beige color to match the color of the existing home.

Applicant's Justification

The applicant states their home was built with RV parking and they would like to construct a carport to protect their RV from the elements. They feel a carport would protect the RV's integrity and value. The structure will be beige in color with privacy slats placed on top of the existing CMU wall to the south. These slats, combined with the existing wall, will provide complete privacy from the adjacent parcel to the south. The carport will span the entire width of the side yard. The rear of the carport will be flush with the rear face of the single-family residence. Two drain gutters will be placed on the south side of the carport to ensure water is not running off onto the adjacent parcel (9122 Nomo Street). The property owner of this adjacent parcel has submitted a letter of consent indicating they have no issue with the proposed project as designed.

Prior Land Use Requests

Application Number	Request	Action	Date
WT-0746-98	Extended the time limit on off-site improvement permits for a single-family residential subdivision	Approved by BCC	June 1998

Surrounding Land Use

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

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

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 proposed carport will be made of metal, which is not compatible with the existing house. However, the color will be beige, which is the same color of the house. The applicant originally submitted a letter of consent from their adjacent neighbor (9122 Nomo Street). This letter was in reference to their original proposed carport length of 20 feet; however, the applicant has since revised the carport length to 40 feet. Although the structure will be constructed with rain gutters to drain water away from the adjacent property, staff finds the requested setback reduction for the accessory structure is a self-imposed hardship. Setback requirements are essential to ensure safety and mitigate visual clutter. The applicant did not provide justification as to why the carport couldn't be reduced in size, so that it meets the required setback. Therefore, staff cannot support this request.

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 Statute

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

Public Works - Development Review

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RONNA CHASE

CONTACT: RONNA CHASE, 9116 NOMO STREET, LAS VEGAS, NV 89123

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-22-519-015

PROPERTY ADDRESS/ CROSS STREETS: 9116 Nomo St. Maryland + Pebble

DETAILED SUMMARY PROJECT DESCRIPTION

Patio cover on South side of house to cover RV

PROPERTY OWNER INFORMATION

NAME: Timothy M & Bonna LaReigh Chase Rev Living Trust
ADDRESS: 9116 Nomo St.
CITY: Las Vegas STATE: NV ZIP CODE: 89123
TELEPHONE: _____ CELL 702-332-4188 EMAIL: LaReigh.Chase@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Timothy M & Bonna LaReigh Chase
ADDRESS: 9116 Nomo St.
CITY: Las Vegas STATE: NV ZIP CODE: 89123 REF CONTACT ID # _____
TELEPHONE: _____ CELL 702-332-4188 EMAIL: LaReigh.Chase@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Timothy M & Bonna LaReigh Chase
ADDRESS: 9116 Nomo St.
CITY: Las Vegas STATE: NV ZIP CODE: 89123 REF CONTACT ID # _____
TELEPHONE: _____ CELL 702-332-4188 EMAIL: LaReigh.Chase@gmail.com

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

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

[Signature]
Property Owner (Signature)*
Bonna LaReigh Chase

Timothy M. Chase
Property Owner (Print)
Bonna LaReigh Chase

8-1-28-2025
Date
01-28-2025

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	OTHER _____

APPLICATION # (s) WS-25-0311

ACCEPTED BY Tyler (Tpd)

PC MEETING DATE 6/17/25

DATE 4/15/25

BCC MEETING DATE _____

FEES \$800.00

TAB/CAC LOCATION Paradise

DATE 5/27/25

Justification letter for Building Permit at 9116 Nomo Street, Las Vegas, NV
89123

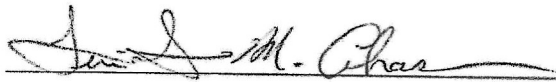
The home at the above address was constructed with RV Parking. We would like to place a cover over a portion of this area to preserve the integrity and value of our RV. Construction material is aluminum in beige color with privacy slats from the top of the existing cinderblock wall.

The cover will be the width of the RV Parking, house to wall, and 20 feet from front to back, not extending past the back of the housing structure with a height of 10 feet.

It will be over 5 feet from the storage shed. The storage shed is a Tuff shed and is 5 feet from back and side wall and did not require a permit as it is less than 200 sq feet.

The side adjacent to the block wall neighboring 9122 Nomo Street will have two drain gutters to provide run off to drain down 9116 RV parking area to the west out the front gates to the street.

I would like to request a waiver of development standards to allow a zero-foot side setback where 5 feet is required per section 30.02.06.



Timothy M Chase



Ronna LaReigh Chase

PLANNER
COPY

WS-25-0311

JL

6

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0335-QUEZADA JORGE LUIS & EVELYN:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate building separation; 2) reduce setback; and 3) increase height of an existing accessory structure (workshop) in conjunction with an existing single-family residence on 0.22 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the west side of Valderas Drive, 115 feet south of Valhalla Lane within Paradise. MN/rp/cv (For possible action)

RELATED INFORMATION:

APN:

177-10-511-017

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate the separation from an existing accessory structure (workshop) to an existing single-family residence where 6 feet is required per Section 30.02.06.
2. Reduce the side interior setback for an existing accessory structure (workshop) to 1 foot where 5 feet is required per Section 30.02.06 (an 80% reduction).
3. Increase the height of an existing accessory structure (workshop) to 14 feet 6 inches where 14 feet is the maximum allowed per Section 30.02.06 (a 4% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7485 Valderas Drive
- Site Acreage: 0.22
- Project Type: Accessory structure (workshop)
- Number of Stories: 2 (single-family residence)/1 (workshop)
- Building Height (feet): 14.5 (accessory structure)
- Square Feet: 598 (accessory structure)/2,172 (existing dwelling)

Site Plans

The plans depict an existing single-family residence with access provided via Valderas Drive.

An existing accessory structure (workshop) is located on the north side of the single-family existing dwelling, it is set back 1 foot from the side interior property line to the north and the separation from the house varies between zero to 2 feet.

Landscaping

Landscaping is not a part of this request.

Elevations & Floor Plan

The elevation shows that the workshop ranges between 8 feet to 14 feet 6 inches in height. Photos of the accessory structure provided by the applicant show the accessory structure as being made of metal panels. The photos depict an accessory structure (workshop) attached to a two-story, brown stucco single-family residence. The front elevation shows of the workshop have a roll-up door. The existing workshop is 598 square feet with an open floor plan.

