



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

May 12, 2026

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 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
 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 April 28, 2026 (For possible action)
- IV. Approval of the Agenda for May 12, 2026 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning

1. **UC-26-0186-EHH VENTURE:**
USE PERMIT to allow outdoor dining, drinking, and cooking.
WAIVER OF DEVELOPMENT STANDARDS to modify parking area design standards.
DESIGN REVIEW for modifications to a previously approved industrial/commercial development on a 3.44 acre portion of 8.06 acres in an IP (Industrial Park) Zone and a CG (General Commercial) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located south of Sunset Road and west of Spencer Street within Paradise. JG/sd/cv (For possible action)
BCC 5/20/26

2. **WS-26-0184-COUNTY OF CLARK(AVIATION) & HANGER 145-18, LLC LEASE:**
WAIVER OF DEVELOPMENT STANDARDS for modified driveway geometrics.
DESIGN REVIEW for proposed aircraft hangars in conjunction with an existing office/warehouse and aircraft hangar complex on 12.7 acres in a PF (Public Facility) Zone within the Airport Environs (AE-60, AE-65, & AE-70) Overlay. Generally located south of Reno Avenue and east of Haven Street within Paradise. JG/rg/cv (For possible action)
BCC 5/20/26

3. **UC-26-0210-4185 WEST HARMON, LLC:**
USE PERMIT to allow outdoor storage.
DESIGN REVIEW for outdoor storage in conjunction with an existing equipment rental and sales facility on 2.24 acres in an IL (Industrial Light) Zone. Generally located south of Harmon Avenue and west of Wynn Road within Paradise. MN/mh/kh (For possible action)
PC 6/2/26

4. **UC-26-0228-2306 PAMA LANE, LLC:**
USE PERMIT to allow a place of worship in conjunction with an existing office complex on a 0.59 acre portion of a 3.12 total acre site in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Pama Lane and west of Eastern Avenue within Paradise. JG/mh/kh (For possible action)
PC 6/2/26

5. **VS-26-0237-REFRIGERATION SUPPLIES DISTRIBUTOR:**
VACATE AND ABANDON a portion of a right-of-way being Russell Road located between Rogers Street and Arville Street, and portion of a right-of-way being Rogers Street located between Russell Road and Quail Avenue (alignment) within Paradise (description on file). MN/bb/kh (For possible action)
PC 6/2/26

6. **DR-26-0236-REFRIGERATION SUPPLIES DISTRIBUTOR:**
DESIGN REVIEW for a proposed office/warehouse building on 1.91 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Russell Road and east of Rogers Street within Paradise. MN/bb/kh (For possible action)
PC 6/2/26

7. **UC-26-0217-CAMERON LAURA & JAMES:**
USE PERMITS for the following: 1) allow additional household pets (dogs); and 2) allow a home occupation.
WAIVER OF DEVELOPMENT STANDARD for alternative driveway geometrics in conjunction with an existing single-family residence on 0.56 acres in an RS20 (Residential Single-Family 20) Zone. Generally located west of Radcliff Street and south of Robindale Road within Paradise. MN/rp/kh (For possible action) **BCC 6/3/26**

VI. General Business (For possible action)

VII. 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.

VIII. Next Meeting Date: May 26, 2026.

IX. 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

April 28, 2026

MINUTES

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

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

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

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

Dane Detommaso and Jose Mendoza ; Planning, Blanca Vazquez; Community Liaison

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

II. Public Comment:
None

III. Approval of March 31, 2026 Minutes

Moved by: Sheesley
Action: Approve as submitted
Vote: 4-0 Unanimous

Approval of Agenda for April 14, 2026

Moved by: Williams
Action: Approve with changes
Vote: 4-0 Unanimous

IV. Informational Items (For Discussion only)

VI. Planning & Zoning

1. **VS-26-0109-U S HUI DE REAL ESTATE INVESTMENT CORP:**

VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Wynn Road, and Spring Mountain Road and Pioneer Avenue within Paradise (description on file). JJ/rp/cv
(For possible action) PC 4/21/26

HELD – to 5/12/26

Applicant was a no show

2. **VS-26-0143-CHURCH NAZARENE LAS VEGAS:**

VACATE AND ABANDON easements of interest to Clark County located between Pecos McLeod Int and Mojave Road, and Viking Road and Twain Avenue; and a portion of right-of-way being Viking Road located between Mojave Road and Pecos McLeod Int within Paradise (description on file). TS/sd/cv (For possible action) PC 5/5/26

MOVED BY-Sheesley

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

3. **UC-26-0175-CHURCH NAZARENE LAS VEGAS:**

USE PERMIT to allow communication utility building.

WAIVER OF DEVELOPMENT STANDARDS to eliminate buffering and screening.

