



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

June 10, 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

- 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 27, 2025 (For possible action)
- IV. Approval of the Agenda for June 10, 2025 and Hold, Combine, or Delete any Items.
(For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning
 1. **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**
 2. **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**
 3. **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**
 4. **ET-25-400055 (UC-23-0102)-VT1LLC & SIERRA RIDGE STORAGE, LLC:**
USE PERMIT FIRST EXTENSION OF TIME for a mini-warehouse facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) allow access to a local street; 3) allow non-standard improvements in the right-of-way; and 4) reduce driveway distances from the intersection.
DESIGN REVIEW for a proposed mini-warehouse facility on 1.5 acres in a CG (Commercial General) Zone. Generally located on the west side of Backstage Boulevard and the south side of Desert Inn Road within Paradise. TS/rk/kh (For possible action) **PC 7/1/25**

5. **ET-25-400056 (UC-22-0178)-LEGACY FUNERAL HOLDINGS NV, LLC:**
USE PERMIT FIRST EXTENSION OF TIME for a funeral home.
DESIGN REVIEW for a funeral home with modifications to an existing parking lot in conjunction with an existing cemetery on a portion of 21.6 acres in a P-F (Public Facility) Zone within the Airport Environs (AE-65, AE-70, AE-75, & RPZ) Overlay. Generally located south of Patrick Lane, and east of Eastern Avenue within Paradise. JG/nai/kh (For possible action)
PC 7/1/25
6. **WS-25-0280-PRADO WILLIAM SANCHEZ:**
USE PERMIT to allow an aviary to be located outside.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase hardscape; and 2) reduce setbacks in conjunction with an existing single-family residence on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Brittlewood Avenue and west of Pearl Street within Paradise. JG/nai/kh (For possible action)
PC 7/1/25
7. **AR-25-400054 (UC-24-0054)-JP MORGAN BRIDGE IRREVOCABLE TRUST & WOODARD TARNITA TRS:**
USE PERMIT FIRST APPLICATION FOR REVIEW for an exotic/wild animal in conjunction with an existing single-family residence on 2.63 acres in an RS20 (Residential Single-Family 20) Zone. Generally located south of Oquendo Road, 620 feet east of Lamb Boulevard within Paradise. JG/dd/kh (For possible action)
BCC 7/2/25
8. **VS-25-0363-CP LV PROPERTY OWNER, LC:**
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Frank Sinatra Drive, and Twain Avenue (alignment) and Flamingo Road within Paradise (description on file). TS/md/kh (For possible action)
BCC 7/2/25
9. **SDR-25-0362-CP LV PROPERTY OWNER, LLC**
SIGN DESIGN REVIEW for modifications to a previously approved comprehensive sign plan in conjunction with an existing resort hotel (Caesars Palace) on 80.13 acres in a CR (Commercial Resort) Zone. Generally located west of Las Vegas Boulevard South and north of Flamingo Road within Paradise. TS/md/kh (For possible action)
BCC 7/2/25
10. **VS-24-0644-RK VEGAS CIRCLE, LLC:**
VACATE AND ABANDON a portion of right-of-way being Black Canyon Avenue located between Vegas Plaza Drive and Sammy Davis Jr. Drive; a portion of right-of-way being Pershing Avenue located between Vegas Plaza Drive and Sammy Davis Jr. Drive; and a portion of right-of-way being Vegas Plaza Drive located between Black Canyon Avenue and Pershing Avenue within Paradise (description on file). TS/md/kh (For possible action)
BCC 7/2/25

11. **UC-23-0801-RK VEGAS CIRCLE, LLC:**
AMENDED HOLDOVER USE PERMITS for the following: 1) place of worship; 2) on-premises consumption of alcohol (service bars, supper clubs, and tavern) with outside dining and drinking (no longer needed); 3) allow outside dining and drinking in conjunction with a tavern (no longer needed); 4) alcohol sales (beer and wine - packaged only) (no longer needed); 5) alcohol sales (liquor - packaged only) (no longer needed); 6) restaurants with outside dining and drinking (no longer needed); 7) day spa (no longer needed); 8) banquet facility with outside uses; 9) retail sales and service (no longer needed); and 10) convention facilities/exposition halls (no longer needed).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height (no longer needed); 2) permit encroachment into airspace (no longer needed); 3) reduced setbacks (no longer needed); 4) reduced parking (no longer needed); 5) reduced loading spaces; 6) allow alternative street landscaping (no longer needed); 7) reduce EV capable parking spaces (previously not notified) 8) allow modified street standards; 9) allow modified driveway design standards; 10) allow non-standard improvements within the right-of-way (no longer needed); and 11) reduce right-of-way width (previously not notified).
DESIGN REVIEWS for the following: 1) hotel; 2) place of worship; 3) shopping center including the following: day spa, retail sales and services, and restaurants; 4) on-premises consumption of alcohol (service bars, supper clubs, and tavern) (no longer needed); 5) convention facilities/exposition halls (no longer needed); 6) parking garage with subterranean levels; and 7) outdoor deck with pool area on 0.6 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Black Canyon Avenue and the west side of Vegas Plaza Drive within Paradise. TS/md/syp (For possible action) **BCC 7/2/25**
12. **WS-25-0301-MOLINA, BRENDA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce separation; 3) increase hardscape area; 4) reduce driveway distance; 5) reduce light pole distance; and 6) increase driveway width in conjunction with an existing single-family residence on 0.21 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Calle De Reynaldo and west of Avenida Del Sol within Paradise. JG/nai/kh (For possible action) **BCC 7/2/25**
13. **ZC-25-0354-TANDELA, JULINDA:**
ZONE CHANGE to reclassify 0.76 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located east of McLeod Drive, 375 feet south of Oquendo Road within Paradise (description on file). JG/rk/kh (For possible action) **BCC 7/2/25**

- VII. General Business (For possible action)
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: June 24, 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 27, 2025

MINUTES

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

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

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

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

Steve DeMerritt; 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 May 13, 2025 Minutes

Moved by: Woitas

Action: Approve as submitted

Vote: 3-0 Unanimous

Approval of Agenda for May 27, 2025

Moved by: Sheesley

Action: Approve with changes

Vote: 3-0 Unanimous

V. Informational Items (For Discussion only)

VI. Planning & 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)

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

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

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

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

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

ADDED Condition

- Add 5 foot of landscaping along Decatur

VOTE: 5-0 Unanimous

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**

MOVED BY- Sheesley to approve. Vote: 2-1. Vote FAILED

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**

MOVED BY-Swartzlander
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

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**

MOVED BY-Swartzlander
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

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**

MOVED BY-Swartzlander
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

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**
- MOVED BY-Swartzlander**
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous
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**
- MOVED BY-Swartzlander**
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous
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**
- MOVED BY-Sheesley**
APPROVE- Subject to IF approved staff conditions
VOTE: 3-0 Unanimous
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**

Held per applicant. Return to the Paradise June 10, 2025 TAB meeting

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**

Held per applicant. Return to the Paradise June 10, 2025 TAB meeting

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**

Held per applicant. Return to the Paradise June 10, 2025 TAB meeting

- VI. General Business (for possible action)
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be June 10, 2025
- IX. Adjournment

The meeting was adjourned at 8:50 p.m.

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 162-31-505-007; and 4) 70 feet from the west property line. Access to the project site is granted via proposed driveways along Quail Avenue (northwest corner), Valley View Boulevard (centrally located along the east property line), and Oquendo Road (southwest corner). Alternative driveway geometrics are requested, via a waiver of development standards, consisting of reduced throat depth for the driveways along Quail Avenue, Valley View Boulevard (also includes back of curb radius), and Oquendo Road. Furthermore, waivers to reduce the departure distances from the intersections of Quail Avenue and Valley View Boulevard and Valley View Boulevard and Oquendo Road are also requested. The hotel and associated uses require 189 parking spaces. Parking may be reduced by up to 10% from Code requirements for development within 1,000 feet, measured along a legal pedestrian route, of a fixed transit stop. A fixed transit stop (Route #104) is located to the northeast of the project site, along Russell Road. That reduces the number of required parking to 171 spaces. However, the number of parking spaces is being further reduced beyond the 10% exemption allowed per Code (**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 rooftop 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

07/01/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400055 (UC-23-0102)-VT1LLC & SIERRA RIDGE STORAGE, LLC:

USE PERMIT FIRST EXTENSION OF TIME for a mini-warehouse facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; 2) allow access to a local street; 3) allow non-standard improvements in the right-of-way; and 4) reduce driveway distances from the intersection.

DESIGN REVIEW for a proposed mini-warehouse facility on 1.5 acres in a CG (Commercial General) Zone.

Generally located on the west side of Backstage Boulevard and the south side of Desert Inn Road within Paradise. TS/rk/kh (For possible action)

RELATED INFORMATION:

APN:

161-18-510-058

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow perimeter wall height to 8 feet where 6 feet is the maximum per Section 30.64.020 (a 34% increase).
2. Allow access to a local street (Raymert Drive) where access to a local street is not permitted per Table 30.56-2.
3. Allow non-standard street improvements in the right-of-way (landscaping) where not allowed per Section 30.52.050.
4. Reduce the departure distance from an intersection to a driveway along Raymert Drive to 97 feet where 190 feet is the minimum per Uniform Standard Drawing 222.1 (a 49% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.5
- Project Type: Mini-warehouse facility
- Number of Stories: 3
- Building Height (feet): 35
- Square Feet: 104,826
- Parking Required/Provided: 5/5

Site Plan

The previously approved site plan depicted a mini-warehouse building centrally located on a 1.5 acre site. The facility will have a total of 860 storage units between 3 levels. Primary access to the site is from Raymert Drive to the south, which is considered a local street. The access gate to the facility is located within the interior of the site beyond the customer parking area and leasing office. Five parking spaces are located to the west of the office.

Landscaping

The previously approved plan depicted a 15 foot wide landscape area with detached sidewalks along each of the streets that are adjacent to the site. More specifically, this site will provide standard detached sidewalks along Desert Inn Road and Raymert Drive, as well as a meandering path along Backstage Boulevard to provide additional appeal to the development. An 8 foot CMU security wall will be provided adjacent to the neighboring properties within the extents of the gated portion of the property. A 6 foot wrought iron fence will provide a security buffer at the property line outside the gated area.

Elevations

The previously approved plan depicted a mini-warehouse that is a 3 story building with a maximum height of 35 feet. The proposed building has unified and consistent modern architecture with different surface planes and slight building height variations. The materials include EIFS concrete panel walls, decorative panels, and corrugated metal accents with varying color schemes.

Floor Plan

The previously approved plan depicted a building that has a total area of 104,826 square feet. There are 860 storage units that range between 25 square feet and 300 square feet in area.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0102:

Comprehensive Planning

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Coordinate with Public Works on the design of Backstage Boulevard;
- Drainage study and compliance;
- Right-of-way dedication to include a 54 foot property line radius in the northeast corner of the site and associated spandrels;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised that 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 or execute a License and Maintenance Agreement for non-standard improvements in 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.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0442-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that since the approval, construction documents have been submitted for permits, coordination with NV Energy has occurred, and associated vacation has been recorded. According to the applicant, on-site construction activity is expected to begin in the next 2 months.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0102	Original application for a proposed mini-warehouse facility with waivers and design review	Approved by PC	May 2023
VS-23-0103	Vacate and abandon portions of right-of-way	Approved by PC	May 2023
ZC-0760-07	Reclassified the site to C-1 zoning for an office building and animal care facility	Approved by BCC	August 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CR	Undeveloped
South	Corridor Mixed-Use	C-P	Outside storage

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
West	Corridor Mixed-Use	CG	Retail center, vehicle sales, & 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

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

The applicant has demonstrated a significant amount of progress towards the commencement of the project. Construction documents have been submitted for permits, coordination with NV Energy has occurred, and associated vacation has been recorded. For these reasons, staff can support the extension of time request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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

- Until May 2, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.

- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: KURT WALDEN

**CONTACT: KURT WALDEN, EV&A ARCHITECTS, 1160 N. TOWN CENTER DRIVE,
SUITE 170, LAS VEGAS, NV 89144**



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-18-510-058

PROPERTY ADDRESS/ CROSS STREETS: SWC of E. Desert Inn Rd and Backstage Blvd.