Applicant's Justification

The applicant states that accessory structure provided safety, shelter area, and storage for tools. The applicant also indicates that his children utilize the shop for school projects. The accessory structure offers protection from weather ensuring these activities can be constructed safely and efficiently throughout the year. The applicant indicates that the idea of building the structure was by seeing others accessory structures throughout their neighborhood. The neighbor directly adjacent to the structure has provided a letter stating their support for the existing accessory structure.

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

CE-24-17737 is an active Code Enforcement violation for building without a permit.

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.

Staff finds that the requested separation and setback reductions for the accessory structure are self-imposed hardships that would have been prevented if the applicant sought information regarding the structures prior to constructing them. Separation distances between structures are essential to ensure safety and mitigate visual clutter. The applicant did not provide justification as to why the workshop couldn't be reduced in size, so it meets the required setback and separation. Staff finds that although the request to increase the height of the workshop by 6 inches is minor, the structure is not architecturally compatible with the house and increasing the height makes the nonconformity more noticeable. Staff finds that the workshop may negatively impact the adjacent property and therefore, recommends denial.

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:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

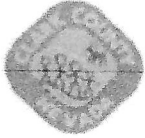
- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JORGE QUEZADA LUISQUEZADA

CONTACT: JORGE QUEZADA QUEZADA, 7485 VALDERAS DRIVE, LAS VEGAS, NV
89123

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-10-511-017

PROPERTY ADDRESS/ CROSS STREETS: 7485 VALDERAS DRIVE

DETAILED SUMMARY PROJECT DESCRIPTION

Waver for accessory structure.

PROPERTY OWNER INFORMATION

NAME: JORGE QUEZADA

ADDRESS: 7485 VALDERAS DRIVE

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89123

TELEPHONE: 702-232-3628 CELL

EMAIL: jquezada@anningjohnson.com

APPLICANT INFORMATION (must match online record)

NAME: JORGE QUEZADA

ADDRESS: 7485 VALDERAS DRIVE

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89123

REF CONTACT ID #

TELEPHONE: 702-232-3628 CELL

EMAIL: jquezada@anningjohnson.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Same as above.

ADDRESS:

CITY:

STATE:

ZIP CODE:

REF CONTACT 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.

Property Owner (Signature)

JORGE QUEZADA
Property Owner (Print)

6.26.2024
Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

☐ OTHER

APPLICATION # (s)

WS-25-0335

PC MEETING DATE

6/17/25

BCC MEETING DATE

TAB/CAC LOCATION

paradise

DATE

5/27/25

ACCEPTED BY

DATE

FEES

RP
4/24/25
\$000

Justification letter

Dear Department of Comprehensive Planning, I am writing to formally request a waiver of development standards for my accessory structure. Also to resolve a pending code enforcement violation relating to the development code. Accessory structure is located at my current residence 7485 Valderas Drive, 89123, Las Vegas, Nevada. Specifically, I am requesting the following:

- A reduction in the required separation for an accessory structure from 6 feet to 2 feet, as required per Section 30.02.06
- A reduction in the required interior side setback from 5' to 1' per Section 30.02.06*
- Review of materials accessory structure was built of. Main structure is 14ga. 2"x2" tube steel and is covered in 20ga., corrugated, galvanized, metal panels, aluminum in color.

This structure, located on the north west corner of my property and serves an important purpose for my family. It provides a safe, sheltered area where we can engage in various hobbies and essential activities. I regularly use the space for car maintenance and repair, tool storage, and home improvement projects. Additionally, my children utilize the shop for school projects, recreational activities, and hands-on learning tasks. The structure is invaluable in offering protection from weather elements, ensuring these activities can be constructed safely and efficiently throughout the year.

I first got the idea for this structure driving around in my neighborhood. Many of my neighbors have similar structures built in their properties. Please see attached photos.

I believe granting me this waiver would not only benefit my family but also maintain the functionality and usability of our property without negatively impacting neighboring properties. With that being said my neighbor, directly adjacent to the structure has provided a letter stating her thoughts on the structure. I appreciate time and consideration of these requests and am happy to provide any additional information needed.

Please let me know if there are any further steps I should take or if a site visit is required. I look forward to your response and your time reviewing my request.

Sincerely,

Jorge Quezada, (702) 232-3628

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0271-CV FLAMINGO, LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow an attached sidewalk to remain in conjunction with an existing restaurant on a portion of 2.5 acres in a CG (General Commercial) Zone within the Airport Environs (AE-65) and Midtown Maryland Parkway Overlays.

Generally located on the north side of Flamingo Road, 183 feet east of University Center Drive within Paradise. TS/sd/cv (For possible action)

RELATED INFORMATION:

APN:

162-15-803-006 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Allow an attached sidewalk along Flamingo Road where a detached sidewalk is required per Section 30.04.08.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 808 Flamingo Road
- Site Acreage: 2.5 (portion)
- Project Type: Allow an attached sidewalk in lieu of detached sidewalks
- Building Height (feet): 23
- Square Feet: 924
- Parking Required/Provided: 8/8

Site Plans

The plans depict an approved restaurant with drive-thru lanes on a portion of an existing commercial parcel. The plans show the existing restaurant located in the center portion of the parcel. Access to the property is from Flamingo Road with parking shown along the interior and perimeter of the property. Along Flamingo Road is an existing attached sidewalk that is subject to a waiver of development standards request to allow for the existing attached sidewalk to remain. The existing site has off-site improvements that have been installed.

Landscaping

The approved plans depict landscaping throughout the interior of the parking lot and along the perimeter of the property. Although the pedestrian realm standards are not in compliance with the Midtown Maryland Parkway District, a 15 foot landscape area is shown along Flamingo Road adjacent to an existing attached sidewalk. No changes to the approved landscaping are proposed with this application request.