DESIGN REVIEW for a communication utility building on a 0.41 acre portion of 2.84 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Mojave Road and north of Viking Road within Paradise. TS/sd/cv (For possible action) PC 5/5/26

MOVED BY-Sheesley

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

4. **PA-26-700013-WAGNER ROBERT E & HILDA D:**

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Ranch Estate Neighborhood (RN) on 1.04 acres. Generally located south of Oquendo Road and west of Pecos Road within Paradise. JG/rk (For possible action) PC 5/19/26

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

5. **VS-26-0173-BP FLAMINGO, LLC:**

VACATE AND ABANDON portion of a right-of-way being Pinecrest Street located between Flamingo Road and Viking Road within Paradise (description on file). TS/jm/cv (For possible action)

PC 5/19/26

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

6. **AR-26-400027 (UC-22-0556)-LV DIAMOND PROPERTY I, LLC:**

WAIVER OF DEVELOPMENT STANDARDS SECOND APPLICATION FOR REVIEW to eliminate street landscaping for an existing racetrack, recreational facility, and fairgrounds on 37.6 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Koval Lane and the north side of Harmon Avenue within Paradise. JG/md/cv (For possible action)
BCC 5/20/26

MOVED BY - Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

7. **SDR-26-0177-SG VEGAS OWNER, LLC**

SIGN DESIGN REVIEWS for the following: 1) increase the area of electronic signs; and 2) increase the number of electronic signs in conjunction with a previously approved comprehensive sign plan for an existing shopping center on 9.46 acres in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and south of Harmon Avenue within Paradise. JG/rg/cv (For possible action)
BCC 5/20/26

MOVED BY-Sheesley

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

8. **VS-26-0213-MGM RESORTS FESTIVAL GROUNDS, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Reno Avenue and Mandalay Bay Road, and Giles Street and Las Vegas Boulevard South, and a portion of a right-of-way being Giles Street located between Reno Avenue and Mandalay Bay Road within Paradise (description on file). JG/mh/cv (For possible action)
BCC 5/20/26

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

9. **WS-26-0212-MGM RESORTS FESTIVAL GROUNDS, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) increase retaining wall height; and 3) alternative driveway geometrics.
DESIGN REVIEW for a proposed museum (memorial park) on 2 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Reno Avenue and west of Giles Street within Paradise. JG/mh/cv (For possible action)
BCC 5/20/26

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

10. WS-26-0184-COUNTY OF CLARK(AVIATION) & HANGER 145-18, LLC LEASE:
WAIVER OF DEVELOPMENT STANDARDS for modified driveway geometrics.

DESIGN REVIEW for proposed aircraft hangars in conjunction with an existing office/warehouse and aircraft hangar complex on 12.7 acres in a PF (Public Facility) Zone within the Airport Environs (AE-60, AE-65, & AE-70) Overlay. Generally located south of Reno Avenue and east of Haven Street within Paradise. JG/rg/cv (For possible action) BCC 5/20/26

MOVED BY-Swartzlander

HELD- to 5/12/26 – for applicant to work with PW and receive an updated staff recommendation on recently submitted plans

VOTE: 4-0 Unanimous

VI. General Business (for possible action)
None

VII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be May 12, 2026

IX. Adjournment
The meeting was adjourned at 7:48 p.m.

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0186-EHH VENTURE:

USE PERMIT to allow outdoor dining, drinking, and cooking.
WAIVER OF DEVELOPMENT STANDARDS to modify parking area design standards.
DESIGN REVIEW for modifications to a previously approved industrial/commercial development on a 3.44 acre portion of 8.06 acres in an IP (Industrial Park) Zone and a CG (General Commercial) Zone within the Airport Environs (AE-65 & AE-70) Overlay.

Generally located south of Sunset Road and west of Spencer Street within Paradise. JG/sd/cv (For possible action)

RELATED INFORMATION:

APN:
177-02-102-007; 177-02-102-008

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the width of a sidewalk on the northeast side of the building to 3 feet where a minimum of 5 feet wide sidewalk is required to separate building from the pavement for parking aisles or spaces per Section 30.04.04H (a 40% reduction).
- b. Eliminate the required sidewalk on the northwest side of the building where a minimum of 5 feet wide sidewalk is required to separate building from the pavement for parking aisles or spaces per Section 30.04.04H.

LAND USE PLAN:
WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description

General Summary

- Site Address: 1725 E. Sunset Road
- Site Acreage: 3.44 (subject parcel)/8.06 (overall)
- Project Type: Modifications to a previously approved industrial/commercial development
- Building Height (feet): 46
- Square Feet: 7,000 (restaurant)/1,282 (proposed outdoor dining, drinking, and cooking)/96,324 (total)
- Parking Required/Provided: 321 / 415
- Sustainability Required/Provided: 7/7

History, Site Plan, & Request

APN 177-02-102-008 was approved for an industrial/commercial development through UC-24-0560 by the Board of County Commissioners in December 2024. Since that time, a shell permit has been obtained for the building (BD-25-24513) and construction has commenced. The previously approved plans depicted an office/warehouse building centrally located on the site for light manufacturing with a restaurant tenant space. Access to the site was from Sunset Road with gated access from Spencer Street. Parking was provided on all sides of the building. The applicant is now requesting to modify the previously approved plans. The site redesign includes:

- Adding an outdoor dining, drinking, and cooking area to the previously approved restaurant;
- Reducing the width of a sidewalk on the northeast side of the building to 3 feet 6 inches, and elimination of a portion of the sidewalk on the northwest side of the building to accommodate the outdoor dining;
- Relocating EV charging spaces from the front of the building to the parking area along Sunset Road and providing details of the EV spaces;
- Reconfiguring the covered sidewalk at the building entrance to accommodate outdoor dining area;
- Eliminating some of the parking spaces along the west property line to accommodate cross access to APN 177-02-102-007 which allows shared parking between the two parcels. There will be 321 parking spaces required for both parcels, where 415 spaces are provided;
- Increasing the restaurant area from 4,536 square feet to 7,000 square feet and reducing the office area to 4,011 square feet;
- Changing the façade design and materials;
- Updating the landscape plan;
- New 5 foot wide painted striped pedestrian walkway along the west and northwest exteriors of the building.