DETAILED SUMMARY PROJECT DESCRIPTION

Extention of Time for UC-23-0102
New 104,826 sf self-storage facility

PROPERTY OWNER INFORMATION

NAME: VT1, LLC

ADDRESS: 8672 Concord Center Dr. Ste 200

CITY: Englewood

STATE: CO ZIP CODE: 80112

TELEPHONE: 720-697-9003 CELL _____ EMAIL: dhoran@ventanacap.com

APPLICANT INFORMATION (must match online record)

NAME: Darwin Horan

ADDRESS: 8672 Concord Center Dr. Ste 200

CITY: Englewood

STATE: CO ZIP CODE: 80112 REF CONTACT ID # _____

TELEPHONE: 720-697-9003 CELL _____ EMAIL: dhoran@ventanacap.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Kurt Walden

ADDRESS: 1160 N. Town Center Dr

CITY: Las Vegas

STATE: NV ZIP CODE: 89144 REF CONTACT ID # _____

TELEPHONE: 702-946-8195 CELL 702-581-9684 EMAIL: kwalden@edvanceassociates.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)*

Darwin Horan
Property Owner (Print)

4/2/2025
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input 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 # (N) ET-25-400055

PC MEETING DATE 7-1-25

DEC MEETING DATE _____

TAB/FAC LOCATION Paradise
LUP: (CM)

DATE 6-10-25

ACCEPTED BY RK
DATE 4-30-25
T.S. FEES \$1400.00

APR-25-100625



April 1, 2025

ARCHITECTURE
PLANNING
INTERIORS

Clark County Development Services
500 S. Grand Central Parkway
Las Vegas, Nevada 89153

Re: **Justification Letter : Ventana Capital – Mini Storage**
Parcel No: 161-18-510-058
EV&A Project No. 2021205

Principals

Edward A. Vance, RA, NCARB
Matthew F. Burns, AIA
Kellie L. Wanbaugh, RID
Kurt P. Walden, CDT
Erik B. Swendseid, AIA

Associates

Destanee Cook, AIA
Kim Galbo, AIA
Carina Gaytan, RID
Craig Mireles
Ana Fimbres
Alyssa Baker, Assoc. AIA
Aashna Panwala
Jeevan Thapa
Marilyn Portillo
Alex Vance

Administration

Jennifer Blanchard
Janice Arvo, CNP
Beth Karuschak

On behalf of our team, this letter articulates the need for an extension of time request for a previously approved new Commercial Development (UC-23-0102) located on the southwest corner of East Desert Inn Road & Backstage Boulevard here in Las Vegas, Nevada.

A. Project Overview

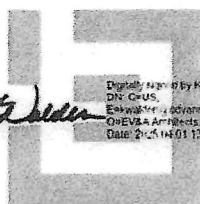
The project was approved on May 2, 2023 and in the time since, construction documents have been submitted for permits, coordination with NV Energy has occurred, and associated vacation has been recorded. On site construction activity is expected to begin in the next 2 months.

Please let me know if you need anything additional to complete your review of this project.

Respectfully,

Digitally signed by Kurt Walden
DN: cn=Kurt Walden,
email=k.walden@evandarchitects.com,
ou=EV&A Architects, Clark County Development Services
Date: 2025.04.01 13:41:54-07'00'

Kurt Walden
Vice President



EV&A Architects

1160 N. Town Center Dr. Ste 170
Las Vegas, NV 89144

T (702) 946 8196
F (702) 946 8196

07/01/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400056 (UC-22-0178)-LEGACY FUNERAL HOLDINGS NV, LLC:

USE PERMIT FIRST EXTENSION OF TIME for a funeral home.

DESIGN REVIEW for a funeral home with modifications to an existing parking lot in conjunction with an existing cemetery on a portion of 21.6 acres in a P-F (Public Facility) Zone within the Airport Environs (AE-65, AE-70, AE-75, & RPZ) Overlay.

Generally located south of Patrick Lane, and east of Eastern Avenue within Paradise. JG/nai/kh
(For possible action)

RELATED INFORMATION:

APN:

162-36-301-002; 162-36-301-005 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 6200 S. Eastern Avenue
- Site Acreage: 21.6 (portion)
- Project Type: Funeral home with modifications to an existing parking lot
- Number of Stories: 1
- Building Height (feet): 30
- Square Feet: 13,636
- Parking Required/Provided: 88/149

History and Request

DR-19-0130 was approved by the Planning Commission in April 2019 for a funeral home and has since expired. The applicant re-established the funeral home in conjunction with the existing cemetery via UC-22-0178. This application was approved by the Planning Commission on May 17, 2022. In addition, ADR-22-900007 was approved for development of a proposed care center located east of previously approved funeral home via UC-22-0178. This ADR included a new parking area, a proposed office/warehouse building with cold storage, a garage, and offices. However, the ADR expired on February 2, 2024. ADR-25-900338 was subsequently approved to re-establish the development of the care center. The applicant is requesting approval of the first extension of time for UC-22-0178.

Site Plans

The approved plans depict a proposed single story funeral home located at the northeast portion of the project site, along Patrick Lane. The funeral home is set back as follows: 1) 11 feet from the north property line, adjacent to Patrick Lane; 2) 1,160 feet from the south property line; 3) 510 feet from the east property line; and 4) 36 feet from the west property line. Forty-two additional parking spaces are being added to the existing parking lot immediately to the west of the funeral home. Four new loading spaces, measuring 10 feet wide by 30 feet deep, are also proposed at the southwest corner of the existing parking lot. Four additional parking spaces will be located adjacent to the southeast corner of the funeral home. The funeral home is located outside of the Runway Protection Zone (RPZ) and requires 88 parking spaces where 149 spaces are provided. Access to the project site is granted via 3 existing commercial driveways located adjacent to Patrick Lane.

The approved plans for ADR-25-900338 depict that the proposed care center is located in the northeast corner of parcel 162-36-301-005. This care center is located east of the previously approved funeral home that was approved with UC-22-0178. The plans propose an 8,000 square foot building with 22 additional parking spaces located north of the proposed care center building. The plans show that the building will be set back 136 feet from Patrick Lane to the north, and set back 240 feet from the east property line.

Landscaping

The approved plans depict a landscape area measuring between 11 feet to 15 feet along Patrick Lane consisting of 24 inch box trees planted 20 feet on center, including shrubs and groundcover. Landscape finger islands and trees are equitably distributed throughout the parking lot.

The approved plans for ADR-25-900338 depict that 24 inch box trees and shrubs will be planted along Patrick Lane (north property line). In addition, parking lot landscaping is provided within the new parking area north of the proposed care center building.

Elevations

The approved plans depict a single story funeral home with a maximum height of 30 feet to the top of the pitched roof. The building will be constructed of stone veneer with a smooth stucco finish. A standing seam metal roof is featured along all 4 sides of the building, with a 12 foot overhang to accommodate pedestrian walkways and vehicle drive aisles. All rooftop mounted equipment will be screened from the right-of-way and public view by parapet walls. The building will be painted with neutral, earth tone colors.

The approved plans for ADR-25-900338 depict a single-story building with an overall height of 24 feet. The elevation plans depict concrete walls with a stucco finish, stone veneer columns, a standing seam metal roof, and fascia soffit panels.

Floor Plans

The plans depict a funeral home consisting of 13,636 square feet featuring arrangement rooms, reception area, multiple offices, restroom facilities, breakroom, file storage area, chapel with 154 seats, staging area, and miscellaneous other rooms.

The previously approved floor plans via ADR-25-900338 depicts an 8,100 square foot care center building. Approximately half of the floor plan is used for storage while the other half is for office and preparation area. Approximately 2,325 square feet will be refrigerated storage and a 1,426 square foot casket storage area. The dressing room is 2,400 square feet and the preparation room is 690 square feet.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-22-0178;

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; the installation and use of cooling systems that consumptively use water will be prohibited; 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 that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Eastern Avenue improvement project.

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use;
- No buildings, structures (including signage), or above ground transmission lines allowed within the RPZ.
- Applicant is advised 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 owners wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking

#0142-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that this is the first extension of time for UC-22-0178. The site has an existing cemetery and that there are two active building permits, BD-22-23-461 and BD22-23443. The applicant has been diligently working on completing the active permits.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-25-900338	Funeral home care facility	Approved by ZA	May 2025
UC-22-0178	Use Permit and design review for a funeral home	Approved by PC	May 2022
ADR-22-900007	Care center - expired	Approved by ZA	February 2022
DR-19-0130	Proposed funeral home and chapel - expired	Approved by PC	April 2019
DR-1782-98	Mausoleum family burial plot in conjunction with an existing cemetery	Approved by PC	December 1998
DR-048-91	Construct and maintain 1,100 square foot mausoleum buildings in conjunction with an existing cemetery	Approved by PC	April 1991
VC-549-88	Maintain a manufactured home as a watchman's quarters in conjunction with an existing cemetery	Approved by PC	September 1988
UC-048-85	Construct and maintain an additional cemetery, mausoleum, columbarium, maintenance garage, and crematorium in conjunction with an existing cemetery	Approved by BCC	April 1985

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment & Public Use & Neighborhood Commercial	IP, RS20, & CP	Commercial complex, place of worship, & undeveloped
South	Business Employment	CG & IL	Shopping center & industrial park
East	Business Employment	IP & IL	Industrial development
West	Public Use	PF	Crematorium, funeral parlor, & chapel

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

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Records show that there are active Building Department permits for a proposed funeral home via BD22-23461, an active roof remodel permit (BD24-42833), an active block wall permit (BD21-22741), and site lighting permit ready to be issued (BD25-08630). In addition, there are active Public Works permits which include the following: an approved drainage study (PW22-13402), an issued off-site permit (PW23-15745), and an active geo-soils study (PW24-12293). Staff finds that the applicant has made substantial progress towards this project; therefore, staff can support this extension of time request.

Public Works - Development Review

The applicant has complied with all of Public Works conditions. Staff has no objection to this extension of time.

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

- Until May 17, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: LEGACY FUNERAL HOLDINGS NV, LLC

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

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-36-301-005 and 162-36-301-002

PROPERTY ADDRESS/ CROSS STREETS: Patrick and Eastern

Extension of time of UC-22-0178

DETAILED SUMMARY PROJECT DESCRIPTION

PROPERTY OWNER INFORMATION

NAME: Legacy Funeral Holdings of Nevada, LLC

ADDRESS: 3103 Sackett Street

CITY: Houston

TELEPHONE: 000-000-0000

CELL 000-000-0000

EMAIL: n/a

STATE: TX

ZIP CODE: 77098

APPLICANT INFORMATION

NAME: Legacy Funeral Holdings of Nevada, LLC

ADDRESS: 3103 Sackett Street

CITY: Houston

TELEPHONE: 000-000-0000

CELL 000-000-0000

EMAIL: n/a

STATE: TX

ZIP CODE: 77098

REF CONTACT ID # n/a

CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell -- Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Dr. #650

CITY: Las Vegas

TELEPHONE: 702-792-7000

CELL 702-792-7048

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # 164874

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.

Property Owner (Signature)*

Stephen Bassett

Property Owner (Print)

4/4/2025

Date

DEPARTMENT USE ONLY:

☐ AC
☐ ADR
☐ AG

☐ AR
☐ AV
☐ DR

☐ ET
☐ PA
☐ PUD

☐ PUDD
☐ SC
☐ SDR

☐ SN
☐ TC
☐ TM

☐ UC
☐ VS
☐ WC

☐ WS
☐ ZC
☐ OTHER _____

APPLICATION # (s) ET-25-400056

PC MEETING DATE 7/1/2025

BCC MEETING DATE _____

TAB/CAC LOCATION Paradise

ACCEPTED BY NAI

DATE 4/30/2025

Fee \$1,100.00

DATE 6/10/2025

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

KAEMPFER

CROWELL

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
D: 702.693.4215

April 7, 2025

VIA ELECTRONIC UPLOAD

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89109

Re: Justification Letter – First EOT for UC-22-0178
APNs: 162-36-301-002 and Portion of 162-36-301-005

To Whom It May Concern:

Please be advised our office represents Legacy Funeral Holdings of Nevada (the "Applicant") in the above-referenced matter. The Applicant owns property located at the southeast corner of Eastern Avenue and Patrick Lane, more particularly described as APNs: 162-36-301-002 and a portion of 162-36-301-005 (collectively the "Site"). The Site is an existing cemetery. By way of background, on May 17, 2022, the Clark County Planning Commission approved UC-22-0178 allowing for the development of a funeral home on the Site.

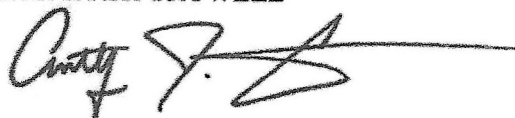
The Applicant is now requesting a first extension of time for an additional two years. An extension of time is appropriate for the following reasons:

- This is the first extension of time.
- The Site is an existing cemetery.
- There have been no substantial changes to the area.
- The Applicant has been diligently pursuing permits. The following permits are being processed: BD22-23461 for the funeral home and BD22-23443 for the care center.

Therefore, a first extension of time is appropriate. Thank you in advance for your time and consideration.

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd

ET-25-400056

LAS VEGAS • RENO • CARSON CITY

www.kcnvlaw.com

5

07/01/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0280-PRADO WILLIAM SANCHEZ:

USE PERMIT to allow an aviary to be located outside.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase hardscape; and 2) reduce setbacks in conjunction with an existing single-family residence on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located north of Brittlewood Avenue and west of Pearl Street within Paradise.
JG/nai/kh (For possible action)

RELATED INFORMATION:

APN:

161-30-311-017

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow hardscape to be 100% where front and side yards of detached single-family dwellings shall have no more than 60% hardscape per Section 30.04.01D (a 67% increase).
2.
 - a. Reduce the rear setback for an existing building addition (main residence) to 10 feet where 20 feet required per Section 30.02.06 (a 50% reduction).
 - b. Eliminate the street side setback for an existing accessory structure (aviary) where 10 feet is required per Section 30.02.06 (a 100% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5397 S. Pearl Street
- Site Acreage: 0.2
- Project Type: Existing aviary and existing building addition for the main residence
- Building Height (feet): 11 feet 2 inches (main residence)/7 feet 10 inches (existing aviary)
- Square Feet: 2,207 (main residence)/160 (existing aviary)

Site Plan

The site plan depicts an existing single-family residence located on the northwest corner of Brittlewood Avenue and Pearl Street. The primary residence is centrally located on the property and the main entrance is facing east along Pearl Street. Photographs and the site plan shows that the property has an increase in hardscape (up to 100%) along the front and side of the residence. The applicant is applying for a waiver of development standards for this existing condition.