Applicant's Justification

The applicant states the request to allow for existing attached sidewalks as they will match what is existing along Flamingo Road. The applicant's parcel has approximately 139 feet of street frontage. With the existing commercial driveway taking up most of the frontage, there is only about 55 feet of frontage remaining. Additionally, within those 55 feet is a large concrete power pole. With a small portion of street frontage available, there is no room to transition in and out of the detached sidewalk. This small amount of detached sidewalk will look out of place and detract from the uniformity of the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0637	Use permit to modify pedestrian realm, waiver of development standards for allowing drive-thru order box to face residential development and reduced landscape buffer, and design review for restaurant with drive-thru	Approved by BCC	January 2023
UC-22-0602	Use permit to modify pedestrian realm, waiver of development standards to allow drive-thru order box to face residential, and design review for restaurant with drive-thru within Midtown Maryland Parkway district	Approved by BCC	December 2022
DR-1065-99	Convenience store with gasoline sales	Approved by PC	September 1999
ZC-1472-97	Reclassified from R-1 to C-2 zoning for a retail center	Approved by BCC	February 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	RM50	Multi-family residential
South	Public Use	P-F	UNLV
East	Public Use	CG	Electric substation
West	Entertainment Mixed-Use	CG	Convenience store

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 not installing detached sidewalks along Flamingo Road due to the minimum frontage allotted and the site being fully developed. Additionally, the existing concrete utility pole just southwest of the site would not allow 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

- 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

- Traffic study and compliance with future development of the site.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CV FLAMINGO, LLC

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

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-15-803-006

PROPERTY ADDRESS/ CROSS STREETS: Flamingo/University Center

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of Development Standards for detached sidewalks

PROPERTY OWNER INFORMATION

NAME: CV Flamingo LLC

ADDRESS: 2000 McKinney Ave.

CITY: Dallas

STATE: TX

ZIP CODE: 75201

TELEPHONE: 816-868-8687 CELL 816-868-8687 EMAIL: ccuddihee@lpc.com

APPLICANT INFORMATION (must match online record)

NAME: CV Flamingo LLC

ADDRESS: 2000 McKinney Ave.

CITY: Dallas

STATE: TX

ZIP CODE: 75201

REF CONTACT ID # _____

TELEPHONE: 816-868-8687 CELL 816-868-8687 EMAIL: ccuddihee@lpc.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Baughman & Turner, Inc.

ADDRESS: 1210 Hinson St.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89102

REF CONTACT ID # 125485

TELEPHONE: 702-870-8771 CELL 702-870-8771 EMAIL: joshh@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 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.

Zach Thomas, VP

Property Owner (Print)

2-7-2025

Date

Property Owner (Signature)*

Authorized Signatories

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) WS-25-0271

ACCEPTED BY

PC MEETING DATE _____

DATE 3/27/25

BCC MEETING DATE 6-18-25

FEES \$1

TAB/CAC LOCATION Paradise

DATE 5-27-25

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors

1210 Hinson Street
Las Vegas, Nevada 89102-1604

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

March 14, 2025

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

Re: MSM 24-600119, APN 162-15-803-006

To Whom It May Concern,

Please let this letter serve as justification for a Waiver of Development Standards to not install detached sidewalks as required by MSM 24-600119 and Section 30.04.08C-5. The parcel in question is located on the north side of Flamingo Road just east of University Center Drive. The vacant 0.72-acre portion of APN 162-15-803-006 is Lot 1 of a proposed two lot commercial parcel map. The eastern 1.69 ac of the existing parcel (proposed Lot 2) is fully developed. As the site plan shows, there is minimal street frontage along Flamingo Road due to the existing driveway location and a large concrete power pole.

The property is zoned Commercial General (CG) with a planned use of Entertainment Mixed-Use (EM). The parcel is bordered by CG zoning to the east and west, PF (Public Facility), the UNLV campus, to the south and RM50 (Residential Multi-family) to the north. There is existing development in all directions around the site.

This applicant is asking for a Waiver of Development Standards to not install detached sidewalk on the proposed Lot 1 on Flamingo Road as required per Section 30.04.08C-5. The existing site and proposed Lot 2 have recently constructed off-site improvements including attached sidewalk. The existing parcel to the west also has attached sidewalk. The proposed parcel in question has about 139 feet of frontage. With the existing commercial driveway taking up the majority of the frontage, there is only about 55 ft of frontage remaining. Additionally, within that 55 ft is a large concrete power pole. With such a tiny portion of frontage available, there is no room to transition in and out of the detached sidewalk. This small amount of detached sidewalk will look out of place and detract from the uniformity of the area. The detached sidewalk is not necessary for pedestrian ease nor beautification as it would be such a small area of detachment. For these reasons, a waiver of the required detached sidewalk on Flamingo Road is requested.

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

25-0271

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0342-WALGREEN CO:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow attached sidewalks; and 2) reduce driveway throat depth.

DESIGN REVIEW for a proposed convenience store and gas station on 2.06 acres in a CG (Commercial General) Zone.

Generally located on the northeast corner of Boulder Highway and Flamingo Road within Paradise. JG/sd/cv (For possible action)

RELATED INFORMATION:

APN:

161-17-812-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow an attached sidewalk along Flamingo Road to remain where a detached sidewalk is required per Section 30.04.08.
2. Reduce the driveway throat depth along Flamingo Road to 8 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 68% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4895 Boulder Highway
- Site Acreage: 2.06
- Project Type: Convenience store and gasoline station
- Building Height (feet): 19 (fuel canopy)/19 (convenience store)
- Square Feet: 2,842 (convenience store)/4,824 (fuel canopy)
- Parking Required/Provided: 12/24 (parking demand study provided by the applicant)
- Sustainability Required/Provided: 7/7

History & Site Plan

In 2010 a zone change for this property was approved through ZC-0294-10, which also waived the landscape buffer along Flamingo Road and Boulder Highway to 10 feet where 15 feet is required behind an existing attached sidewalk and to modify the required number of shrubs and trees as required per Figure 30.64-17 along both Flamingo Road and Boulder Highway.

The submitted plans depict a new convenience store and gas station with gasoline pumps located at the corner of Boulder Highway and Flamingo Road. The applicant proposes a 2,842 square foot convenience store central to the parcel along with 16 fueling stations under a fuel canopy. There are 2 existing two-way access points, 1 from Flamingo Road and the other from Boulder Highway. A proposed 6 foot wrought iron fence will be located east of the convenience store building enclosing the property from a drainage swale and the landscape buffer. A similar 6 foot wrought iron fence will serve the same function to the west of the convenience store. An existing block wall with wrought iron fence on top will remain along the northern property line. A trash enclosure is proposed in the northeast portion of the parcel. Pedestrian connectivity is provided from the parking spaces to the building through concrete sidewalks. Lastly, a total of 24 parking spaces are located west and south of the convenience store building, where 12 parking spaces are required. The applicant provided a parking demand study to justify the increase in maximum parking.