Landscaping

With this request, changes are proposed to the previously approved landscape plan under UC-24-0560, that include removal of some trees along a portion of the west property line to accommodate the cross access, relocation of trees from the south side of Spencer Street driveway to the north side of the driveway, and changes to the landscape along Sunset Road to accommodate utilities and drainage needs. All the landscaping will remain in compliance with Title 30 requirements.

Elevations

With this request, minor changes are proposed to the previously approved elevations under UC-24-0560 that include modifications to accommodate the proposed outdoor dining area, and some other slight changes to the façade design and building materials.

Floor Plans

The proposed plans show the first level consists of a 7,000 square foot restaurant with a new 1,282 square feet outdoor dining and drinking area.

Applicant's Justification

The applicant states the outdoor dining, drinking and cooking area is an added amenity to the previously approved restaurant. The outdoor seating area functions as an extension of the restaurant and remains subordinate to the primary use. The request is consistent with the intent of the industrial district, which supports ancillary commercial amenities serving employees and visitors, and does not introduce a new or incompatible use. The outdoor dining area does not encroach into drive aisles or fire lanes. The original Design Review approval exterior building materials and façade articulation have been revised to accommodate the restaurant use and outdoor dining area. Changes include exterior materials, enhanced storefront and entry treatments, integration of outdoor dining features, and updated façade materials.

Prior Land Use Requests

*Application Number	Request	Action	Date
UC-24-0560	Use permit, waiver of development standards, and design review for an industrial/commercial building	Approved by BCC	December 2024
ZC-24-0559	Zone change from CG zone to IP zone	Approved by BCC	December 2024
WS-0596-11 (ET-0015-13)	First extension of time for waiver of parking lot landscaping and screening mechanical equipment for a modular office and retail building - expired	Approved by PC	April 2013
WS-0596-11	Waiver for parking lot landscaping and screening mechanical equipment for a modular office and retail building - expired	Approved by PC	February 2012
ZC-1930-05	Reclassified the subject site to C-2 zoning for an office/retail development	Approved by BCC	January 2006

*This list only reflects the land use applications previously approved for APN 177-02-102-008.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF & CG (AE-70 & AE-75)	Harry Reid International Airport & retail with gas station
South	Business Employment	RS20 & IP (AE-65 & AE-60)	Undeveloped & office
East	Business Employment	IP (AE-65 & AE-70)	Undeveloped
West	Business Employment	CG (AE-65 & AE-70)	Shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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 proposed outdoor dining, drinking, and cooking will be in conjunction with a restaurant. Staff does not anticipate the addition of outdoor dining, drinking, and cooking will produce any adverse effects on properties in the surrounding area. Furthermore, by creating the cross access, there will be ample parking for both sites, and the use is complementary to the surrounding businesses. For these reasons, staff can support this request.

Waiver of Development Standards

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

Staff cannot support the reduction or elimination of a portion of the required sidewalk that separates the building from the parking area. The intent of the code is to provide pedestrian safety when traversing the site to the building; therefore, staff cannot support the request.

Design Review

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

Staff finds the changed proposed on the site are mainly to accommodate the outdoor dining area, or provide cross access to the adjacent parcel to the west to comply with the parking standards. However, since staff is not supporting the requested waivers of development standards to reduce and eliminate the required sidewalk around the building due to concerns for pedestrian safety, staff cannot support the design review.

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.

The property lies within the AE-70 (70 - 75 DNL) and the AE-65 (65 - 70 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

Recommendation

Approval of the use permit; denial of the waiver of development standards and design review.

If this request is approved cross-access 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:

- Record perpetual cross access, ingress/egress, and parking easements between APN 177-02-102-007 and APN 177-02-102-008 prior to any building permit or business license;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application, and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

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. The Determination of No Hazard must not be expired.
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Outside dining in the AE-70 is permitted subject to the recording of a Commercial Noise Disclosure Statement.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0059-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: MTA PROPERTIES, LLC
CONTACT: CARON RICHARDSON, 341 SIMON BOLIVAR DR., HENDERSON, NV 89014**



25 March 2026

Steven DeMerritt
Clark County Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, Nevada 89106

Re: Design Review, Use Permit: Outdoor Dining, Shared Parking
1725 E Sunset Rd., Las Vegas, NV 89118
APR: 25-101816

Dear Steven:

On behalf of the property owner, MTA Properties LLC, this letter of justification outlines a request for a Design Review and Use Permit to allow outdoor dining, shared parking and building material changes associated with the previously approved Sunset Spencer Office Building located at 1725 East Sunset Road (APN 177-02-102-008). The revised site plan updates a previously approved layout to improve site functionality, pedestrian experience, and parking efficiency to accommodate the outdoor dining while maintaining compliance with Clark County Title 30 development standards.

The property was approved for development through a Zone Change (ZC-24-0559) and Use Permit (UC-24-0560) in December 2024. Since that time a shell permit has been obtained for the building (**BD-25-24513**) and construction has commenced. An ADR (**25-901072**) application for an EV parking space relocation and associated landscape revisions is currently in process as a result of the building department's shell permit.