On the northwest corner of the residence a 433 square foot attached living room and a 134 square foot patio was newly constructed and added to the main residence. Due to the addition, the main residence has a rear setback of 10 feet when 20 feet is required per Code. The applicant is also applying for a waiver of development standards to reduce the rear setback.

Along the south property line, there is a 160 square foot accessory structure that is currently utilized as an outdoor aviary with an attached storage area. The applicant is housing 15 pigeons where an aviary shall have no more than 20 birds per Title 30. The aviary has a zero street side setback (adjacent to Brittlewood Avenue) where 10 feet is required per Code; thus necessitating a waiver of development standards. Title 30 also requires a use permit to allow an aviary to be located outside, therefore, a use permit is also a part of this application.

Elevations

The plans depict that the addition on the northwest corner of the residence will have the same stucco material and the same Spanish tile as the main residence. The height of the addition will be approximately 11 feet, 3 inches.

The plans for the existing aviary depicts that the overall height is 7 feet, 10 inches. The north elevation shows the varied roofline of the accessory structure with the main door and punctuated windows for ventilation. On the north facade of the residence there is a 48 square foot attached storage area that has the same wood material and dark beige color as the aviary.

Floor Plan

The floor plan shows that the addition is attached to the rear portion of the residence on the northwest corner. Access to the addition will be through the existing dining room and it will include a larger living room area. The living room will be 433 square feet. There will also be a new sliding door that leads to the new 134 square foot patio cover. Lastly, photos show that the aviary includes 3 rows of indoor bird cages with 5 cages per row. Each cage has a feeding area.

Applicant's Justification

The applicant states that when the house addition was completed, the applicant believed that they followed the Title 30 regulations. First, the applicant was aware that if the property had access along arterial/collector street, a reduction of 10 feet along the rear property line is allowed. Unfortunately, the property has access along Pearl Street which is a residential road, which is less than 80 feet in width. Also, the applicant believed that the building additions can take up 50% of the width of the building. As a result, it may encroach into the setback up to 10 feet. Unfortunately, this regulation is only for the front setback not the rear setback. The house addition includes a conversion of an existing attached patio cover into a new living room and

adding an extension to the new living room to serve as a new patio area. The roof type, color, and stucco material will match the primary residence.

The applicant was not aware of the 60% hardscape requirement. Per the applicant, the hardscape design was installed to enhance curb appeal and promote water conservation and foster a low maintenance environment that compliments the neighborhood. The zero foot street setback for the existing outdoor aviary with storage poses no adverse impact on public safety, vehicular traffic, or pedestrian accessibility along the adjacent street. Furthermore, the existing outdoor aviary with the storage is architecturally compatible to the main residence and will be maintained solely for hobby purposes and will not pose a disruption to the area.

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

CE22-01351 is an active code enforcement violation for building the accessory structure and the residence addition 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 Use Permit

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

Staff finds that the applicant meets the following operational standards for aviaries per Title 30. First, the aviary is accessory to the residential primary use. Second, the existing birds are not for consumption and there are only 15 birds where 20 birds over the age of 6 months are allowed. However, the existing aviary structure does not meet the side street setback requirements. Since staff does not support the waivers of development standards, staff cannot support this request.

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 Standard #1

Title 30 allows a 60% hardscape for the front and side yards to encourage a balance of hardscape and landscaping along residential properties and to prevent additional heat island effects. The request to increase hardscape cannot be supported because this parcel is in a high heat vulnerability area. Staff finds that this request can be mitigated through carefully planned desert landscaping and utilizing plants from the Southern Nevada Water Authority Plant List. Staff finds this request a self-imposed hardship and cannot support this request.

Waiver of Development Standard #2

Setbacks are intended to promote safety and an aesthetically pleasing streetscape and neighborhood. Staff finds that historical aerial photographs show the accessory structure (aviary) was placed within the side street setback during the Spring of 2016. Also, historical aerial photographs show that the residence addition and the new patio cover began construction in Spring of 2019. Even though the addition and the aviary will be architecturally compatible staff finds that the applicant's requests are a self-imposed hardship. Staff finds that the applicant can also redesign or relocate the existing aviary to meet the setback requirements. Staff finds does not support these requests.

Department of Aviation

The Federal Aviation Administration Advisory Circular 150/5200-33C, title "Hazardous Wildlife Attractants On or Near Airports", states that birds have caused major damage to aircraft and have affected flight operations at airports, and therefore can be a hazard to air navigation. For airports like the Harry Reid International Airport (LAS), the advisory circular recommends that hazardous wildlife attractants and the release of birds into navigable airspace be at least five (5) miles from the nearest air operations area. The property is approximately 1.7 miles from the operations area for LAS. Per Table 30.03.04A.5 of the Clark County Development Code, "Agriculture - Aviaries", birds shall not be released.

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

Public Works - Development Review

- No comment.

Department of Aviation

- Per Table 30.03.04A.5 of the Clark County Development Code, "Agriculture - Aviary", birds shall not be released.

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: WILLIAM SANCHEZ

CONTACT: JAVIER BURROLA, 296 KNIGHT AIDEN AVENUE, LAS VEGAS, NV 89123



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-30-311-017

5397 S. PEARL ST, LAS VEGAS, NV. 89120

PROPERTY ADDRESS/ CROSS STREETS: S. PEARL ST. AND E. BRITTLEWOOD AVE.

DETAILED SUMMARY PROJECT DESCRIPTION

TO REQUEST A REAR SETBACK WAIVER OF 10FT WHERE 20FT ARE REQUIRED FOR NEW ATTACHED ADDITION TO THE HOUSE. THE ADDITION IS ALREADY BUILT.

PROPERTY OWNER INFORMATION

NAME: WILLIAM SANCHEZ PRADO

ADDRESS: 5397 S. PEARL ST.

CITY: LAS VEGAS

STATE: NV ZIP CODE: 89120

TELEPHONE: 702-350-0557 CELL 702-350-0557 EMAIL: WILLIAM.PRADO@PCG.COM

APPLICANT INFORMATION

NAME: WILLIAM SANCHEZ PRADO

ADDRESS: 5397 S. PEARL ST.

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89120

REF CONTACT ID #

TELEPHONE: 702-350-0557 CELL 702-350-0557 EMAIL: WILLIAM.PRADO@PCG.COM

CORRESPONDENT INFORMATION

NAME: JAVIER BURROLA

ADDRESS: 6154 DARNLEY ST

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89081

REF CONTACT ID #

TELEPHONE: 702-308-3876 CELL 702-308-3876 EMAIL: DESIGNINGNOVELTIES@GMAIL.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 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)*

William Sanchez Prado
Property Owner (Print)

02/01/2023
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input 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) INS-25-0280

PC MEETING DATE 07/01/2025

BCC MEETING DATE _____

TAB/CAC LOCATION Paradise

ACCEPTED BY NAI
DATE 4/2/2025
Fee \$900.00

DATE: 06/10/2025

JUSTIFICATION LETTER

PARCEL: 161-30-311-017

ADDRESS: 5397 S PEARL ST. LAS VEGAS, NV. 89120.

The intention of this justification letter is to request 3 waivers and 1 use permit. First, to Waive the rear setback for the attached addition to 10 feet when 20 feet is required per Section 30.02.06. The conversion consists of an existing attached patio cover into a living room addition and adding an extension to the new living room to have a new patio cover. The owner of the property had sought approval for this waiver based on the specific code, **"If the lot has only collector or arterial street access, a 10 foot reduction is permitted. Building additions up to 50% of the width of the building (furthest side to the furthest side) may encroach into the setback up to 10 feet from the rear property line."** However, per zoning reviewer, An arterial street is 100 feet or wider and a collector street is at least 80 feet wide. Second, to waive the hardscape for front and side yards of a detached single-family dwelling to be 100% when the requirement is 60% per Section 30.04.01. Third, to waive the side street setback of the aviary to 0 feet when 10 feet is required per Section 30.02.06. Lastly, to Apply for a Use Permit to have an aviary (15 pigeons, not for consumption) in an RS5.2 zone per Section 30.30.04

According to the code, building additions up to 50% of the width of the building may encroach into the setback up to 10 feet from the rear property line. The owner believes that the proposed additions adhere to this code and requests the grant of this waiver. The addition is located on the backside of the home, at the farthest point. This makes the addition invisible from street views. When planning an addition to a primary home, it is important to ensure that the new addition seamlessly integrates with the existing structure. One way to achieve this is by matching the roof type, color, and stucco of the addition to that of the main home. Additionally, selecting the same roof color will further enhance the continuity between the two structures. Lastly, matching the stucco finish of the addition to that of the main home will create a unified and consistent exterior aesthetic. The addition seamlessly blends in, enhancing the overall architectural integrity and visual appeal of the property. **A waiver is being requested to exceed the hardscape limit in the front and side yards permitting 100% coverage instead of 60%.** The proposed hardscape design is crafted to enhance curb appeal, promote water conservation through permeable surfaces, and foster a sustainable, low maintenance environment that complements the architectural character of the neighborhood. **In consideration of the proposed aviary on the property, we are seeking a waiver to reduce the side street setback from the required 10 feet to 0 feet.** We kindly ask for this waiver as of its unique nature, which poses no adverse impact on public safety, vehicular traffic, or pedestrian accessibility along the adjacent street. Also, this aviary structure will not require design review since the height is no more than 8 ft and no more than 200 ft wide. **Additionally, the owner is applying for a use permit to have 15 pigeons not for consumption.** The aviary is architecturally compatible to the primary house because there is a storage on the north side and the material matches the aviary. The aviary will

6

WS-25-0200

be maintained solely for recreational and hobbyist purposes, with no intention of commercialization or disruption to the residential area.

This proposal promotes wildlife appreciation and conservation within a residential setting.

The owner's collector or arterial street needed to be 100 feet for arterial or wider and a collector street is at least 80 feet wide. Right now both the arterial and the collector street are 60 feet. While the current street does not meet the code requirements, it is important to consider the unique circumstances of this particular property. Granting the waiver would allow the owner to make improvements within the spirit of the code and would not significantly impact the surrounding area.

In conclusion, we respectfully urge the City Planning Commission to approve the requests and the use permit, as they are essential for the realization of the property improvements objectives while upholding the principles of responsible development and neighborhood compatibility. The owner is committed to working collaboratively to address any concerns and ensure full compliance with all applicable regulations and standards. Thank you for your time and comprehension.

Thank you

Floor Plans & Elevations

The photographs previously provided by the applicant depicted the barn and the detached garage; the detached garage has been treated with stucco to match the existing residence while the barn is constructed of painted metal panels. The applicant had also provided floor plans for the barn depicting 12 stalls with interior and exterior access, as well as a tack room. The applicant submitted several photographs of these stalls with the application as well. The stalls and tack room depicted were existing, and no new construction was proposed or approved with the prior application.

Previous Conditions of Approval

Listed below are the approved conditions for UC-24-0054:

Comprehensive Planning

- 1 year to commence and review as a public hearing;
- Applicant to provide a copy of safety plan, submitted to and approved by Clark County Animal Protection Services, to Comprehensive Planning for addition into the project record.
- Applicant is advised within the specified time the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Animal Protection Services

- Inspection by Animal Protection Services to be conducted within 40 days of approval of the special use permit;
- Applicant must obtain an exotic or wild animal permit from Animal Protection Services prior to transporting, exhibiting in public or private, or keeping the animal(s) within unincorporated Clark County.

Applicant's Justification

The applicant states that since the approval of UC-24-0054 they have complied with all of the conditions of approval, and there have been no escapes or complaints from neighbors. Additionally, the property is secured with walls and a private access gate, and there are cameras monitoring the property 24 hours per day. The applicant also states that the animal is microchipped, wears a collar for identification purposes, and that an emergency plan is in place for emergencies.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-24-0054	Allowed for the keeping of 1 serval cat	Approved by BCC	May 2024
UC-19-0286	Allowed for the keeping of 3 capuchin monkeys, 1 caracal cat, 1 albino python, 1 spider monkey, and 1 serval cat - expired	Approved by PC	August 2019
UC-0014-17	Allowed for the keeping of 1 capuchin monkey, 1 caracal cat, 1 albino python, and 1 serval cat - expired	Approved by BCC	April 2017
UC-0102-15	Allowed for 2 caracal cats and 1 albino python - expired	Approved by BCC	July 2015
ET-0113-13 (UC-0111-13)	First extension of time to allow for 1 serval cat and 1 capuchin monkey - expired	Approved by BCC	January 2014
UC-0111-13	Allowed for 1 serval cat and 1 capuchin monkey - expired	Approved by BCC	May 2013
UC-0326-11	Allowed for 2 serval cats and 1 spider monkey - expired	Approved by PC	October 2011
UC-1116-08	Allow for 2 serval cats and 1 spider monkey - expired	Approved by PC	January 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	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

A review was required for UC-24-0054 for an exotic/wild animal (African Serval Cat) in conjunction with an existing single-family residence. The applicant has demonstrated compliance with conditions and indicated that the use is not impacting the surrounding neighborhood or community.