Landscaping

The plan depicts 10 existing trees that will remain and 4 trees to be removed. A landscape buffer is provided for along the east and north property lines. The landscape buffer along the east property line varies in width from 20 feet to 45 feet wide and includes 2 existing trees and 3 proposed trees. Along the north property line, the landscape area varies from 75 feet at the northeast corner, and 35 feet from the rear of the building to the north property line and expands to over 100 feet wide on the northwest corner of the site. Twelve new trees will be added in this area with 1 tree to be removed and 1 tree to remain.

Seven trees along Boulder Highway will remain, and 1 tree will be removed. Per the landscape plan 2 additional trees will be added south of the driveway along Boulder Highway.

Landscaping is shown along Flamingo Road with large trees spaced 30 feet on-center. The street landscaping planting strip exceeds the minimum of 10 feet for attached sidewalk or 15 feet for detached sidewalks. Parking lot trees are planted every 6 spaces with landscape islands. The landscape notes specify that all plantings and trees are from the Southern Nevada Regional Plant list. The applicant is also requesting a waiver of development standards to allow the attached sidewalk along Flamingo Road to remain where a detached sidewalk with street landscaping is required.

Elevations

The plans depict a new commercial building for a new convenience store with gasoline pumps and fuel canopy. The proposed height of the convenience store is 19 feet and the fuel canopy for the 16 gasoline pump will be 19 feet in height.

The convenience store exterior will include a clear anodized aluminum storefront with light sandstone and ivory blend brick veneer, stucco finish. The convenience store will have a varied roofline and parapet walls, metal awning over the store entrance and storefront gazed windows. The proposed fuel canopy will have a flat roofline of aluminum composite materials, pre-finished metal accent and primer paint.

Floor Plans

The plans depict a floor plan with a sales section, cashier, utility room, restrooms, and cooler. The overall area for the proposed convenience store is 2,842 square feet.

Applicant's Justification

The applicant states the existing building on-site will be demolished for a new convenience store and gas station with 16 gasoline pumps. A request to allow the attached sidewalks to remain along Flamingo Road and Boulder Highway should remain. The landscaping along Flamingo Road and Boulder Highway exceeds the minimum width of 10 feet for attached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0294-10	Reclassified 2.1 acres from H-2 to C-2 zoning, waiver of development standards to waive and reduce landscaping, and design review for existing pharmacy	Approved by BCC	August 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Entertainment Mixed-Use	CR	Hotel
South	Corridor Mixed-Use	H-2	Retail store
West	Corridor Mixed-Use	H-2 & CG	Shopping center & undeveloped

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.

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 design utilizes horizontal articulation with a varying roofline, pop-outs, changes to exterior materials, parapet return and columns. Overall, the proposed design of the building has achieved a total of 7 points for sustainability and is in the center portion of the parcel and allows internal circulation to be unhindered and allows for no conflicts. Pedestrian pathway is provided for Boulder Highway to the convenience store. The applicant provided a trash enclosure along the eastern portion of the parcel. Lastly, the applicant will plant a substantial amount of landscaping throughout the site, which helps mitigate the heat island effect and enhances the streetscapes. Therefore, staff supports this request.

Public Works - Development Review

Waiver of Development Standards #1

Staff cannot support the request to not install detached sidewalks along Flamingo Road. 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. Additionally, this is a complete rebuild of the site, therefore there is no reason the applicant cannot meet the development standards.

Waiver of Development Standards #2

Staff has no objection to the reduction in the throat depth for the commercial driveway on Flamingo Road. The two driveways should see equal use helping vehicles to safely exit the right-of-way.

Staff Recommendation

Approval of waiver of development standards #2 and the design review; denial of waiver of development standards #1.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0181-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MURPHY OIL USA, INC.

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-17-812-002

PROPERTY ADDRESS/ CROSS STREETS: 4895 Boulder Highway

DETAILED SUMMARY PROJECT DESCRIPTION

Convenience store with fuel pumps

PROPERTY OWNER INFORMATION

NAME: SC Flamingo Holdings, LLC

ADDRESS: 1646 N Snow Avenue, Suite 63

CITY: Tampa

STATE: FL ZIP CODE: 33606

TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

APPLICANT INFORMATION

NAME: Murphy Oil USA, Inc.

ADDRESS: 200 Peach Street

CITY: El Dorado

STATE: AR ZIP CODE: 71730 REF CONTACT ID # n/a

TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell -- Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Dr. #650

CITY: Las Vegas

STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164674

TELEPHONE: 702-792-7000 CELL 702-792-7048 EMAIL: apierce@kcnvlaw.com

*Correspondent will receive all 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)*

Spiro A. Comitos
Property Owner (Print)

02/07/25
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 checked="" type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) WS-25-0342

ACCEPTED BY [Signature]

PC MEETING DATE

DATE

BCC MEETING DATE

TAB/CAC LOCATION

6/18/25
Paradise

DATE 5/27/25

4/24/25
\$1,300

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
jilazovich@kcnvlaw.com
D: 702.792.7050

April 23, 2025

VIA ELECTRONIC UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
Las Vegas, NV 89155

Re: Justification Letter – Design Review and Waivers of Development Standards

APN: 161-17-812-002

To Whom It May Concern:

Please be advised this office represents Murphy Oil USA, Inc. ("Applicant") as it relates to 2.02 acres on the northeast corner of Boulder Highway and Flamingo Road, more particularly described APN: 161-17-812-002 ("Site"). The Site is currently zoned Commercial General (CG) and master planned Entertainment Mixed-Use (EM). The Site was previously a *Walgreens* that has since gone out of business. The former *Walgreens* building will be demolished prior to development.

To the north and east of the Site is a flexible-stay hotel (The Suites – Nellis) which is zoned Commercial Resort (CR) and master planned EM. To the south across Flamingo Road is a gas station and convenience store, zoned General Highway Frontage District (H-2) and master planned Corridor Mixed-Use (CM). To the west is a 7-11 convenience store zoned General Highway Frontage District (H-2) and master planned CM.