Use Permit:

This Use Permit application for an outdoor dining area of **1,282 s.f.** is a proposed amenity and modest site enhancement within an Industrial (IG) zoning district. The outdoor seating area functions as an extension of the indoor dining and remains subordinate to the primary use on site. The request is consistent with the intent of the IG district, which supports ancillary commercial amenities serving employees and visitors, and does not introduce a new or incompatible use.

The outdoor dining area is screened and defined to maintain compliance with applicable **Title 30 development standards** including pedestrian access, low walls and landscaping to shield the parking lot and increased parking requirements. The area does not encroach into drive aisles or fire lanes, and adequate on-site parking is maintained to support the indoor and outdoor seating. Operational characteristics, including hours of use, are consistent with the existing approved restaurant and are not expected to result in increased impacts related to noise, lighting, or traffic.

Design Review:

The site redesign includes the reconfiguration of the covered sidewalk at the building entrance to accommodate outdoor dining area, parking refinements with a shared parking agreement and adjustments to loading and access areas. There have also been modifications to landscape and screening treatments associated with the outdoor dining and a reduction of trees (**6**) at the shared driveway with other landscaping areas remaining the same.

Since the original Design Review approval exterior building materials and façade articulation have been revised to accommodate the restaurant use and outdoor dining area. Changes include exterior materials, enhanced storefront and entry treatments, integration of outdoor dining features, and updated façade materials to improve

341 Simon Bolivar Dr.
Henderson, NV 89014
c: (702) 523.2724

dining experiences while maintaining compatibility with surrounding development. These revisions do not increase building area or site intensity but improve the architectural quality of the building.

Parking demand, including the outdoor dining, is accommodated through on-site parking and a cross-access parking agreement with **Sundance Plaza**, maintaining compliance with Clark County Title 30 requirements. Accessible parking, loading areas, and EV charging facilities meet or exceed applicable standards. Sundance Plaza contains **54,170 s.f.** of restaurant, retail, and financial uses requiring **185 parking spaces** under 2024 Title 30 standards, while **279 spaces are provided**. Sharing twelve spaces with the Sunset Spencer site will not adversely affect parking availability.

The following description of design changes and a table of the percentage of changes is shown below for clarity:

1. Outdoor dining patio with planters.
2. Restaurant increase to 7,000 s.f.; reduced office (first floor only) to 4,011 s.f.
3. Linear planters at building entry.
4. Electric bike parking moved to opposite side of the patio.
5. Accessible route location change and addition of an ADA patio ramp (restaurant entrance is zero curb face).
6. Trash enclosure relocations:
 - a. East trash enclosure, previously shown as two separate enclosures, is now designed for a roll off dumpster with CMU screen wall;
 - b. West trash enclosure has been relocated to accommodate the shared driveway, and a secondary grease area has been added.
7. West sliding gate is moved to the south and a man gate with panic hardware added for egress to the public right-of-way.
8. A man gate with panic hardware is added to the east sliding gate for egress to the public right-of-way.
9. Building façade and material changes as shown in the elevations.
10. New driveway and retaining wall with wrought iron at new shared driveway; trees have been removed to accommodate the shared drive.

The shared drive aisle between the parcels provides two-way commercial circulation with a minimum clear width of approximately 32'. The Sunset Spencer parcel is deficient by **12** parking spaces; however, Sundance Plaza provides sufficient surplus parking to offset this shortfall. A reciprocal access and shared parking agreement will be recorded to ensure continued compliance with Title 30 parking requirements. The shared configuration enhances site efficiency while maintaining safe vehicular circulation and emergency access.

The revisions for building finishes, site elements including the shared driveway and outdoor dining have not increased the building area and do not alter approved access points or circulation patterns. Parking demand, service access, and pedestrian routes remain compliant with Clark County Title 30 requirements. The modifications represent architectural and operational refinements intended to improve the overall quality and functionality of the development while maintaining compatibility with surrounding uses.

Sincerely,



Caron Richardson
Land Use Consultant

Enclosure: Declaration of Changes

cc: Michael Austin, MTA Properties, LLC

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Declaration of Changes

Application #	Approved Landscape Square Footage	Scope of Project	Quantity	% Change from Baseline
UC-24-0560	19,499	Landscaping		
Street Trees			25	
Parking Lot Trees			29	
Existing Trees			15	
Other Trees			33	
Total Tree Count			102	
Shrubs/Cacti			481	
Rock		1" screened rock mulch	17,434 s.f.	
Application #	Approved Square Footage	Scope of Project	Quantity	% Change from Baseline
APR 25-101816	(Note: ADR 25-901072)	Landscaping - Trees	101	
			96	-4.95
		Proposed Addition (s.f.)		
	4,536	Restaurant	2,464	+54.6
	0	Outdoor Dining	1,286	+100
	5,730	Office	-1,719	-30

Application #	Approved Square Footage	Scope of Project	Proposed Addition S.F.	% Change from Baseline
UC-24-0560	0	Relocate (1) EV parking space	0	0

ADR 25-901072		Landscaping		
Street Trees			25	0
Parking Lot Trees			26	-10.3
Existing Trees			15	0
Other Trees			35	+5.7
Total Tree Count			101	
Shrubs/Cacti			385	-20
New Riprap			1240 s.f.	+7

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PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0184-COUNTY OF CLARK(AVIATION) & HANGER 145-18, LLC LEASE:

WAIVER OF DEVELOPMENT STANDARDS for modified driveway geometrics.

DESIGN REVIEW for proposed aircraft hangars in conjunction with an existing office/warehouse and aircraft hangar complex on 12.7 acres in a PF (Public Facility) Zone within the Airport Environs (AE-60, AE-65, & AE-70) Overlay.