During the approval of the most recent use permit (UC-24-0054) to allow the African Serval in question, the Board of County Commissioners gave the specific condition that the proper Animal Control Exotic Permits be obtained within 60 days of approval. After speaking with Animal Control, staff can confirm that the applicant has been diligently working to ensure that all necessary steps have been taken and that the animal is in a safe environment. Additionally, the applicant has provided planning staff with procedures for emergency events such as evacuations, escapes, and on-site staff training. For these reasons, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Remove the time limit.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

- No comment.

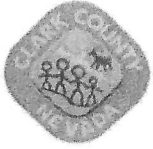
TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JAMAL RASHID

CONTACT: TARNITA WOODARD, 1452 W. HORIZON RIDGE PARKWAY, UNIT 121,
HENDERSON, NV 89012



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-32-201-005

PROPERTY ADDRESS/ CROSS STREETS: 4311 E Oquendo Rd., LV, NV 89120 (E Russell Road/ Annie Oakley Dr.)

DETAILED SUMMARY PROJECT DESCRIPTION

Use permit renewal for exotic/ wild animal. (uc-24-0054)

PROPERTY OWNER INFORMATION

NAME: The JP Morgan Bridge Irrevocable Trust

ADDRESS: 4311 E Oquendo Rd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

CELL : 213-440-1155

CELL 702-587-9132

EMAIL: JamallRashad@gmail.com/ Hey@MsTarnita.com

APPLICANT INFORMATION (must match online record)

NAME: Jamal Rashid

ADDRESS: 4311 E Oquendo Rd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # _____

CELL : 213-440-1155

CELL 702-587-9132

EMAIL: JamallRashad@gmail.com/ Hey@MsTarnita.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Tarnita Woodard

ADDRESS: 1452 W Horizon Ridge Pkwy #121

CITY: Henderson

STATE: NV

ZIP CODE: 89012

REF CONTACT ID # _____

TELEPHONE: _____

CELL 702-587-9132

EMAIL: Hey@MsTarnita.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)*

Tarnita Woodard

Property Owner (Print)

04.23.2025

Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input checked="" type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input 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) AR-25-400054

PC MEETING DATE X

BCC MEETING DATE 07/02/2025

TAP/CAC LOCATION Paradise

ACCEPTED BY DD

DATE 04/30/2024

FEES \$800

DATE 06/10/2025

From:
Jamal Rashid
4311 E Oquendo Rd
Las Vegas NV 89120

To:
Clark County, Department of Comprehensive Planning
500 S. Grand Central Parkway
Box 551741
Las Vegas, NV 89155

RE: Land Use Application - Special Use Permit Renewal for Exotic/ Wild Animal License.
Parcel No. 161-32-201-005; Application No. 25-100607

To Whom it May Concern:

We are submitting a renewal for a land use application review for a special use permit for exotic/ wild animal license.

- **Exotic Animal:** Owner of one African Serval (Kash) as an emotional support animal.

It's been a year since we've had Kash, and we've followed all the requirements with care. There have been no escapes, no complaints, and we're proud to continue maintaining a great track record.

About the Property: Secured and gated enclosed 3-acre property with very limited access to enter and exit the property without entering a code to enter or pushing a button to exit. Several cameras throughout the property which are monitored 24 hours a day.

About the Parking Analysis: Our single-family resident has the required 2 parking spaces.

About the Animal: To date, we own one African Serval cat.

In case of an emergency that would require immediate evacuation of the household, the Kash should be evacuated by doing the following:

Before an Emergency

- Kash is microchipped with current contact information and wears a collar I.D.
- Kash has a harness and a travel carrier next to their cage/ stable.
- Staff and residents of the household will remain trained to guide Kash to his designated travel carrier in the event that Jamal and Tarnita are unable to do so.

Practice Pet Evacuation Procedures:

- Train Kash to be in his crate by making it a comfortable place.
- Practice transporting Kash.
- Kash should be quickly picked up, or led by a leash into each prospective crate and carried outside of the main entrance gate on E. Oquendo and facing Via
- Kash is guarded by secured double doors and security surveillance, 24 hours a day.

7
AR-25-400054

Sheltering During an Evacuation:

- We will have a list of approved animal shelters, pet-friendly hotels, the breeder & our primary vet on standby in the event that Kash needs to go there.

During/After an Emergency

Returning Home:

- We will contact a veterinarian if we notice any signs of stress, discomfort, or illness in the pets.
- Finding a Lost Pet: Ads will be placed on all social media platforms, www.pawboost.com, <https://lost.petcolove.org>, and signs will be placed throughout the community.
- Animal Control will be contacted immediately at 702-455-7710; Jamal should be contacted immediately at 213-440-1155 and all neighbors will be notified (using <https://nextdoor.com>)
- Call the microchip company to let them know the pet is missing and make sure all the information about the animals, including contact information, is updated and current.

In the event that Kash escapes outside of the property, animal control will be contacted immediately, local schools and neighbors in the area will be notified. (using <https://nextdoor.com>)

About Customer Safety: Signs will be placed throughout the property stating the following:

- DO NOT PET WITHOUT PERMISSION.
- DO NOT FEED WITHOUT PERMISSION.
- NO RECORDING, SOCIAL MEDIA POSTING OR TAKING PHOTOS!

In the event of an emergency please contact 213-440-1155.

- The following individual shall be the 24-hour emergency contacts as required by Clark County Code §10.18.010(e)(8):

Jamal Rashid (applicant)

213-440-1155, jamallrashad@gmail.com

Tarnita Woodard (trustee)

702-587-9132, info@mstarnita.com

Robert Anderson (residence) 702-596-4344

Willie Turrentine (residence) 404-789-7787

Thank you for taking the time to read this and I look forward to your response.

7
AB-25-400054

07/02/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0363-CP LV PROPERTY OWNER, LC:

VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Frank Sinatra Drive, and Twain Avenue (alignment) and Flamingo Road within Paradise (description on file). TS/md/kh (For possible action)

RELATED INFORMATION:

APN:

162-17-710-002; 162-17-710-004 through 162-17-710-005; 162-17-810-002 through 162-17-810-004; 162-17-810-009 through 162-17-810-010

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a pedestrian access easement, measuring 180 square feet in area, located at the southeast corner of the site. This request is necessary to vacate the airspace above the pedestrian access easement to facility, the development of a proposed freestanding sign associated with SDR-25-0362.

Prior Land Use Requests

Application Number	Request	Action	Date
SDR-25-0246	Modifications to a previously approved comprehensive sign plan	Approved by BCC	May 2025
DR-20-0117	Modified an approved comprehensive sign package including wall signs and animated signs	Approved by ZA	March 2020
UC-18-0860	Recreational/events center with modifications to an approved comprehensive sign package	Approved by BCC	December 2018
DR-18-0632	Modified an approved comprehensive sign package including wall signs and animated signs	Approved by BCC	October 2018
UC-18-0142	Building addition with outside dining and drinking	Approved by BCC	April 2018
WS-1059-17	Modified an approved comprehensive sign package including proposed roof signs	Approved by BCC	January 2018
UC-0738-17	Temporary outdoor commercial event for longer than 10 days, access to modular building from the exterior of a resort hotel, and allowed roof signs on modular building	Approved by BCC	September 2017

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0291-17	Addition to an existing restaurant with outdoor improvements	Approved by BCC	June 2017
VS-0643-16	Vacated and abandoned a 15 foot wide pedestrian access easement adjacent to the Forum Shops subject to dedicating a new 15 foot wide pedestrian access easement	Approved by PC	November 2016
UC-0361-16	Modified an approved comprehensive sign package and outdoor improvements to an existing shopping center (Forum Shops)	Approved by BCC	July 2016
UC-0660-15	On-premises consumption of alcohol and outside dining and drinking, with a design review for an exhibition/convention building, a solar canopy, and solar trees in conjunction with an existing resort hotel (Caesars Palace) - expired	Approved by BCC	November 2015
UC-1003-14	Modified an approved comprehensive sign package, increased wall sign area, and increased animated sign area in conjunction with an existing resort hotel (Caesars Palace)	Approved by BCC	February 2015
DR-0895-14	Temporary outdoor commercial event (ice skating rink) for longer than 10 days - expired	Approved by BCC	January 2015
UC-0702-13	Modified and expanded an existing shopping center (Forum Shops) - expired	Approved by BCC	December 2013
DR-0615-11	Modified an approved comprehensive sign package to include all existing, approved, and new signage for Caesars Palace	Approved by BCC	March 2012
UC-0319-05 (ET-0113-07)	First extension of time for freestanding banner signs	Approved by BCC	June 2007
DR-0378-06	Wall signs	Approved by BCC	April 2006
UC-0319-05	18 freestanding banner signs located on the Forum Shop building that fronts Las Vegas Boulevard South	Approved by BCC	April 2005
UC-0104-05	Exterior entries to an outside dining area and increased signage in conjunction with this existing resort hotel	Approved by BCC	March 2005
DR-0862-02	Freestanding animated signs	Approved by BCC	August 2002
UC-0744-99 (ET-0209-00)	First extension of time for an on-premises sign	Approved by PC	July 2000

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0744-99	On-premises sign in conjunction with a resort hotel that deviated from improvement standards for sign height and sign area - approved by the Planning Commission in July 1999 and amended in December 1999	Approved by PC	December 1999
DR-0378-06	Wall signs	Approved by BCC	April 2006
UC-0319-05	18 freestanding banner signs located on the Forum Shop building that fronts Las Vegas Boulevard South	Approved by BCC	April 2005
UC-0104-05	Exterior entries to an outside dining area and increased signage in conjunction with this existing resort hotel	Approved by BCC	March 2005
DR-0862-02	Freestanding animated signs	Approved by BCC	August 2002
UC-0744-99 (ET-0209-00)	First extension of time for an on-premises sign	Approved by PC	July 2000
UC-0744-99	On-premises sign in conjunction with a resort hotel that deviated from improvement standards for sign height and sign area - approved by the Planning Commission in July 1999 and amended in December 1999	Approved by PC	December 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Hard Rock Resort Hotel
South	Business Employment	CR	Bellagio Resort Hotel
East	Entertainment Mixed-Use	CR	Harrah's, Linq & Flamingo Resort Hotels
West	Entertainment Mixed-Use	IL	Office/warehouse complex

The I-15 right-of-way is directly west of the subject site.

Related Applications

Application Number	Request
SDR-25-0362	A sign design review for modifications to a previously approved comprehensive sign plan 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 airspace within an existing pedestrian easement that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Las Vegas Boulevard improvement project;
- 90 days to record said separate document for the Las Vegas Boulevard improvement project;
- 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 Pedestrian Bridge Rehabilitation improvement project;
- 90 days to record said separate document for the Pedestrian Bridge Rehabilitation improvement project;
- 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:
APPROVALS:
PROTESTS:

APPLICANT: DESERT PALACE, LLC

CONTACT: REBECCA MILTENBERGER, BROWNSTEIN, HYATT, FARBER, &
SCHREC, 100 N. CITY PARKWAY, SUITE 1600, LAS VEGAS, NV 89106

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-17-710-002, 162-17-710-004, 162-17-710-005,
162-17-810-002, 162-17-810-003, 162-17-810-004, 162-17-810-009, 162-17-810-010
PROPERTY ADDRESS/ CROSS STREETS: 3500 S Las Vegas Blvd, 3570 S Las Vegas Blvd

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of airspace within existing easement on the southeast portion of APN 162-17-810-009

PROPERTY OWNER INFORMATION

NAME: CPLV Property Owner LLC
ADDRESS: 535 Madison Ave, Floor 20
CITY: New York STATE: NY ZIP CODE: 10022
TELEPHONE: N/A CELL: N/A EMAIL: mpaquette@caesars.com

APPLICANT INFORMATION

NAME: Desert Palace LLC
ADDRESS: One Caesars Palace Drive
CITY: Las Vegas STATE: NV ZIP CODE: 89109 REF CONTACT ID # N/A
TELEPHONE: N/A CELL: N/A EMAIL: mpaquette@caesars.com

CORRESPONDENT INFORMATION

NAME: Brownstein Hyatt - Rebecca Miltenberger
ADDRESS: 100 North City Parkway, Suite 1600
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # 176001
TELEPHONE: 702-464-7052 CELL: N/A EMAIL: rmiltenberger@bhts.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)*

Marc Paquette, Authorized Signatory
Property Owner (Print)

Date 4/3/25

DEPARTMENT USE ONLY:

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

APPLICATION # (s) VS-25-0363

ACCEPTED BY MNO

PC MEETING DATE -

DATE 5/1/25

BCC MEETING DATE 7/2/25 @ 9:00AM

TAB/CAC LOCATION PARADISE

DATE 6/10/25 @ 7:00PM

Brownstein

Brownstein Hyatt Farber Schreck, LLP

702.382.2101 main
100 North City Parkway, Suite 1600
Las Vegas, Nevada 89106

Rebecca L. Miltenberger
Attorney at Law
702.464.7052 direct
rmiltenberger@bhfs.com

April 3, 2025

VIA ELECTRONIC DELIVERY

Clark County Comprehensive Planning Department
500 S. Grand Central Parkway, First Floor
Las Vegas, NV 89155

RE: Justification Letter –Vacation in connection with New Electronic Marquee at the Caesars Palace Las Vegas Hotel & Casino
APNs: 162-17-710-002, 162-17-710-004, 162-17-710-005, 162-17-810-002, 162-17-810-003, 162-17-810-004, 162-17-810-009 & 162-17-810-010

To Whom It May Concern:

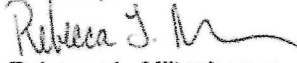
We represent Desert Palace LLC (d/b/a Caesars Palace), a Nevada limited liability company ("Applicant"), the operator of Caesars Palace Las Vegas Hotel & Casino, located at 3570 South Las Vegas Blvd., Las Vegas, Nevada 89109, and bearing Clark County Assessor Parcel Numbers ("APNs") 162-17-710-002, 162-17-710-004, 162-17-710-005, 162-17-810-002, 162-17-810-003, 162-17-810-004, 162-17-810-009 and 162-17-810-010 (collectively, the "Property"), in connection with the land use application enclosed herewith. The Applicant is seeking approval of the following:

Vacation of airspace within an existing pedestrian easement.