Design Review

The Applicant proposes a Murphy USA gas station and convenient store on the subject Site. The Site fronts onto Flamingo Road and Boulder Highway. The Applicant proposes a 2,842-square foot convenience store central to the Site along with 16 fueling stations under a fuel canopy. The maximum height of the building is 21 feet where 50 feet is permitted in a CG zoning district. The fuel canopy is 18'-9" feet at its tallest point. A total of 24 parking spaces (including two accessible spaces) are proposed to serve the convenience where 12 is required. (*See Parking Demand Study*). The Applicant also meets all setbacks required in a CG zoning district.

There are 2 two-way access points - one off of Flamingo Road and one off of Boulder Highway to the Site. A proposed 6-foot wrought iron fence will be located east of the convenience store building enclosing the Site from a proposed drainage swale and landscape buffer. A similar 6-foot wrought iron fence will serve the same function to the west of the convenience store. These proposed gates will tie into the existing fence along the east and west property lines. An existing

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block wall with wrought iron fence on top will remain along the northern property line. A trash enclosure is proposed in the northeast portion of the Site.

Pedestrian connectivity is provided from the parking spaces to the building through concrete sidewalks as required by Title 30. The elevations will be comprised of thin brick, sheet metal and aluminum composite material. The convenience storage floorplan is typical in function, including the standard cashier/sales area, a beer cooler, a "reach-in cooler," utility area, and restrooms.

Landscaping

There are currently 10 existing trees that will remain on-site and 4 deciduous trees that will be removed. A large landscape buffer comprised of 18 large trees is proposed to the north and east of the convenience store between the building and hotel. Additionally, there is a 21-foot-wide street landscaping buffer (at its narrowest) comprised of trees and shrubs as required by code along Boulder Highway and Flamingo Road.

Sustainability

The Site achieves the required 7 sustainability points as follow:

- Trees: More than 10% of Trees than Required (1 pt)
- Water-Efficient Planting: 95% of Plantings have Low or Very-Low Water Needs (1 pt)
- Landscape Buffer: Exceed the required buffer width by 20% (1 pt)
- Parking Lot Trees: Mature tree canopies cover at least 50% of paved parking (1 pt)
- Mojave Native Plants Protection: equal to or greater than 5% of development (1 pt)
- Building Orientation: Orient roofs within 30% of true east-west & flat or sloped roofs to the south. (1 pt)
- Daylighting Strategies: Daylighting strategies provided to minimize artificial lighting (1/2 pt)
- Low-emissivity Glass: provided on all south & west facing windows (1/2 pt)

Waivers of Development Standards

1. Detached Sidewalks

The Applicant requests a waiver of development standards for the required detached sidewalks along the street frontage. There are currently existing attached sidewalks along both Boulder Highway and Flamingo Road. Similar conditions of attached sidewalks exist along Boulder Highway, Flamingo Road and Nellis Boulevard to the north and south of the Site. The proposed development will include increased landscaping along the street frontages which will greatly enhance the Site visually. Leaving the existing sidewalks as is will not create any safety issues and is compatible with existing nature and character of the surrounding area.

2. Throat Depths

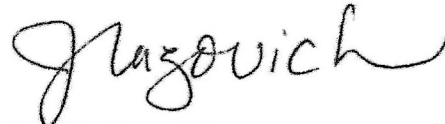
The Site Plan provides a 25-foot throat depth wherever possible. The throat depth from Boulder Highway (NDOT) is 25.50 feet for the on-site access. The throat depth for the existing adjacent property access along Boulder Highway remains at 26.32 feet.

However, the Applicant requests a waiver for the reduced throat depth in one area. The throat depth for the existing adjacent property access remains at 8.53 feet (easterly side of Flamingo Road access). A waiver is requested as this portion of the Site cannot be extended to meet the 25-foot requirement without modifying the existing cross access.

Thank you for your time and consideration. Please don't hesitate to reach out with any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/mtf

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0346-CHURCH FIRST CONGREGATIONAL:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify buffering and screening; 2) eliminate street landscaping; 3) allow maximum parking; 4) alternative driveway geometrics; 5) allow attached sidewalks; 6) waive off-site improvements (streetlight and sidewalk); and 7) allow non-standard improvements within the right-of-way.

DESIGN REVIEW for a place of worship re-design on 0.5 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the north of Russell Road and the east side Horseshoe Drive within Paradise. JG/sd/cv (For possible action)

RELATED INFORMATION:

APN:

162-25-411-033

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce buffering and screening to 1 foot where a 15 foot wide landscape buffer is required along the north property line per Section 30.04.02 (a 93% reduction).
 - b. Reduce buffering and screening to 7 feet where a 15 foot wide landscape buffer is required along the east property line per Section 30.04.02 (a 53% decrease).
 - c. Allow a 3 foot high CMU wall along a portion of the north property line where a 8 foot high decorative CMU block wall is required for buffering and screening per Section 30.04.03.
 - d. Allow a single row of trees where a double row of evergreen trees are planted 20 feet off-set from one another along the north property line is required per Section 30.04.02.
 - e. Allow a single row of trees where a double row of evergreen trees are planted 20 feet off-set from one another along the east property line is required per Section 30.04.02.
2.
 - a. Eliminate street landscaping along Russell Road where 1 large tree and 3 shrubs shall be provided every 30 linear feet is required per Section 30.04.01.
 - b. Eliminate street landscaping along the southwest portion of Horseshoe Drive where 1 large tree and 3 shrubs shall be provided per Section 30.04.01.
 - c. Reduce street landscaping to 4 feet along Horseshoe Drive where a minimum of 6 foot wide landscaping strip shall be provided per Section 30.04.01.
3. Allow 27 parking spaces where 13 parking spaces are required and a maximum of 15 parking spaces is permissible per Section 30.04.04D (an 80% increase).

4. a. Permit existing residential pan driveways where commercial curb return driveways are required per Section 30.04.08 and Uniform Standard Drawing 222.1.
- b. Reduce the departure distance to 61 feet along Horseshoe Drive where 190 feet is required per Uniform Standard Drawing 222.1 (a 67% decrease).
5. Allow an attached sidewalk where a detached sidewalk is required along Russell Road per Section 30.04.08.
6. Waive off-site improvements (streetlight and sidewalk) along Horseshoe Drive where required per Section 30.04.08.
7. Allow non-standard improvements within the right-of-way (wall, fence, and landscaping) along Horseshoe Drive.