Generally located south of Reno Avenue and east of Haven Street within Paradise. JG/rg/cv
(For possible action)

RELATED INFORMATION:

APN:

162-28-211-001 through 162-28-211-008; 162-28-211-019 through 162-28-211-032

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Allow the existing driveway (northeast corner) along Reno Avenue to remain where a commercial driveway is required per Uniform Standard Drawing 222.1.
- b. Reduce the driveway throat depth along Reno Avenue (northwest corner) to 5 feet where 25 feet is required per Uniform Standard Drawing 222.1 (an 80% reduction).
- c. Reduce the driveway width along Reno Avenue (northeast corner) to 30 feet where 32 feet is required per Uniform Standard Drawing 222.1 (a 6.25% reduction).
- d. Reduce the driveway width along Reno Avenue (northwest corner) to 23 feet where 32 feet is required per Uniform Standard Drawing 222.1 (a 28% reduction).
- e. Reduce the existing driveway ingress radius along Reno Avenue (northwest corner) to 13 feet where 25 feet is required per Uniform Standard Drawings 222.1 (a 48% reduction).
- f. Reduce the existing driveway egress radius along Reno Avenue (northwest corner) to 14 feet where 15 feet is required per Uniform Standard Drawings 222.1 (a 48% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 135, 145, 155, 175, 177, 179, 181 & 185 E. Reno Avenue
- Site Acreage: 12.7

- Project Type: Aircraft hangar facility
- Number of Stories: 1
- Building Height (feet): 43
- Square Feet: 25,500 each (proposed Hangar 1, Hangar 2, & Hangar 3)
- Parking Required/Provided: 234/211
- Sustainability Required/Provided: 7/7

Site Plan

The site currently includes an existing office/warehouse complex with multiple airport hangars. With the proposed site modifications, ultimately, the site will be dedicated solely to airplane hangars. Vehicular access is provided from two existing driveways on the northeast and northwest corners of the site adjacent to Reno Avenue. Existing buildings are positioned throughout the site in various linear arrangements and the existing site features include paved areas, landscape planters, perimeter walls, fencing, security gates, and trash enclosures.

The plan depicts that the 5 buildings on the western half of the site will be demolished and 3 new airplane hangars will be constructed in a north to south orientation parallel to the west property line. New parking areas are located adjacent to and inside the proposed hangars, as well as south of the proposed 3rd hangar.

Unaffected parking areas adjacent to the remaining buildings will remain as is. The site requires 234 parking stalls and 211 parking stalls are provided.

Landscaping

The landscaping along the Reno Avenue frontage consists of existing landscape areas and existing trees that are shown to remain with no changes proposed. Parking-area landscaping is provided within planters at the ends of parking rows and along drive aisles, and the plan shows trees within these planters integrated into the parking layout.

Elevations

The exterior elevations have a maximum height of 43. All elevations depict vertical metal siding and a pitched metal roof. The color palette includes tan, beige, and dark brown. The west facing elevation includes the main entrances, and the east elevation features large bottom rolling hangar door panels to accommodate aircrafts.

Floor Plans

The floor plan shows three 25,500 square foot hangar bays, with office areas on the western portion of Hangar 1 which includes an entry area, lobby/hospitality space, and restrooms.

Applicant's Justification

The applicant states that the request involves the redevelopment of an existing aviation facility through the demolition of older structures and construction of three new aircraft hangars with associated office space, designed with metal panel materials and a standing-seam roof to meet aviation operational needs. The applicant explains that several design review modifications are requested because aviation hangars cannot meet horizontal and vertical articulation standards, do not accommodate street-facing customer entrances, and require the removal of parking-area

landscaping and pedestrian walkway requirements due to aircraft movement, safety concerns, and limited public access. The applicant further requests waivers to allow existing driveway configurations on Reno Avenue to remain, noting that although the driveways do not meet current standards, traffic to the site will be limited to employees and private aviation users. The applicant concludes that the proposed improvements will modernize the Quail Air Centre and enhance its functionality while remaining consistent with aviation-specific design and operational requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-24-500010	Tentative map for a commercial subdivision	Approved by PC	April 2024
ADR-22-900605	Expansion of an existing aircraft hangar	Approved by ZA	September 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CG, CR & RM32 (AE-60 & AE-65)	Multi-family residential, hotel, time share & undeveloped
South	Entertainment Mixed-Use	PF (AE-65 & AE-70)	Aircraft hangar facility
East	Entertainment Mixed-Use	PF (AE-65 & AE-70)	Harry Reid Airport & existing aircraft hangars
West	Entertainment Mixed-Use	CR (AE-60 & AE-65)	Office complex

STANDARDS FOR APPROVAL:

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

Analysis
Comprehensive Planning
Design Review

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

Development of the subject property has been reviewed for compatibility with adjacent development, architectural appearance, and site access and circulation. The site contains existing aircraft hangar buildings and associated improvements along Reno Avenue, with two existing driveways providing access. The proposed improvements consist of three new hangar buildings located on the western part of the property, west of the existing hangar structures, with new paved areas, new walkways, and adjacent parking areas shown on the plan. The elevations show

a consistent building form across all elevations. Landscaping along the Reno Avenue frontage consists of existing landscape areas and trees that are shown to remain, and parking area landscaping is mostly provided. The PF zoning district allows most development and design standards to be established through the approved plan set, while Public Works standards are addressed through the companion waiver requests associated with the existing driveway conditions. On-site circulation is unobstructed, and the proposed buildings are architecturally compatible with the existing development. For these reasons, staff support this design review.