Concurrently herewith, the Applicant is seeking a sign design review for a new freestanding sign to be located on the southeast side of the Property as shown on the plans submitted in connection therewith (the "Sign Plans"). While the base of the sign is outside of an existing pedestrian easement located along South Las Vegas Boulevard, the eastern portion of the digital screen is proposed to be located within the airspace of the existing pedestrian easement. The Sign Plans show forty-four feet (44') of vertical clearance under the digital screen. The Applicant is proposing to vacate airspace from forty-four feet (44') above grade to the top of sign to accommodate the new digital screen.

Thank you in advance for your consideration of this application. Please contact me should you have any questions or require additional information.

Sincerely,


Rebecca L. Miltenberger
Enclosures

PLANNER
COPY



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SDR-25-0362-CP LV PROPERTY OWNER, LLC

SIGN DESIGN REVIEW for modifications to a previously approved comprehensive sign plan in conjunction with an existing resort hotel (Caesars Palace) on 80.13 acres in a CR (Commercial Resort) Zone.

Generally located west of Las Vegas Boulevard South and north of Flamingo Road within Paradise. TS/md/kh (For possible action)

RELATED INFORMATION:

APN:

162-17-710-002; 162-17-710-004 through 162-17-710-005; 162-17-810-002 through 162-17-810-004; 162-17-810-009 through 162-17-810-010

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3570 Las Vegas Boulevard South
- Site Acreage: 80.13
- Project Type: Amended comprehensive sign plan
- Sign Height (feet): 210 (proposed freestanding sign)
- Square Feet: 9,515

History & Request

The plans depict an existing resort hotel (Caesars Palace) located on the west side of Las Vegas Boulevard South and the north side of Flamingo Road. An amended comprehensive sign plan was recently approved by the Board of County Commissioners via SDR-25-0246 in May 2025. Subsequent modifications to the comprehensive sign plan occurred with approvals of DR-20-0117, UC-18-0860, DR-18-0632, WS-1059-17, UC-0361-16, UC-1003-14, DR-0615-11, DR-0378-06, UC-0319-15, UC-0104-05, DR-0862-02, and UC-0744-99. This request is for modifications to a previously approved comprehensive sign plan consisting of a proposed freestanding sign with an electronic messaging unit (video). No additional signage or site modifications are proposed with this application.

Site Plan

The proposed freestanding sign is located at the southeast corner of the site adjacent to Las Vegas Boulevard South and Flamingo Road. The freestanding sign is set back 31 feet from the east

property line and 125 feet from the south property lines, respectively. The proposed freestanding sign features a separation distance of 1,012 linear feet from the existing freestanding sign to the north. There are no proposed changes to the location or design of the existing buildings, landscaping, or uses on the site.

Sign Plans

The plans depict a proposed freestanding sign with a maximum height of 210 feet. The freestanding sign consists of 4 sides with an electronic message unit (video), with the north and south (Las Vegas Boulevard South) sides each measuring 7,880 square feet and the east and west sides (Flamingo Road) each measuring 1,635 square feet. This request will also increase the number of electronic message units (video) to 2 where a maximum of 1 video unit per street frontage is allowed. Per Code, the allowable sign area for a sign with more than 2 sides is calculated by 50 percent of the sum of the proposed area of all sign faces as indicated in the summary table.

Summary of the existing and proposed signage

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	# Existing Signs	# of Proposed Signs	Total # of Signs
Wall	37,584	N/A	39,300	99	N/A	99
Freestanding	19,512	9,515 ^{^*}	29,027	7	1	8
Directional	0	N/A	N/A	N/A	N/A	N/A
Roof	0	N/A	N/A	N/A	N/A	N/A
Total	57,096	9,515	68,327	N/A	N/A	N/A

[^]Includes Electronic Message Unit: Video, see signage in table below.

* More than 2-sided sign: 50% of the sum of the proposed area of all sign faces.

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	# Existing Signs	# of Proposed Signs	Total # of Signs
Electronic Message Unit: Video	11,333	9,108	22,013	5	1	6

Landscaping

All street landscaping is existing and no additional landscaping is proposed or required with this request.

Applicant's Justification

The proposed sign is consistent with similar approvals for other resort hotels in the surrounding area including Horseshoe Las Vegas, Resort World, Palms, Palazzo Venetian/MSG Sphere, and Treasure Island. The proposed sign is similar in size and scale as those noted above and approved for other resort hotels. The sign will enhance the visual character of the property and is visually compatible with adjacent developments.

Prior Land Use Requests

Application Number	Request	Action	Date
SDR-25-0246	Modifications to a previously approved comprehensive sign plan	Approved by BCC	May 2025
DR-20-0117	Modified an approved comprehensive sign package including wall signs and animated signs	Approved by ZA	March 2020
UC-18-0860	Recreational/events center with modifications to an approved comprehensive sign package	Approved by BCC	December 2018
DR-18-0632	Modified an approved comprehensive sign package including wall signs and animated signs	Approved by BCC	October 2018
UC-18-0142	Building addition with outside dining and drinking	Approved by BCC	April 2018
WS-1059-17	Modified an approved comprehensive sign package including proposed roof signs	Approved by BCC	January 2018
UC-0738-17	Temporary outdoor commercial event for longer than 10 days, access to modular building from the exterior of a resort hotel, and allowed roof signs on modular building	Approved by BCC	September 2017
UC-0291-17	Addition to an existing restaurant with outdoor improvements	Approved by BCC	June 2017
VS-0643-16	Vacated and abandoned a 15 foot wide pedestrian access easement adjacent to the Forum Shops subject to dedicating a new 15 foot wide pedestrian access easement	Approved by PC	November 2016
UC-0361-16	Modified an approved comprehensive sign package and outdoor improvements to an existing shopping center (Forum Shops)	Approved by BCC	July 2016
UC-0660-15	On-premises consumption of alcohol and outside dining and drinking, with a design review for an exhibition/convention building, a solar canopy, and solar trees in conjunction with an existing resort hotel (Caesars Palace) - expired	Approved by BCC	November 2015
UC-1003-14	Modified an approved comprehensive sign package, increased wall sign area, and increased animated sign area in conjunction with an existing resort hotel (Caesars Palace)	Approved by BCC	February 2015
DR-0895-14	Temporary outdoor commercial event (ice skating rink) for longer than 10 days - expired	Approved by BCC	January 2015
UC-0702-13	Modified and expanded an existing shopping center (Forum Shops) - expired	Approved by BCC	December 2013
DR-0615-11	Modified an approved comprehensive sign package to include all existing, approved, and new signage for Caesars Palace	Approved by BCC	March 2012
UC-0319-05 (ET-0113-07)	First extension of time for freestanding banner signs	Approved by BCC	June 2007

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0378-06	Wall signs	Approved by BCC	April 2006
UC-0319-05	18 freestanding banner signs located on the Forum Shop building that fronts Las Vegas Boulevard South	Approved by BCC	April 2005
UC-0104-05	Exterior entries to an outside dining area and increased signage in conjunction with this existing resort hotel	Approved by BCC	March 2005
DR-0862-02	Freestanding animated signs	Approved by BCC	August 2002
UC-0744-99 (ET-0209-00)	First extension of time for an on-premises sign	Approved by PC	July 2000
UC-0744-99	On-premises sign in conjunction with a resort hotel that deviated from improvement standards for sign height and sign area - approved by the Planning Commission in July 1999 and amended in December 1999	Approved by PC	December 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Hard Rock Resort Hotel
South	Business Employment	CR	Bellagio Resort Hotel
East	Entertainment Mixed-Use	CR	Harrah's, Linq & Flamingo Resort Hotels
West	Entertainment Mixed-Use	IL	Office/warehouse complex

The I-15 right-of-way is directly west of the subject site.

Related Applications

Application Number	Request
VS-25-0363	A request to vacate and abandon a pedestrian access easement 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**

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. Additionally, comprehensive sign plans shall demonstrate the proposal will improve the aesthetics of the development and will not have an adverse impact on the use, enjoyment, or value of property.

Code allows alternative sign standards for resort hotels if the alternative results in the development having a visual character compatible with adjacent developments. The proposed modifications to the existing freestanding sign are consistent in style, design, and scale with the previously approved resort hotel and with other resort hotels within the immediate area along Las Vegas Boulevard South. Staff finds the modifications to the freestanding sign and the previously approved comprehensive sign package should not have an adverse or negative impact on the surrounding land use or properties; therefore, recommends approval.

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

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Las Vegas Boulevard improvement project;
- 90 days to record said separate document for the Las Vegas Boulevard improvement project;
- 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 Pedestrian Bridge Rehabilitation improvement project;

- 90 days to record said separate document for the Pedestrian Bridge Rehabilitation improvement project.
- 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: DESERT PALACE, LLC

CONTACT: REBECCA MILTENBERGER, BROWNSTEIN, HYATT, FARBER, & SCHREC,
100 N. CITY PARKWAY, SUITE 1600, LAS VEGAS, NV 89106



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-17-710-002, 162-17-710-004, 162-17-710-005,
162-17-810-002, 162-17-810-003, 162-17-810-004, 162-17-810-009, 162-17-810-010
PROPERTY ADDRESS/ CROSS STREETS: 3500 S Las Vegas Blvd, 3570 S Las Vegas Blvd

DETAILED SUMMARY PROJECT DESCRIPTION

Install new digital marquee on the southeast portion of APN 162-17-810-009

PROPERTY OWNER INFORMATION

NAME: CPLV Property Owner LLC
ADDRESS: 535 Madison Ave, Floor 20
CITY: New York STATE: NY ZIP CODE: 10022
TELEPHONE: N/A CELL N/A EMAIL: mpaquette@caesars.com

APPLICANT INFORMATION

NAME: Desert Palace LLC
ADDRESS: One Caesars Palace Drive
CITY: Las Vegas STATE: NV ZIP CODE: 89109 REF CONTACT ID # N/A
TELEPHONE: N/A CELL N/A EMAIL: mpaquette@caesars.com

CORRESPONDENT INFORMATION

NAME: Brownstein Hyatt - Rebecca Miltenberger
ADDRESS: 100 North City Parkway, Suite 1600
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # 176001
TELEPHONE: 702-464-7052 CELL N/A EMAIL: rmiltenberger@bhfs.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 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)

Marc Paquette, Authorized Signatory
Property Owner (Print)

4/3/25
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 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
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APPLICATION # (s) SDR-25-0362

ACCEPTED BY MND

PC MEETING DATE -

DATE 5/1/25

BCC MEETING DATE 7/2/25 @ 9:00 AM

TAB/CAC LOCATION PARADEISE

DATE 6/10/25 @ 7:00 PM

Brownstein

Brownstein Hyatt Farber Schreck, LLP

702.382.2101 main
100 North City Parkway, Suite 1600
Las Vegas, Nevada 89106

Rebecca L. Miltenberger
Attorney at Law
702.464.7052 direct
rmiltenberger@bhfs.com

April 10, 2025

VIA ELECTRONIC DELIVERY

Clark County Comprehensive Planning Department
500 S. Grand Central Parkway, First Floor
Las Vegas, NV 89155

PLANNER
COPY

RE: Justification Letter – Sign Design Review for New Electronic Marquee at the Caesars Palace Las Vegas Hotel & Casino
APNs: 162-17-710-002, 162-17-710-004, 162-17-710-005, 162-17-810-002, 162-17-810-003, 162-17-810-004, 162-17-810-009 & 162-17-810-010

To Whom It May Concern:

We represent Desert Palace LLC (d/b/a Caesars Palace), a Nevada limited liability company ("Applicant"), the operator of Caesars Palace Las Vegas Hotel & Casino, located at 3570 South Las Vegas Blvd., Las Vegas, Nevada 89109, and bearing Clark County Assessor Parcel Numbers ("APNs") 162-17-710-002, 162-17-710-004, 162-17-710-005, 162-17-810-002, 162-17-810-003, 162-17-810-004, 162-17-810-009 and 162-17-810-010 (collectively, the "Property"), in connection with the land use application enclosed herewith. The Applicant is seeking approval of the following:

Sign Design Review: to (a) modify an existing comprehensive sign package in conjunction with a resort hotel, (b) add a new freestanding sign with electronic messaging units (video), and (c) increase the maximum number of electronic messaging units (video) signs to two (2) where one (1) per street frontage is permitted.