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2709 Horseshoe Drive
- Site Acreage: 0.5
- Project Type: Place of worship re-design
- Number of Stories: 1
- Square Feet: 3,200 (Proposed new place of worship building)
- Parking Required/Provided: 13/27
- Sustainability: 7/7

History & Site Plan

The plans depict an existing place of worship that was originally a single-family residence that was constructed in 1973. In 1998 the site was reclassified to a C-P zone to allow the existing residence to be converted into an office building. The conversion from a residence to an office building was completed with the approval of building permit 02-43532 in 2002. In 2018, the property was approved through a use permit for a place of worship and approved under application UC-18-0102. There is existing landscaping and a fence within the right-of-way of Horseshoe Drive which were shown outside the right-of-way on the plans provided for the reclassification of the site to the C-P zone.

The site is a unique shaped lot located on the northeast corner of Russell Road and Horseshoe Drive with the widest portion of the property located along the west side which is adjacent to Horseshoe Drive. There are 2 driveways on Horseshoe Drive, 1 to provide ingress to the site and the other to provide an egress that are connected by a one-way drive aisle. The narrowest portion of the site is along the east side. The applicant has now applied to construct a new church building to replace the existing building. The changes will include the installation of a new metal building in the center portion of the parcel with an increase in the square footage from the current 1,995 square feet to a 3,200 square feet building. Title 30 requires 13 parking spaces;

however, 27 parking spaces will be provided. The applicant did not provide a parking analysis prepared by a Professional Traffic Operations Engineer.

Since the site is being modified to add additional parking, the proposed modifications are required to comply with current Code requirements. The applicant is requesting several waivers of development standards for landscaping and buffering, street landscaping, increased maximum parking, departure distance, off-site improvements, and allow non-standard improvements within the right-of-way.

Landscaping

Along the north property line, the applicant is proposing a 1 foot to 10 foot wide landscape buffer adjacent to an existing angled parking area located northwest of the proposed church building. There is an existing 3 foot block wall on the northwest corner of the site and gradually increases in height to 8 feet towards the northeast corner of the site. The plans show a single row of trees within this landscape buffer.

The landscape area adjacent to Horseshoe Drive (west property line) remains unchanged, and the existing 3 foot high decorative wrought iron fence is located within the right-of-way, approximately 3 feet from the back of curb. The fence extends along the south property line adjacent to Russell Road for approximately 60 feet and connects to a CMU block wall. This fence is located behind the back of sidewalk, but in front of the required landscape area along Russell Road.

Some of the existing landscaping will remain but the applicant is providing new trees along the north and east property lines and along Russell Road. The applicant is requesting to not install detached sidewalks along Russell Road.

Elevations

The plan depicts a proposed metal building that will be 23 feet in height with a pitched roofline with vertical metal, 22 inch tubular skylights, beige metal roof and metal with windows and metal overhangs. The west, south, and east facing elevations include some architectural enhancements, while the north facing elevation does not.

Floor Plans

The plans depict a floor plan with a sanctuary room, office and storage, kitchen, and restrooms. The new place of worship building will have an overall area of 3,200 square feet.

Applicant's Justification

The applicant states they are seeking approval to construct a new church building to replace the existing building currently used as a place of worship. The existing building is insufficient to meet the client's needs, and the proposed expansion will better serve the community.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400157 (UC-18-0102)	First extension of time for place of worship	Approved by PC	March 2020
UC-18-0102	Place of worship, waiver of development standards for alternative landscaping, bicycle parking, alternative parking lot design and layout, reduced driveway width and allowed non-standard improvements to remain within a right-of-way	Approved by PC	March 2018
ZC-0905-08 (WC-0175-02)	Waiver of conditions of a zone change requiring: 1) commercial access to Russell Road; 2) full off-sites on Horseshoe Drive to include L-curb, sidewalks, and streetlights; and 3) vehicular and building access from Russell Road only	Approved by BCC	August 2002
ZC-0905-98	Reclassified the site from R-E to C-P zoning to convert an existing residence to an office building	Approved by BCC	July 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up 2 du/ac)	RS20	Single-family residential
South	Ranch Estate Neighborhood (up 2 du/ac)	RS20 & CP	Single-family residential
East	Neighborhood Commercial	RS20	Single-family residential
West	Neighborhood Commercial	CP & RS20	Personal services & 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****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.

Waivers of Development Standards #1 & #2

Staff cannot support the proposed waivers of development standards. While the place of worship in its current state has been in operation the proposed improvements and alterations require the property to be in compliance with current code regulations. A re-design of the parking lot would lend itself to have the room to accommodate the buffering and screening standards as well as provide street landscaping along Russell Road. The requested waivers of development standards is a self-imposed hardship; therefore, staff cannot support these requests.

Waiver of Development Standards #3

A parking demand study prepared by traffic engineer may be submitted to demonstrate the need for a higher quantity of parking than required by Table 30.04-2. Staff recognizes that ample parking is beneficial for a place of worship because additional on-site parking not only benefits the members of the congregation, but it also benefits the neighbors since less attendees will park along Russell Road or Horseshoe Drive. However, since staff does not support the waivers of development standards and the design review, staff cannot support this request.

Design Review

Staff finds that since the applicant is proposing a new building and the parking lot is being re-designed, the applicant can accommodate Title 30 standards such for buffering and screening, parking lot design, street landscaping, installing off-site improvements, and updating existing driveway conditions. Furthermore, the proposed church building does not feature 4 sided architecture. Elevation plans show that only 3 sides of the building feature architectural enhancement, while the north facing elevation only includes 1 door. The north facing elevation faces an existing residence to the north. Lastly, the proposed trash enclosure location can be relocated elsewhere in the parking lot to avoid any potential conflicts with the parking space adjacent to it. Staff determines that the number of waivers of development standards is excessive and can be mitigated to off-set or reduce the impacts that may result from the requested waiver of development standards; therefore, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #4a

Staff cannot support the request to keep the existing residential driveways. As the site is a complete rebuild, there is no reason they cannot meet commercial standards. Vehicles entering the most southerly driveway on Horseshoe Drive will conflict with the vehicles trying to access parking spots 11 and 12, creating potential for the stacking of vehicles within the right-of-way close to an arterial street. Since Russell Road is an arterial street, it is imperative that traffic can flow without the impediment of vehicles attempting to access the parking lot.