Public Works – Development Review

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 #1a

With the area changing due to the adjacent new developments, the area will experience significantly higher vehicle and pedestrian traffic. Pan driveways would create delays and safety conflicts in this high demand environment. Therefore, staff cannot support this request.

Waiver of Development Standards #1b

Reduced throat depth would result in vehicle stacking into Reno Avenue, which will be worsened by increased event traffic and visitor activity generated by the new developments. A redesign can meet minimum standards and avoid these conflicts. Therefore, staff cannot support this request.

Waiver of Development Standards #1c & #1d

The reduction in driveway width, combined with the request in Waiver #1b, further reduces the safety of vehicles entering and exiting the site. Narrower driveways will result in more vehicles stopping in the right-of-way while drivers attempt to negotiate the tight turns that will be required. Further complicating off-site to on-site movements, the reduced throat depth will compound the impact of the pan driveways and narrow driveways, creating a dangerous situation for the public. Therefore, staff cannot support this request.

Waiver of Development Standards #1e & #1f

Staff finds the request to reduce the distance from the back of curb radius (BCR) to the driveway to be a self-imposed hardship. The reduction would limit safe turning movements, particularly for service and emergency vehicles, creating safety concerns. Additionally, with the anticipated surge in activity around the new developments, preserving adequate turning radii is critical. Therefore, staff cannot support this request.

Department of Aviation

The development is located on property owned by the Department of Aviation and will be identified on the airport layout plan (ALP) for Harry Reid International Airport. Therefore, as

required by 14 CFR Part 77 the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

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

Department of Aviation

- Applicant is required to file a valid "on airport" FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77;
- 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. The Determination of No Hazard must not be expired.
- Applicant is advised that the FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0512-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ECHELON GROUP

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

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0210-4185 WEST HARMON, LLC:

USE PERMIT to allow outdoor storage.

DESIGN REVIEW for outdoor storage in conjunction with an existing equipment rental and sales facility on 2.24 acres in an IL (Industrial Light) Zone.

Generally located south of Harmon Avenue and west of Wynn Road within Paradise. MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:

162-19-701-005; 162-19-701-006

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4185 W. Harmon Avenue
- Site Acreage: 2.24
- Project Type: Outdoor storage
- Number of Stories: 1
- Building Height (feet): 17 (warehouse)/17 (temporary structure #1)/11 (temporary structure #2)/10 (temporary structure #3)/10 (temporary structure #4)
- Square Feet: 5,213 (warehouse)/1,556 (temporary structure #1)/400 (temporary structure #2)/150 (temporary structure #3)/1,645 (temporary structure #4)
- Parking Required/Provided: 7/23 (existing on site)

Site Plans

The plans depict an industrial site accessed via Harmon Avenue to the north. An existing 5,213 square foot warehouse is located in the northeast corner of the site, set back 20 feet from the north and east property lines. Temporary structures are located on the east, west, and south sides of the warehouse, ranging from 150 square feet to 1,645 square feet. Parking is located along the northern portion of the site, with 23 existing parking spaces provided where 7 spaces are required. An existing trash enclosure is located along the southern portion of the parking area.

The outdoor storage area is located south of the parking area and occupies the majority of the site. An existing access gate and chain link fence ranging from 6 feet to 12 feet in height is located south of the parking area, separating it from the outdoor storage area. The access gate is

set back 71 feet from the north property line. New slats are proposed for the fence to provide screening from the Harmon Avenue right-of-way. An existing 6 foot high chain link fence is located along the south and east property lines, while an existing 9 foot high screen wall is located along the west property line. A use permit is required since the outdoor storage will not be completely screened from the right-of-way with an 8 foot high screened fence or wall, and since the outdoor storage will be stacked or piled above the screened fences and walls.

Landscaping

The plans depict existing street landscaping behind an attached sidewalk along Harmon Avenue, consisting of trees, shrubs, and groundcover. There are no proposed changes to landscaping associated with this application.

Elevations

The plans depict a 17 foot high warehouse building with CMU facades and a flat rooflines. Doors and windows are located on the south and west elevations, with additional windows on the north elevation. Photos have been provided for temporary metal structures, all of which feature flat rooflines and range from 10 feet to 17 feet in height.

Floor Plans

The plans depict a 5,213 square foot warehouse with offices, a reception area, and storage rooms. There are 4 temporary structures with open layouts, which range from 150 square feet to 1,556 square feet.

Applicant's Justification

The applicant states that the property has been used for decades for an equipment rental and sales business. The proposed site modifications include outdoor storage, temporary structures, and adding screening slats to existing fencing. The outdoor storage will occasionally be stacked above the fence with 16 foot high racks, and the screened fence will remain 6 feet in height. The proposed outdoor storage will not adversely affect adjacent properties and will not burden public facilities or services. Additionally, there are no residential units in the immediate area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1683-06	Use permits for public utility structures and alternative landscaping, and design review for an electrical substation	Approved by BCC	February 2007
ADR-900373-03	Administrative design review for a building addition to an existing building	Approved by ZA	May 2003
DR-0013-00	Design review for an addition to an existing building	Approved by PC	February 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	IL	Warehouse

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South & East	Business Employment	IL	Equipment rental, sales, maintenance, & outdoor storage
West	Business Employment	IL	Office-warehouse complex

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.