The Applicant seeks to add a new freestanding sign ("Sign") on the southeast side of the Property as shown on the enclosed plans. The eastern edge of the Sign is set back 31 feet 4 inches (31'4") from the Property line and the base of the sign is set back approximately 48 feet 8 inches (48'8") from the Property line. The base of the sign is 18'W x 12'D x 44'H, and the total height is 210'. The sign base will include an illuminated dimensional logo of 222 square feet. A four sided electronic message unit will sit atop the base and is proposed to have two sides with dimensions of 52'6"W x 135'H and the other two sides with dimensions of 12'W x 135'H. Atop the primary electronic message unit screen will be channel letters with LED faux neon illumination, which will be 147 square feet. The top of the Sign will include additional electronic messaging in the form of a LED video display bringing the total square footage for the electronic message unit (video) components to 9,108 square feet (calculated per Clark County Code ("Code") Section 30.05.05). Lastly, at the bottom of the electronic message unit will be a dual sided, illuminated logo totaling 10 square feet. The total proposed signage area calculated per Code is proposed to be 9,515 square feet.

The vertical clearance under the electronic messaging unit is forty-four feet (44'), which is in excess of the fourteen feet (14') required by Code. The electronic messaging unit components will feature LED animated displays, video content and similar advertising in conjunction with resort hotels as permitted by Code.

Clark County Comprehensive Planning
April 10, 2025
Page 2

An existing freestanding digital sign is located on the Property approximately 1,012 feet north of the Sign. This is significantly in excess of the 100 feet required for distance separation for freestanding signs and the extensive distance provides sufficient separation between electronic message unit (video) signs to avoid distractions. The Applicant further proposes to increase the square footage of freestanding signs at the Property by approximately 20% over what is permitted by Code. The increase in square footage is consistent with existing comprehensive sign packages for other resort hotels in the resort corridor.

The proposed Sign is consistent with similar approvals for other resort hotels including, without limitation, the following:

- Horseshoe Las Vegas (DR-22-0177) approving a modification to a freestanding sign with approximately 13,031 square feet of animated signage¹.
- Resorts World (DR-20-0015) approving an approximately 7,588 square foot freestanding sign with approximately 6,596 square feet thereof being animated along with an approximately 62,550 square foot LED display board.
- Palms (DR-18-0619) approving an approximately 22,550 square foot LED wall sign.
- Palazzo Venetian/MSG Sphere (WS-18-0218) approving a 580,000 square foot animated dome.
- Treasure Island (WS-18-0822) approving an approximately 8,750 square foot animated roof sign.

The proposed Sign is similar in size and scale as those noted above and approved for other resort hotels. The Sign will enhance the visual character of the Property and is visually compatible with adjacent developments.

Thank you in advance for your consideration of this application. Please contact me should you have any questions or require additional information.

Sincerely,



Rebecca L. Miltenberger
Enclosures

PLANNER
COPY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0644-RK VEGAS CIRCLE, LLC:

VACATE AND ABANDON a portion of right-of-way being Black Canyon Avenue located between Vegas Plaza Drive and Sammy Davis Jr. Drive; a portion of right-of-way being Pershing Avenue located between Vegas Plaza Drive and Sammy Davis Jr. Drive; and a portion of right-of-way being Vegas Plaza Drive located between Black Canyon Avenue and Pershing Avenue within Paradise (description on file). TS/md/kh (For possible action)

RELATED INFORMATION:

APN:

162-17-610-002

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of the following: 1) 11 feet of right-of-way for Black Canyon Avenue; 2) 15 feet of right-of-way for Vegas Plaza Drive; and 3) 7 feet of right-of-way for Pershing Avenue. The vacation of rights-of-way is necessary to facilitate the development of detached sidewalks around the perimeter of the subject property.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1170-04 (ET-0217-06)	First extension of time to commence a 9 story, 100 foot high, 148 room hotel/timeshare	Denied by BCC	September 2006
DR-1170-04	9 story, 100 foot high, 148 room hotel/timeshare - expired	Approved by BCC	August 2004
UC-0305-03	Off-premises advertising sign with waivers to increase sign height and area	Denied by BCC	April 2003
DR-1295-97 (ET-0289-99)	Second extension of time to commence a 9 story, 100 foot high, 150 room timeshare hotel	Denied by BCC	September 1999
DR-1295-97 (ET-0228-98)	First extension of time to commence a 9 story, 100 foot high, 150 room timeshare hotel - expired	Approved by BCC	August 1998
DR-1295-97	9 story, 100 foot high, 150 room timeshare hotel - expired	Approved by BCC	August 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Outside storage/employee break area
South	Entertainment Mixed-Use	CR	Mirage Resort Hotel
East	Entertainment Mixed-Use	CR	Treasure Island parking garage
West	Entertainment Mixed-Use	CR	Mirage/Treasure Island employee parking garage

Related Applications

Application Number	Request
UC-23-0801	A use permit for a place of worship and banquet facility with outside uses with waivers of development standards to reduce the required number of loading spaces, reduce EV capable parking spaces, reduce right-of-way width, allow modified street standards, allow modified driveway design standards in conjunction with design reviews for a hotel, place of worship, shopping center, parking garage with subterranean levels, and an outdoor deck with pool area is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 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.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RK VEGAS CIRCLE, LLC

CONTACT: LEBENE AIDAM-OHENE, BROWN, BROWN, & PREMSRIRUT, 520 S. FOURTH STREET #200, LAS VEGAS, NV 89101

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0801-RK VEGAS CIRCLE, LLC:

AMENDED HOLDOVER USE PERMITS for the following: 1) place of worship; 2) on-premises consumption of alcohol (service bars, supper clubs, and tavern) with outside dining and drinking (no longer needed); 3) allow outside dining and drinking in conjunction with a tavern (no longer needed); 4) alcohol sales (beer and wine - packaged only) (no longer needed); 5) alcohol sales (liquor - packaged only) (no longer needed); 6) restaurants with outside dining and drinking (no longer needed); 7) day spa (no longer needed); 8) banquet facility with outside uses; 9) retail sales and service (no longer needed); and 10) convention facilities/exposition halls (no longer needed).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height (no longer needed); 2) permit encroachment into airspace (no longer needed); 3) reduced setbacks (no longer needed); 4) reduced parking (no longer needed); 5) reduced loading spaces; 6) allow alternative street landscaping (no longer needed); 7) reduce EV capable parking spaces (previously not notified) 8) allow modified street standards; 9) allow modified driveway design standards; 10) allow non-standard improvements within the right-of-way (no longer needed); and 11) reduce right-of-way width (previously not notified).

DESIGN REVIEWS for the following: 1) hotel; 2) place of worship; 3) shopping center including the following: day spa, retail sales and services, and restaurants; 4) on-premises consumption of alcohol (service bars, supper clubs, and tavern) (no longer needed); 5) convention facilities/exposition halls (no longer needed); 6) parking garage with subterranean levels; and 7) outdoor deck with pool area on 0.6 acres in a CR (Commercial Resort) Zone.

Generally located on the south side of Black Canyon Avenue and the west side of Vegas Plaza Drive within Paradise. TS/md/syp (For possible action)

RELATED INFORMATION:

APN:
162-17-610-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 648 feet where a maximum height of 100 feet is permitted per Table 30.40-7 (a 548% increase) (**no longer needed**).
2. Permit encroachment into airspace (**no longer needed**).
3.
 - a. Reduce the front setback along Vegas Plaza Drive to zero feet where 10 feet is required per Table 30.40-7 (a 100% reduction) (**no longer needed**).
 - b. Reduce the side street (corner) setback along Black Canyon Avenue to zero feet where 10 feet is required per Table 30.40-7 (a 100% reduction) (**no longer needed**).

- c. Reduce the side street (corner) setback along Pershing Avenue to zero feet where 10 feet is required per Table 30.40-7 (a 100% reduction) **(no longer needed)**.
 - d. Reduce the setback from the right-of-way (Vegas Plaza Drive) to zero feet where a minimum setback of 10 feet shall be maintained between a street or future right-of-way line and a structure per Section 30.56.040 (a 100% reduction) **(no longer needed)**.
 - e. Reduce the setback from the right-of-way (Black Canyon Avenue) to zero feet where a minimum setback of 10 feet shall be maintained between a street or future right-of-way line and a structure per Section 30.56.040 (a 100% reduction) **(no longer needed)**.
 - f. Reduce the setback from the right-of-way (Pershing Avenue) to zero feet where a minimum setback of 10 feet shall be maintained between a street or future right-of-way line and a structure per Section 30.56.040 (a 100% reduction) **(no longer needed)**.
- 4. Reduce parking to 531 parking spaces where 854 parking spaces are required per Section 30.60.035 and Table 30.60-3 (a 37.9% reduction) **(no longer needed)**.
 - 5. Reduce the number of loading space to 3 spaces where **36 spaces (previously notified as 8 spaces)** are required per **Section 30.04.04I and Table 30.04-7** (a 91.7% reduction).
 - 6. Allow alternative street landscaping, including an attached sidewalk, along Vegas Plaza Drive, Black Canyon Avenue, and Pershing Avenue where landscaping and detached sidewalks are required per Figure 30.64-17 **(no longer needed)**.
 - 7. Reduce EV capable parking to 125 parking spaces where 153 EV capable parking spaces are required per Section 30.04.04 and Table 30.04-5 (an 18.3% reduction) **(previously not notified)**.
- 8.
 - a. Reduce the approach distance to the intersection of Black Canyon Avenue and Vegas Plaza Drive to **109 feet (previously notified as zero feet)** where a minimum of 150 feet is required per **Section 30.04.08 and Uniform Standard Drawing 222.1** (a 27.4% reduction).
 - b. Reduce the departure distance from the intersection of Vegas Plaza Drive and Pershing Avenue to zero feet where a minimum of 190 feet is required per **Section 30.04.08 and Uniform Standard Drawing 222.1** (a 100% reduction).
- 9.
 - a. Reduce throat depth to 51 feet for the loading area on Black Canyon Avenue where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 and Chapter 30.52 (a 66% reduction) **(no longer needed)**.
 - b. Reduce throat depth to **9 feet (previously notified as 103 feet)** for the driveway on Black Canyon Avenue where a minimum of 150 feet is required per **Section 30.04.08 and Uniform Standard Drawing 222.1** (a 94% reduction).
 - c. Reduce throat depth to **8 feet (previously notified as 20 feet)** for the **easternmost driveway on Pershing Avenue** where a minimum of 150 feet is required per **Section 30.04.08 and Uniform Standard Drawing 222.1** (a 94.7% reduction).
 - d. **Reduce throat depth to 59 feet for the westernmost driveway on Pershing Avenue where a minimum of 150 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 60.7% reduction).**
 - e. Reduce the ingress back of curb radius to **15 feet (previously notified as 18 feet)** for the **south** side of the western drive aisle where a minimum radius of 25 feet is

- required per **Section 30.04.08** and Uniform Standard Drawing 222.1 (a 40% reduction).
- f. Reduce the ingress back of curb radius to 15 feet for the west side of the eastern drive aisle where a minimum radius of 25 feet is required per **Section 30.04.08** and Uniform Standard Drawing 222.1 (a 40% reduction).
 - g. Reduce the width for a 2 way driveway to 24 feet where a minimum width of 32 feet is required per **Section 30.04.08** and Uniform Standard Drawing 222.1 (a 25% reduction).
10. Allow non-standard improvements (landscaping) within the right-of-way where not permitted per Chapter 30.52 (**no longer needed**).
 11. **Reduce right-of-way width for a public street (Pershing Avenue) to 33 feet where a minimum width of 60 feet is required per Section 30.04.08D and Table 30.04-14 (a 45% reduction).**

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3601 Vegas Plaza Drive
- Site Acreage: 0.6
- Project Type: Hotel, place of worship, and shopping center
- Number of Stories: 48
- Number of Rooms: 486
- Building Height (feet): 648
- Square Feet: 906,534
- Parking Required/Provided: 610/530
- Sustainability Points Required/Provided: 7/9

Site Plans

The proposed hotel has been redesigned utilizing the requirements set forth within the Development Code that became effective in January 2024. The revised plans depict a proposed 46 story hotel consisting of 486 rooms with an overall area measuring 906,534 square feet where 955,831 square feet was previously depicted. The hotel will also contain a place of worship (synagogue), located on levels 47 and 48, with a shopping center consisting of on-premises consumption of alcohol, alcohol sales, restaurants with outside dining and drinking, day spa, banquet facility, and retail sales and service. The hotel is located at the northwest corner of Pershing Avenue and Vegas Plaza Drive, immediately north of the Mirage Resort Hotel and west of the Treasure Island Hotel. The hotel is set back 10 feet from Black Canyon Avenue, Vegas Plaza Drive, and Pershing Avenue. A one-way only exit (north/south), measuring 18 feet in width, is located at the northwest corner of the site, adjacent to Black Canyon Avenue requiring a waiver of development standards to reduce the throat depth to 59 feet. The hotel porte-cochere with drop-off/valet service is situated on the southeast side of the hotel with a one-way only entrance (north/south), measuring a minimum of 24 feet in width, located adjacent to Pershing Avenue. Vehicles exit the valet service area from the one-way drive aisle onto Black Canyon

Avenue. Waivers of development standards are requested to reduce the approach and departure distances to the intersection of Black Canyon Avenue and Vegas Plaza Drive, and from the intersection of Vegas Plaza Drive and Pershing Avenue, respectively. Additional waivers are requested to reduce the width and ingress radii for the commercial driveways. The hotel is designed with 5 levels of subterranean parking and 7 above ground levels designated for parking. The mix of commercial and institutional uses within the hotel require 610 parking spaces where 530 parking spaces are provided. **Per the Development Code, a parking demand study may be submitted demonstrating the need for a lower quantity of parking than required by Table 30.04-2.** The applicant has submitted a parking demand study prepared by a traffic engineer estimating the parking demand for the proposed uses based on the recommendations of the Institute of Traffic Engineers (ITE). Parking may not be reduced by more than 20 percent, and the required number of parking spaces for the proposed use is reduced by 80 spaces, or 13.2 percent. The proposed development requires 19 EV installed and 153 EV capable parking spaces where 21 EV installed and 125 EV capable spaces are provided. A waiver of development standards is required to reduce the required number of EV capable parking spaces. Thirty-six loading spaces are required for the development where 3 loading spaces are provided, necessitating a waiver of development standards. The loading spaces are located on west side of the hotel, accessed from the western one-way vehicle drive aisle. **Detached sidewalks measuring 5 feet in width** are located along the perimeter of the hotel, adjacent to Black Canyon Avenue, Vegas Plaza Drive, and Pershing Avenue.