Waiver of Development Standards #4b

Staff cannot support the reduction of the departure distance along Horseshoe Drive. Staff has concerns with the traffic coming off of Russell Road as well as the residential traffic to the north being in conflict with movements from both of the driveways on Horseshoe Drive.

Waiver of Development Standards #5

Staff cannot support the request to not install detached sidewalks along Russell Road. 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 #6

Staff cannot support the request to not install sidewalks and streetlights on Horseshoe Drive. Sidewalks on public streets provide a safe pathway which helps prevent pedestrians from walking on the asphalt pavement on the roadway. Streetlights not only provide safety for motorists, but they assist in improving security. Therefore, staff cannot support this request.

Waiver of Development Standards #7

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any non-standard improvements placed in the right-of-way. Staff can support waiver of development standards #7, but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

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

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

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.

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 #0182-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SSA ARCHITECTURE

CONTACT: SSA ARCHITECTURE, 7040 LAREDO STREET, SUITE C, LAS VEGAS, NV 89117

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-25-411-033

PROPERTY ADDRESS/ CROSS STREETS: 2709 HORSESHOE DRIVE, LAS VEGAS, NV 89120

DETAILED SUMMARY PROJECT DESCRIPTION

This application is for approval for submission to construct a new church building to replace the existing church.

PROPERTY OWNER INFORMATION

NAME: First Congregational Church - Faaaliga o le Alofa

ADDRESS: 2709 Horseshoe Drive

CITY: Las Vegas

TELEPHONE: 702-509-3972 CELL _____ STATE: NV ZIP CODE: 89120

EMAIL: Samoa.inc@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Rev. Samuel Tialavea Sr.

ADDRESS: 2709 Horseshoe Drive

CITY: Las Vegas

TELEPHONE: 702-509-3972 CELL _____ STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____

EMAIL: samoa.inc@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Jonathan Adame

ADDRESS: 7040 Laredo Street

CITY: Las Vegas

TELEPHONE: 702-873-1718 CELL _____ STATE: NV ZIP CODE: 89117 REF CONTACT ID # _____

EMAIL: jonathana@smallstudioassociates.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.

[Signature]
Property Owner (Signature)*

SAMUEL TIALAVEA
Property Owner (Print)

9/03/2024
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 type="checkbox"/> LC	<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	<input type="checkbox"/> OTHER _____

APPLICATION # (s) WS-25-0346

PC MEETING DATE _____

BCC MEETING DATE 6/18/25

TAB/CAC LOCATION Paradise

ACCEPTED BY [Signature]

DATE 4/24/25

FEES \$1,300

DATE 5/27/25

SSA ARCHITECTURE

Small Studio Associates, LLC.
7040 Laredo Street, Suite C
Las Vegas, Nevada 89117-3044
702.8731718 702.8731726 fax
www.smallstudioassociates.com

April 24, 2025

Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, NV 89106

Re: Justification Letter
2709 Horseshoe Drive, Las Vegas, NV 89120
APN 162 25 411 033
Architects PN: 23churchhorseshoe

Dear To Whom It May Concern,

SSA is seeking approval to construct a new church building to replace the existing one. The site is zoned for Commercial Professional (CP) and is currently utilized as a church. The existing building is insufficient to meet the client's needs, and we believe that the proposed expansion will better serve the community.

Proposed Work Scope:

1. Construction of New Building: We propose constructing an 80-foot by 40-foot (3,200 square feet) metal building to be used as a church on the site zoned for Commercial Professional (CP). There will be a projection on the front (west) façade of the building that extends 1 foot outward to accentuate the church's entrance. The proposed floor plan of the building consists of five (5) rooms and two (2) restrooms (one women's and one men's). The majority of the building will be dedicated to the sanctuary space while the remaining four rooms will be used for an office, storage, or as a hospitality kitchen during service. Overhangs will be installed over doors and windows to provide shading. The footprint of the proposed building is not the same as the existing building and will be further back (east) into the lot to maximize the parking area.
2. Landscaping: The project will adhere to the landscaping requirements of Title 30.04.01. While we aim to preserve as much existing vegetation as possible, we will need to remove 2 trees. To mitigate this impact, we will plant new trees and shrubs. The proposed vegetation will be selected from the Southern Nevada Regional Plant List, considering factors such as size, water usage, and aesthetics (see landscape plan). We will execute a license and maintenance agreement for the landscaping and fence in the right-of-way.
3. Driveways: The property has two residential driveways that have remained in use even after the property's conversion to commercial use. There have been no issues with the driveways during the land use change process and



up to this point. Additionally, there is no existing sidewalk on Horseshoe Drive. All driveways connect directly to the street and feature some landscaping leading up to them. To address pedestrian traffic to the church, we propose a walkway from Russell Road to the front entrance of the church to maintain the area's aesthetics and landscaping.

4. **Paved Area for Parking:** We are proposing to increase the paved area to provide more on-site parking and decrease the disturbance to residential neighbors caused by on-street parking. This would also create a safer environment for children within the neighborhood, as well as protect vehicles by ensuring they are parked within the property.
5. **Accessibility Walkway:** We are also proposing a walkway from the church entrance to the accessibility parking located near the front entrance of the site.
6. **Trash Enclosure:** We are proposing a small trash enclosure to be located on the south side of the proposed building. We understand that the church is only open a couple of times a week and have determined that a 2-cubic-yard dumpster will meet the church's needs. The enclosure will be constructed of CMU block with screened gates and will be one foot taller than the 2-cubic-yard dumpster. Additionally we propose a concrete pad extending 6-feet in front of the enclosure to comply with Title 30. The enclosure is not located within any building setbacks and is more than 50 feet away from adjacent residential properties.

Existing Conditions

7. **Driveway Departure Distance:** The current departure distance to the driveway is 61 feet, while the minimum required distance is 190 feet according to Uniform Standard Drawing 222.1. However, the side with the only entry and exit to the site has a distance of 162.15 feet. Additionally, the street experiences minimal traffic, as it primarily serves residential properties.
8. **Driveway Width:** The current width of the driveways is 17 feet each. They are considered one-way driveways, and this function will be reinforced with road markings and signs indicating entry, exit, and direction, thereby satisfying the requirements for one-way driveways.
9. **Fence Visibility:** There is currently a 36-inch-tall fence located within the sight visibility zones of the driveway. Although structures over 24 inches are not permitted within these zones, the fence does not obstruct visibility because it is composed of thin rods (see existing conditions image on page 2 of the plan set).
10. **Russell Road Sidewalk:** The site currently has an attached sidewalk on Russell Road.