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.

Use Permit & Design Review

Staff finds that the addition of outdoor storage is complementary to the existing equipment rental and sales business that has been operating on-site for decades. Outdoor storage is compatible with the existing industrial uses in the surrounding area, including the IL zoned adjacent properties to the east, west, and south. The addition of slats to the 6 foot high fence south of the parking area will also help mitigate visual impacts on the Harmon Avenue right-of-way. For these reasons, staff can support these requests.

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

- No comment.

Fire Prevention Bureau

- 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 the property appears to have an existing septic system. Please contact the Southern Nevada Health District regarding any modifications to existing plumbing fixtures.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ENCOMPASS STUDIO

CONTACT: CHRIS MOLINA, MCDONALD CARANO, 2300 W. SAHARA AVENUE, LAS VEGAS, NV 89102



March 30, 2026

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

Reference APR 25-100849

**Re: Justification Letter for a Design Review Special Use Permit for Outdoor Storage
4185 W Harmon Ave, Las Vegas, Nevada (APNs 162-19-701-005,006)**

Ladies and Gentlemen:

This justification letter is submitted on behalf of BrandSafway Services, LLC ("BrandSafway") in connection with an application for a design review and special use permit to allow an outdoor storage use for property located at 4185 W. Harmon Avenue, Las Vegas, Nevada 89103 (APNs 162-19-701-005 & 162-19-701-006) (the "Property"). The Property consists of approximately 2.24 acres and is located in the IL (Industrial Light) zoning district.

The Property has been used for decades for an equipment rentals and sales business. An existing 5,213-sf office warehouse building occupies the northeast portion of the Property and the remainder is used as a storage yard for scaffolding and other equipment for sale or rent to customers.

A design review for site modifications/updates including outdoor storage, new screening slats on existing fencing and temporary structures is requested as part of this application.

Pursuant to Section 30.03.07D of the Unified Development Code (UDC), outdoor storage is permitted as a conditional use in the IL district subject to the following requirements:

- A. The storage yard on the Property is approximately 50 feet from Harmon Ave. There is no outdoor storage on the Property within the minimum 20-foot front setback. No other minimum setbacks apply.

- B. *Outdoor storage and display shall be screened from any arterial or collector street or right-of-way and from any adjacent nonindustrial use with 8' height*

principals:

Barrett Powley, architect 5492
Deb Hopson, registered interior designer 056

241 W Charleston Blvd, Suite 155, Las Vegas, NV 89102 | 702.733.7759



screened fence or wall. The existing chain link fence is 6' in height and does not meet the current requirements in Title 30.

- C. Outdoor Storage shall not be stacked or piled above the height of any screen fence or Wall.

Some equipment in the storage yard is kept on 16-ft tall racks which exceed the fence and wall heights on-site. BrandSafway cannot operate its business without these racks. Modifying or replacing the racks to comply with this requirement would be prohibitively expensive.

As indicated above, all applicable conditions for outdoor storage are met except the screening requirement and the limitation on stacking above the height of any required fence or wall. "[i]f a condition cannot be met and may be waived, then a Special Use Permit (UC), for the use shall be required." The stacking condition cannot be met and may be waived. Therefore, a special use permit for the outdoor storage use on the Property as it presently exists.

The approval criteria for a special use permit are aimed at ensuring compatibility of a proposed use with surrounding land uses. In this case, the proposed use is the existing use of the Property. As such, approval of this special use permit is not anticipated to have any impacts or effects on adjacent properties, the character of the neighborhood, etc. In addition, the approval of this special use permit will not create any burdens on public improvements, facilities, and services. Currently there are no residential units in the immediate area.

The purpose of this letter is to request a design review and special use permit to allow outdoor storage and display. This request will allow equipment scaffolding storage to be stacked up to 16 feet above grade, and to reduce the 8 foot tall fence by 2' to allow the 6 foot high existing fence to be enhanced with vertical opaque screen slats.

These standard can be waived or varied in (IL) zoning districts. We request approval for these design review and special use applications.

Sincerely,

Barrett Powley, AIA
Principal
barrett@estudiovegas.com

principals:

Barrett Powley, architect 5492
Deb Hopson, registered interior designer 056

241 W Charleston Blvd, Suite 155, Las Vegas, NV 89102 | 702.733.7759

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0228-2306 PAMA LANE, LLC:

USE PERMIT to allow a place of worship in conjunction with an existing office complex on a 0.59 acre portion of a 3.12 total acre site in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located north of Pama Lane and west of Eastern Avenue within Paradise. JG/mh/kh
(For possible action)

RELATED INFORMATION:

APN:

177-02-613-051 through 177-02-613-055

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2306 Pama Lane
- Site Acreage: 0.59 (portion)/3.12 (overall)
- Project Type: Place of worship
- Number of Stories: 2
- Square Feet: 11,200
- Parking Required/Provided: 114/171

Site Plans

The plans depict an existing office complex accessed via 2 commercial driveways along Pama Lane to the south. The complex consists of 5 office buildings, with the subject building (Building 5) being the furthest building to the east. Parking is located around the perimeter of the buildings, with adequate parking provided based on Title 30 requirements. Internal walkways are provided around and between the buildings, connecting the parking areas on the north and south sides of the site.