Landscaping

The plans depict an alternative street landscape area measuring 15 feet in width, including a 5 foot wide detached sidewalk, along Black Canyon Avenue, Vegas Plaza Drive, and Pershing Avenue. Raised planter boxes, measuring 3 feet in height, are located behind the detached sidewalks adjacent to the 3 public streets. A combination of medium and small trees are provided within the planter boxes within the 5 foot wide landscape strip behind the detached sidewalk. Shrubs and groundcover not exceeding 2 feet in height will be planted between the back of curb and landscape strip adjacent to the streets due to the height limitations within the sight zones.

Elevations

The plans depict a proposed hotel with a place of worship measuring up to 648 feet in height to the top of the roof and screened mechanical areas. The exterior building materials consist of concrete columns, iron/steel columns, blue tinted glass, limestone, and decorative metal screens. The structure will be clad with aluminum panels and limestone and a diagrid non-reflective window system. A metal porte-cochere will cover the drop-off area along the frontage. The first grade level, lobby, and the check-in level from levels 11 through 14 show a metal screen enclosed area with metal beams and columns with architectural detailing that is different from the other portions of the tower.

Floor Plans

The plans depict variety of hotel room sizes measuring between 527 square feet and 1,625 square feet located between levels 16 through 42. Levels 47 through 48 feature the place of worship, with a cumulative area measuring 28,754 square feet. The place of worship consists of a

synagogue, interstitial space, a mikveh, kitchen, and supporting offices. Below is a table reflecting the gross floor area for each level of the building:

Building Gross Area (square feet)		
Level	Use	Square Feet
B5 to B1	Lower parking	107,260
Building Gross Area (square feet)		
Level	Use	Square Feet
Level 1	Back of house	22,398
Level 2	Back of house	17,810
Levels 3 to 11	Back of house	160,290
Level 12	Back of house	17,810
Level 13*	Shopping center	17,810
Level 14	Lobby	14,234
Level 15	Shopping center	13,836
Levels 16 through 42	Hotel	449,280
Level 43	Back of house	15,269
Level 44	Shopping center	15,269
Level 45	Shopping center	15,269
Level 46	Shopping center	14,378
Level 47	Place of worship (synagogue)	14,378
Level 48	Place of worship (synagogue)	11,243
Total		906,534

*An outdoor swimming pool measuring 900 square feet in area is located on Level 13 of the hotel.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the proposed uses, including the place of worship, are appropriate within the proposed hotel and are appropriate for the area which is in close proximity to the Resort Corridor. These requests and the proposed hotel are actually less intense than the surrounding resort hotels adjacent to this project. The parcel is 0.6 acres, therefore, any building on the site will have a small footprint. The proposed height of the tower will allow a viable project in the area. Additionally, the proposed height is similar to the height of the resort hotels in the area on large acres of land including Treasure Island, the Mirage, and the recently approved tower in conjunction with the Mirage Resort.

This project is embedded in the middle of the existing hotels, and even with the proposed height, will be appropriate for the area and compatible with existing uses in the area. The site is half an acre in size and is adjacent to 3 rights-of-way and a private drive which is an inherent constraint of the site. A minimum 15 foot wide landscape area with detached sidewalks is depicted along all three (3) street frontages; Black Canyon Avenue, Vegas Plaza Drive, and Pershing Avenue. Due to the size of the lot the first 5 foot wide landscaping area along all the street frontages are located within the sight visibility zone and therefore, only groundcover is provided in that area. An alternative landscape design is proposed due to the size of the lot

as well as lot depth and width. Optimum landscaping is provided along Pershing Avenue, Black Canyon Avenue, and Vegas Plaza Drive. The landscaping provided in the second 5 foot wide area complies as close to Code as possible, therefore, a request for an alternative standard is necessary.

Although the banquet facility does not have direct access on an arterial or collector the hotel is located in close proximity to Spring Mountain Road to the north, Sammy Davis Junior Drive to the west and Las Vegas Boulevard South to the east which all provide access to site via either shared private access drives/streets with the adjacent resorts or directly from Vegas Plaza Drive via Sammy Davis Junior Drive and other public streets immediately adjacent to the site. The location is appropriate to serve this niche hotel and use.

Due to the lot size, size of the building, and uses proposed, 3 loading areas are adequate for the use and site. The loading areas are located in the most accessible area of the site for loading and unloading. The reduced number of loading zones will not impact the proposed hotel and uses. The loading zones are located on the east side of the property on a single drive aisle for seamless maneuvering through the site. The approach to the hotel is immediately to the valet area and the garage. The size of the lot will not allow the required distance. This is the same condition as the existing development on the site. The width of the lot is 125 feet. The design allows for no stacking or stalling and allows easy access in and out of the proposed development. The off-site circulation in the area exists based on the development on the site with the adjacent existing developments which makes for an easier integration of the proposed development into the area without changing the circulation patterns. The departure from the hotel is immediately to Black Canyon Avenue or Pershing Avenue. The size of the lot will not allow the required distance. This is the same condition as the existing development on the site. The width of the lot is 190 feet. The design allows for no stacking or stalling in the design and allows easy access in and out of the proposed development. The site circulation proposed exists and is established with the adjacent existing developments which makes for an easier integration of the proposed development.

The reductions in the throat depths for the entries into the garage and the valet drop-off lane will not impact the streets adjacent to the proposed development. The depth of the lot is 150 feet; therefore, the standard throat depths cannot be met based on the design for the project. The streets and areas surrounding the site have limited traffic, circulation, and traffic patterns with the existing developments in the area and on the site, therefore, the proposed project will not impact the area because the patterns will remain the same. The mitigating factor for this request is that this is a specialized hotel that will not have large volumes of traffic entering or exiting the site at the same time. The design allows for vehicular traffic to circulate on one-way only driveways within the garage efficiently when guests access the garage to park. As designed with a valet drop-off as the main access to the hotel, most guests are likely to use the valet area for drop-offs and pick-ups.

Based on the size of the lot the reduced driveway width is necessary to accommodate the design of the project. The lot is not only small but is also shallow; therefore, impossible to comply with typical off-site standards. Additionally, the site is surrounded on 3 sides by public streets, which

is not a typical situation for most projects. Attempting to comply with all off-site standards will reduce the developable area of the lot. Additionally, because of the specialized nature of the project, which serves a niche, most guests will use the valet drop-off once they arrive at the hotel and are not likely to use their cars during most of their stay on the property. The entries will be used mostly by valet who will know how to navigate the driveway entries.

This reduction to the right-of-way width is necessitated because of the redesign of the project to comply with the detached sidewalk requirements. The proposed street width will not impact access to the project, the street network and or circulation in the area because Pershing Avenue is not a through street and ends in an existing cul-de-sac which prevents vehicular traffic from accessing the adjacent parcels. The radius of the existing cul-de-sac is larger than is required by the Fire Prevention Bureau and can handle vehicular traffic in the area since the vast majority, if not all of the traffic on this street, is to specifically access the project and no other parcels in the area. Additionally, the street is wider than a 24 foot wide drive aisle with no parking on both sides, can typically handle both traffic and Fire Department equipment to the area and project and other similar projects especially in this instance because the subject street ends in a cul-de-sac.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1170-04 (ET-0217-06)	First extension of time to commence a 9 story, 100 foot high, 148 room hotel/timeshare	Denied by BCC	September 2006
DR-1170-04	9 story, 100 foot high, 148 room hotel/timeshare - expired	Approved by BCC	August 2004
UC-0305-03	Off-premises advertising sign with waivers to increase sign height and area	Denied by BCC	April 2003
DR-1295-97 (ET-0289-99)	Second extension of time to commence a 9 story, 100 foot high, 150 room timeshare hotel	Denied by BCC	September 1999
DR-1295-97 (ET-0228-98)	First extension of time to commence a 9 story, 100 foot high, 150 room timeshare hotel - expired	Approved by BCC	August 1998
DR-1295-97	9 story, 100 foot high, 150 room timeshare hotel - expired	Approved by BCC	August 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Outside storage/employee break area
South	Entertainment Mixed-Use	CR	Mirage resort hotel
East	Entertainment Mixed-Use	CR	Treasure Island parking garage
West	Entertainment Mixed-Use	CR	Mirage/Treasure Island employee parking garage

Related Applications

Application Number	Request
VS-24-0644	A request to vacate and abandon right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

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

Use Permit #1

With appropriate building siting, proper building massing and scale, required parking, and appropriate buffering, a place of worship can be consistent and compatible with neighborhoods in accordance with Title 30 and the Master Plan. Other places of worship have been approved and developed in non-residential areas with little to no impact on surrounding land uses and properties. Staff does not object to the proposed use and can therefore support the request.

Use Permit #8

The Entertainment Mixed-Use category encourages a mix of retail, entertainment, gaming, lodging, and other tourist-oriented services. The purpose of the CR zoning district is to provide for the development of gaming enterprises, compatible commercial, and mixed commercial and residential uses, and to prohibit the development of incompatible uses that are detrimental to gaming enterprises. Policy 5.1.3 of the Master Plan emphasizes tourism, conventions, trade shows, and gaming as one of the region's economic pillars. Retail uses, restaurants with outside dining and drinking, on-premises consumption of alcohol, and convention facilities are common amenities associated with both gaming and non-gaming hotels located within the Resort Corridor. Staff finds the proposed uses comply with the aforementioned policy from the Master Plan and should not have a negative or detrimental impact on the surrounding land uses or properties. **Therefore, staff recommends approval of this request.**

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

No longer needed.

Waiver of Development Standards #3

No longer needed.

Waiver of Development Standards #4

No longer needed.

Waiver of Development Standards #5

Staff finds the reduction to the number of loading spaces should have minimal to no impact on the proposed hotel development. Three loading spaces are located on west side of the hotel, between the one-way drive aisle and the refuse/loading dock area. The proposed number of loading spaces should adequately serve the hotel and the associated commercial uses. **Therefore, staff recommends approval of this request.**

Waiver of Development Standards #6

No longer needed.

Waiver of Development Standards #7

Staff finds the reduction to the required number of EV capable parking spaces should have minimal to no impact on the proposed development. The proposed number of EV capable parking spaces should adequately serve the future demand for any additional EV installed spaces necessary to serve the development. Therefore, staff recommends approval.

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.

Design Reviews #1 through #7

Although the proposed development is not a resort hotel since there is not any gaming, it is similar to a resort hotel regarding the numerous amenities. The proposed design of the hotel consists of contemporary architecture that is aesthetically pleasing and architecturally diverse, which is appropriate for the immediate area. 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 proposed height of the hotel is similar to, and consistent with, other resort hotel requests that have been approved within the immediate area. The alternative landscape design includes multiple raised planters to provide additional landscaping that will enhance the street frontages along sides of the site. The design is appropriate based on the area, the

adjacent development, and the size of the lot. Staff finds the project is appropriate for the area and is compatible with the surrounding land uses; therefore, recommends approval.

Public Works - Development Review

Waivers of Development Standards #8 & #9

Staff needs the technical studies to further address the circulation concerns that may be caused by the reduction in throat depth, back of curb radii, driveway width, approach and departure distances.

Waiver of Development Standards #11

Staff has no objection to the right-of-way width reduction for Pershing Avenue. The street terminates to the west of the site and will only serve traffic accessing the parking garage.