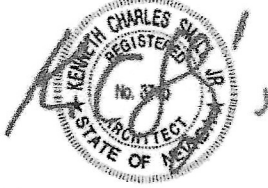
- 11. Horseshoe Drive Sidewalk:** The site also has no sidewalk on Horseshoe Drive. The east property line extends further into the site than previously assumed according to Clark County's OpenWeb Maps.

Waiver of Development Standards:

- 12. Curb Return Driveways:** We are requesting a waiver of development standards to not install commercial curb return driveways required per Uniform Standard Drawing 222.1. There has been no issue with the current driveways since the property was converted to a church prior to this project. The existing residential-style driveways blend with the surrounding neighborhood character and meet the traffic needs of the site without requiring additional modifications.
- 13. Departure Distance Reduction:** The side with the only entry and exit to the site has a distance of 162.15 feet. Because of this, we are requesting a waiver to reduce the departure distance to the driveway to the existing 61 feet from the required 190 feet per Uniform Standard Drawing 222.1. Given the low traffic volume on Horseshoe Drive and the existing conditions that have not presented safety issues, maintaining the current layout is both practical and appropriate.
- 14. Attached Sidewalk on Russell Road:** We are requesting a waiver to allow the attached sidewalk on Russell Road where a detached sidewalk is required per 30.04.08 of the Clark County Development Code (Title 30). There has been no issue with the existing condition of the attached sidewalk since the property converted to a church. The proposed landscape provides the best layout for the most parking and we've also added vegetation that was not originally there to mitigate any effects of little to no landscape and increased parking. A detached sidewalk would reduce available space and negatively affect overall site functionality.
- 15. Offsite Improvements on Horseshoe Drive:** We request a waiver to forgo applying for a vacation and abandonment application as we want to maintain the area's aesthetics and site's existing landscape. We also request a waiver to not install offsite improvements (detached sidewalk) along Horseshoe Drive per 30.04.08 of the Clark County Development Code (Title 30). Additionally, we request a waiver to allow non-standard improvements in the right-of-way (landscaping and structures). The intent is to preserve the residential feel of the street and minimize unnecessary disturbance to the established vegetation and aesthetic.
- 16. Parking:** The number of parking spaces required is 13 spaces. While this may seem like enough, our client normally sees and expects more than 50 occupants during service. We request a waiver to increase the number of parking spaces past the 15% allowed maximum. This will accommodate typical attendance,

reduce street parking overflow, and improve overall safety and accessibility for members and guests, particularly during peak service hours.

Respectfully submitted on behalf of the property owner,



Ken Small, AIA, CSI, CDT
ken@smaallstudioassociates.com

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0238-PHO, LLC:

HOLDOVER 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 south of Quail Avenue and west 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	Use permits, waivers of development standards, and design review for a hotel and related facilities 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: Paradise - approval.

APPROVALS: 3 cards

PROTESTS: 3 cards

COUNTY COMMISSION ACTION: May 7, 2025 – HELD – To 06/18/25 – per the applicant for the applicant to return to the Paradise Town Board.

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:

AMENDED HOLDOVER 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 Valley View Boulevard located between Quail Avenue and Oquendo Road (previously not notified); 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, Oquendo Road, and **Valley View Boulevard**. The patent easements are no longer needed for right-of-way or utility purposes and the vacation of right-of-way is necessary to accommodate the required detached sidewalks along Quail Avenue, Oquendo Road, and **Valley View Boulevard**.

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 is a companion item on this agenda.
UC-25-0240	Use permits, waivers of development standards, and design review for a hotel and related facilities 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Paradise - approval.

APPROVALS: 3 cards

PROTESTS: 7 cards

COUNTY COMMISSION ACTION: May 7, 2025 – HELD – To 06/18/25 – per the applicant for the applicant to return to the Paradise Town Board.

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:

AMENDED HOLDOVER 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 (no longer needed); 5) allow an existing attached sidewalk (no longer needed); 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 south of Quail Avenue and west 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 157 parking spaces where 179 parking spaces are required per Section 30.04.04D and Table 30.04-2 (a 12.3% 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 (no longer needed).
 - b. Eliminate street landscaping (shrubs) 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 (shrubs) 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) (no longer needed).
5. Allow an existing attached sidewalk along Valley View Boulevard to remain where a detached sidewalk is required per Section 30.04.08 (no longer needed).

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 21 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 14 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: 171/157
- Sustainability Required/Provided: 7/7

Site Plans

The **revised** 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 162-31-805-007; 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 (**157** 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.

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 shrubs and groundcover within the street landscaping, 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. A 10 foot wide detached sidewalk will also be provided along Valley View Boulevard, located between **two**, 5 foot wide landscaping **strips**. 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. The planting strip located along the west property line of the site measures a minimum of 8 feet in width. Twenty-seven trees are required where 51 trees are provided within the parking lot. A total of 61 trees are required 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 plan depicts 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 plan for Floor 8 depicts 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 does not negatively impact neighboring properties. The 22 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. 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. The northernmost 30 feet of the Valley View Boulevard frontage cannot accommodate shrubs as the existing 30 feet of curbing and sidewalk must remain integrated into the existing drop inlet design. The area beside the deceleration lane at the southeast corner of the site incorporates a 5 foot curbside landscape planter that is intended to separate pedestrians from ingress traffic.

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 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 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 and typical amenities 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 Plan. The proposed uses are contemplated within the Stadium District 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.

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, and can therefore support this request.

Waiver of Development Standards #3a

No longer needed.

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

No longer needed.

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 tone 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. However, since staff is not supporting multiple waivers of development standards requests with this application, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #5

No longer needed.

Waiver of Development Standards #6a, #6c, #6d and #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 and #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 and #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 and waivers of development standards #1 and #2; denial of waivers of development standards #3b, #3c, and #6, 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.**
- 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: Paradise - approval of use permit; denial of waivers of development standards and design reviews.

APPROVALS: 3 cards

PROTESTS: 5 cards

COUNTY COMMISSION ACTION: May 7, 2025 – HELD – To 06/18/25 – per the applicant for the applicant to return to the Paradise Town Board.

APPLICANT: PRIMA DONNA DEVELOPMENT

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