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 30.48.120 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 30.48.100 of the Clark County Unified Development Code. Therefore, as required by Section 30.16.210(12)(D) 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 30.16.210(12)(D) requires that the FAA Determination of No Hazard shall be submitted 2 weeks prior to final approval for any proposed structure that intrudes into Airport Airspace Overlay District [see Chapter 30.48 Part B].)

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 an application for a zoning inspection.
- 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;

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

- Drainage study and compliance;
- Traffic study and compliance;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Install "No parking" signs on all public streets adjacent to the site.
- 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 30.48 Part B 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.

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 #0436-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS: 4 cards

PROTESTS: 3 cards

COUNTY COMMISSION ACTION: January 17, 2024 – HELD – To 04/03/24 – per the applicant.

COUNTY COMMISSION ACTION: April 3, 2024 – HELD – To 06/05/24 – per the applicant.

COUNTY COMMISSION ACTION: June 5, 2024 – HELD – No Date – per the applicant.

COUNTY COMMISSION ACTION: January 8, 2025 – HELD – No Date – per the applicant.

APPLICANT: RAY KOROGHLI

CONTACT: CASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEGAS, NV 89101

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0301-MOLINA, BRENDA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce separation; 3) increase hardscape area; 4) reduce driveway distance; 5) reduce light pole distance; and 6) increase driveway width in conjunction with an existing single-family residence on 0.21 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located south of Calle De Reynaldo and west of Avenida Del Sol within Paradise. JG/nai/kh (For possible action)

RELATED INFORMATION:

APN:

162-26-610-007

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the side interior setback for accessory structure (storage) to 8 inches where 5 feet is required per Section 30.02.06 (an 86.7% reduction).
2. Reduce the separation from an accessory structure (storage) to the existing house to 3 feet where 6 feet is required per Section 30.02.06 (a 50% reduction).
3. Increase hardscape within the front and side yards to 94% where 60% is the maximum allowed per Section 30.04.01.D (a 156% increase).
4.
 - a. Reduce the distance from the property line along the northwest to the residential driveway to 8 inches where 6 feet is required per Uniform Standard Drawing 222 (an 88.9% reduction).
 - b. Reduce the distance from the property line along the northeast to the residential driveway to 5 feet where 6 feet is required per Uniform Standard Drawing 222 (a 16.7% reduction).
5. Reduce distance from the driveway to the light pole to 9 inches where 6 feet is required per Uniform Standard Drawing 222 (an 87.5% reduction).
6. Allow residential driveway widths up to 40 feet 4 inches where 16 feet is the maximum width allowed per Uniform Standard Drawing 222.1 (a 252.1% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1857 Calle De Reynaldo

- Site Acreage: 0.21
- Project Type: Single family residence
- Number of Stories: 1 (house)/1 (storage)/1 (shed)
- Building Height: 7 feet and 5 inches (storage)/7 feet and 5 inches (shed)
- Square Feet: 2,174 (house)/150 (storage)/80 (shed)

Site Plans

The plans depict an existing single-family residence on a 0.21 acre lot. The primary residence is 2,174 square feet and is facing northeast. The plans depict a new 150 square foot storage building along the northwest side of the house. It has an 8 inch side interior setback and 3 feet and 4 inch separation from the house. The plans depict an 80 square foot shed along the west side of the house that has a 4-inch separation from the house when the requirement is 6 feet.

Landscape

The front and side yards of the single-family residence has a total hardscape 94.10% when the requirement is 60%.

Elevations

The plans depict the new storage building to be 7 feet and 5 inches in height. It is made out of same stucco material and color of the primary residence. The photos depict that the shed is also 7 feet and 5 inches.

Applicant's Justification

The applicant built a new storage building because the existing shed was destroyed. The new storage building was built without a building permit and does not meet the setbacks. Due to the shortage of parking spaces, the applicant paved more hardscape along the front of the property. As a result, the applicant is requesting to waive Public Works Uniform Standard Drawing 222.

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 residential

Clark County Public Response Office (CCPRO)

CE24-13915 is an active code enforcement violation for building the accessory structure 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.

Waivers of Development Standard #1 & #2

Setbacks are intended to promote safety and an aesthetically pleasing neighborhood. The applicant did not provide a justification as to why the side interior setback cannot be met for the storage building nor for the patio cover. There is plenty of space in the rear yard for the new storage building to be placed to meet the setbacks.

Separation distances between structures are essential to ensure safety and mitigate visual clutter. The applicant did not provide justification as to why the accessory living cannot meet the required separation distance of 6 feet from the main residence. Staff does not support these requests.

Waiver of Development Standard #3

The request to increase hardscape cannot be supported because this parcel is in a high heat vulnerability area. This contradicts Policy 3.6.1 of the Master Plan which seeks to mitigate the urban heat island effect by reducing the footprint of hardscaped areas. It is for these findings that staff cannot support the request.

Public Works - Development Review

Waivers of Development Standards #4, #5, & #6

Staff cannot support the increased driveway width, reduced distance from the driveway to the property line, and reduced distance to a light pole for the residential driveway. The enlarged driveway will increase the potential for a collision with the light pole adjacent to the property while vehicles enter and exit the driveway. The decreased distances to the property line increase the potential conflict with other residential driveways adjacent to this site.

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:

- 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: BRENDA MOLINA

CONTACT: BRENDA MOLINA, 1857 CALLE DE REYNALDO, LAS VEGAS, NV 89119



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 1102-210-610-007

PROPERTY ADDRESS/ CROSS STREETS: 1857 Calle de Reynaldo Las Vegas NV 89119

DETAILED SUMMARY PROJECT DESCRIPTION

1. Extended Drive way / front Yard with concrete.
2. Build a shed on my back yard

PROPERTY OWNER INFORMATION

NAME: Brenda Gabriela Molina

ADDRESS: 1857 Calle de Reynaldo

CITY: Las Vegas

TELEPHONE: _____ CELL 702-881-9718 EMAIL: brenda.molina97@yahoo.com

STATE: NV

ZIP CODE: 89119

APPLICANT INFORMATION (must match online record)

NAME: Same as Property Owner

ADDRESS: _____

CITY: _____

STATE: _____

ZIP CODE: _____

REF CONTACT ID # _____

TELEPHONE: _____

CELL _____

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Same as Property Owner

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 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)*

Brenda Molina
Property Owner (Print)

06-24-24
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input 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-25-0301

PC MEETING DATE _____

BCC MEETING DATE 7-10-25

TAB/CAC LOCATION Paradise

ACCEPTED BY NAI

DATE 4/10/2025

FEES \$800

DATE 4-10-25

To whom this may concern,

This letter is on behalf of Brenda Molina (applicant) to please allow me to keep my new extended concrete in the front yard as well as the shed built on 1857 Calle De Reynaldo 89119. I built the shed to replace our old one that was destroyed by the strong winds earlier this year. The shed is used for storage only and has no plumbing or electricity installed. The shed is under 200 square feet and therefore I am asking for a waiver for where there is 8 inches setback, and 5 feet are required. 30.02.06 section. I'm also applying to waive the separation requirements to 3 feet and 4 inches where the requirements are 6 feet. The existing shed is 7.5' by 9, and has 150SQ FT. I also have another detached shed on the East side of the house that was there when I purchased the house. I am also applying for waiver the separation requirement to 0 feet and 4 inches when the requirements are 6 feet. There was also a grill on the southeast corner of the property that has been removed. There is a shed/patio cover to the northwest of my property that will also be removed. All sheds are less than 8 feet tall as a result architectural compatibility does not apply.

The extended concrete was made to have more parking space as my neighbors were fighting for public parking and are putting trash bins and cones to block the space. My visitor's car was once violated by being written on "please move" and was not blocking any driveway. Again, to avoid any more conflict with my neighbors we decided to extend the front concrete/ driveway and now I'm requesting a waiver of development standard to allow 94.10% amount of hardscape where 60% is allowed per section. 30.04.01(D)(3)

There is an existing attached patio cover that was there when I purchased the house. The measurements are 17 feet by 18 feet and 7 ½ feet tall. Per Tabel 30.02-4 an attached patio in RS5.2 zoning cannot be closer than 3ft. from the rear lot line. My patio is 18 feet away from the rear lot line as a result no waiver is required.

I am also waiving the distance from the property line to the residential driveway to 0 feet and 8 inches along the northwest property line the minimum requirements are 6 feet per Uniform Standard Drawing 222. Secondly, I am waiving the distance from the property line to the residential driveway to 5feet along the northeast property line when the minimum is 6 feet per Uniform Standard Drawing 222. Thirdly, I am requesting a waiver to have my driveway located 0 feet and 9 inches of the light pole when the minimum required is 6 feet Per Uniform Standard Drawing 222. Lastly, I am also asking for a waiver of development standard to exceed the maximum driveway width per Uniform Standard Drawing 222.1.

12
W5-25-0301

07/02/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0354-TANDELA, JULINDA:

ZONE CHANGE to reclassify 0.76 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located east of McLeod Drive, 375 feet south of Oquendo Road within Paradise (description on file). JG/rk/kh (For possible action)

RELATED INFORMATION:

APN:

162-36-601-013

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.76
- Existing Land Use: Undeveloped

Applicant's Justification

This request is a zone boundary amendment to CG (Commercial General) zoning with no plans submitted. A future land use application for specific development plans will be submitted at a later date. The applicant indicates the Planned Land Use category for this site is designated as Neighborhood Commercial further affirming its suitability for commercial development. Furthermore, with all the existing development in the area and proximity to the airport, no one is interested in purchasing the subject property to build a home. However, there are many potential buyers who would like to use this land for their personal commercial needs.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Neighborhood Commercial	RS20 (AE-60)	Undeveloped & single-family residence
East	Public Use	P-F (AE-60)	Del Sol High school
West	Business Employment	IP (AE-60)	Office/warehouse complex

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for CG (Commercial General) zoning is appropriate with the surrounding area based on the air environs from the Department of Aviation further to the west. The request to CG zoning conforms to the Winchester/Paradise Land Use Plan and complies with the goals and policies of the Master Plan. Staff does not anticipate any adverse impacts with this proposal and as a result, staff can support the CG zoning request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Public Works - Development Review**

- Right-of-way dedication to include 10 feet for McLeod Drive.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JULINDA TANDELA

CONTACT: JULINDA TANDELA, 10205 RANCHO DESTINO ROAD, LAS VEGAS, NV 89183



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-36-601-013

PROPERTY ADDRESS/ CROSS STREETS: PARCEL MAP FILE 25 PAGE 88 LOT 4

DETAILED SUMMARY PROJECT DESCRIPTION

Zone change to reclassify the property from RS20 to CG

PROPERTY OWNER INFORMATION

NAME: JULINDA TANDELA
ADDRESS: 10205 RANCHO DESTINO RD
CITY: LAS VEGAS STATE: NV ZIP CODE: 89183
TELEPHONE: CELL 702-720-3393 EMAIL: julindahee20@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: JULINDA TANDELA
ADDRESS: 10205 RANCHO DESTINO RD
CITY: LAS VEGAS STATE: NV ZIP CODE: 89183 REF CONTACT ID #
TELEPHONE: CELL 702-720-3393 EMAIL: julindahee20@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: JULINDA TANDELA
ADDRESS: 10205 RANCHO DESTINO RD
CITY: LAS VEGAS STATE: NV ZIP CODE: 89183 REF CONTACT ID #
TELEPHONE: CELL 702-720-3393 EMAIL: julindahee20@gmail.com

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

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

Property Owner (Signature)*

JULINDA TANDELA
Property Owner (Print)

04/29/2025
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input 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) 2C.25.0354

PC MEETING DATE

BCC MEETING DATE 7-2-25

TAB/CAC LOCATION Paradise

LUP: (NC)

ACCEPTED BY RK

DATE 4-30-25

FEES \$1,200.00

DATE 6-10-25

APR. 25. 100610

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

Re: ReZoning Assessor Parcel #162-36-601-013 from RS20 to Commercial General

Dear Clark County Comprehensive Planning Department:

I am preparing to sell my parcel of raw land Assessor parcel #162-36-601-013 in Clark County, and I would like to change the zoning from RS20 to Commercial General.

This area was once zoned RS20 for most properties in the area, and was home to many Department of Aviation parcels. As Vegas has grown, this area is now filling up with industrial warehouses. The Department of Aviation is looking to sell their parcels in this area within the confines of the County's Suggested Land Use. With all the development and proximity to the airport, no-one is interested in purchasing the land to build a home.

However, there are many potential buyers who would like to use this land for their personal commercial needs. I have many inquiries regarding outdoor parking needs. There is interest from limo storage, truck storage, and trailer storage. This is a good use for Clark County; it fits within the parameters of the Planned Land Use; Neighborhood Commercial. With proper fencing and horticulture per County guidelines, this property may be the perfect buffer between the growing industrial warehouses in the area and the remaining homes still dotting the street.

With this goal in mind, I reached out to both Commissioner Gibson and the Department of Aviation. Both have given me the green light to move forward with this rezone. Their support letters will be provided upon request.

I would like to reiterate that we have no buyers' contracts or Letters of Intent on the property at this time. For this reason, we are not submitting plans. We are simply looking to change the zoning from RS20 to Commercial General at this time.

Thank You for your Consideration.

Sincerely,



Julinda Tandela