Landscaping

The plans depict existing street landscaping behind an attached sidewalk along Pama Lane. The plans also show parking area landscaping consisting of landscape islands and additional landscaping around the perimeter of the office buildings. There are no proposed changes to landscaping associated with this application.

Elevations

The plans depict an existing 2 story office building with storefront doors and windows. The building is painted white, grey, and black, and features a flat roofline.

Floor Plans

The plans depict a 2 story place of worship that has a total area of 11,200 square feet. The first level features the main lobby, worship hall, offices, storage rooms, restrooms, nursing room, lounge, equipment rooms, and meeting room. The second level features a fellowship area, ministry rooms, play room, storage rooms, restrooms, kitchen, offices, and conference room.

Applicant's Justification

The applicant states that there will be no changes to the exterior of the building or site and that adequate parking will be provided. The proposed place of worship is within a commercial subdivision primarily consisting of office uses. The place of worship is compatible with the area and will be most active on the weekends, while the other business will be most active during the week.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1905-05	Use permit for office buildings as a primary use and design review for an office complex	Approved by PC	January 2006
DR-2129-04	Design review for office/warehouse buildings	Approved by PC	January 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & South	Business Employment	IP (AE-60)	Office/warehouse complex
West	Business Employment	IP (AE-60)	Outdoor storage, vehicle sales, & vocational training facility

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 a place of worship is a suitable use for this site, which features primary office uses that are typically located in commercial zoning districts. The site has adequate parking per Title 30, and the place of worship will be most active on the weekends, while the other offices will be most active during the week. Staff does not anticipate any adverse effects on the other businesses in the office complex or those in the broader surrounding area. Therefore, staff can support this use permit request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; and that 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 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: VISION CHURCH

**CONTACT: ANDREA CARROLL, CARROLL DESIGN COLLABORATIVE, 1980
FESTIVAL PLAZA DRIVE, SUITE 450, LAS VEGAS, NV 89135**

DRAFT



April 1, 2026

Current Planning Division
Department of Comprehensive Planning
Clark County, Nevada
500 South Grand Central Pkwy
Las Vegas, NV 89155-1841

Re: **Justification Letter**: APN: 177-02-613-055 – Vision Church
Special Use Permit

Department of Comprehensive Planning,

We would like to introduce this application as Vision Church, a Place of Worship located to the west of the intersection of Pama Lane and Eastern Avenue; Vision Church will serve as a tenant improvement within the existing building. This project consists of an existing building that is located on one parcel that is approximately +/- 0.59 acre in size which is part of a +/-3.12 acre commercial subdivision. This project has a planned land use of Business Employment (BE) with a zoning classification of Industrial Park (IP), please note no change in zoning or land use is requested. We would like to clarify that there will be no changes to the exterior of the building or changes on site, including landscaping. Additionally, per the parking calculation provided on the site plan, adequate parking is provided on site.

Special Use Permit

Within the Industrial Park zoning district, Place of Worship requires a special use permit. This project is located within a commercial subdivision that is primarily offices. This use will work well in the area, there is adequate parking and the Church is most active during the weekend whereas the businesses are most active during the week during standard business hours.

We sincerely appreciate your time and consideration for approval of this application, and we thank you for your time.

If you have any questions, please feel free to contact us at 720-227-1216.

Thank you,

Andrea L. Carroll
Principal Architect
LEED AP, NCARB (NV #7598)
Carroll Design Collaborative

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0237-REFRIGERATION SUPPLIES DISTRIBUTOR:

VACATE AND ABANDON a portion of a right-of-way being Russell Road located between Rogers Street and Arville Street, and portion of a right-of-way being Rogers Street located between Russell Road and Quail Avenue (alignment) within Paradise (description on file). MN/bb/kh (For possible action)

RELATED INFORMATION:

APN:

162-31-102-001

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is requesting to vacate the portions of rights-of-way being Russell Road and Rogers Street to accommodate detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0583	Waiver of development standards for increased retaining wall height and increased finished grade	Approved by BCC	October 2023
VS-23-0584	Vacation and abandonment of right-of-way along Rogers Street for a detached sidewalk	Approved by BCC	October 2023
UC-22-0353	Use permit for retail, restaurant, on-premises consumption of alcohol (tavern), and outside dining and drinking	Approved by BCC	August 2022
UC-0521-10	Use permit for a modular office building with outside storage and waivers to waive street landscaping and trash enclosure - expired	Approved by BCC	December 2010
ZC-0919-08	Zone change from R-E to M-1 zoning for future industrial use.	Approved by BCC	November 2008

Surrounding Land Use

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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Business Employment	IL & RS20 (AE-60)	Outdoor storage yard
East	Business Employment	IL (AE-60)	Bank with drive-thru

Related Applications

Application Number	Request
DR-26-0236	A design review for a proposed office/warehouse building 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

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARK STEARNS

CONTACT: MARK STEARNS, WESTSTAR ARCH, 4052 DEAN MARTIN DRIVE, LAS VEGAS, NV 89103

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-26-0236-REFRIGERATION SUPPLIES DISTRIBUTOR:

DESIGN REVIEW for a proposed office/warehouse building on 1.91 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay.

Generally located south of Russell Road and east of Rogers Street within Paradise. MN/bb/kh
(For possible action)

RELATED INFORMATION:

APN:

162-31-102-001

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.91
- Project Type: Office/warehouse
- Number of Stories: 1
- Building Height (feet): 50 maximum
- Square Feet: 33,051 (total) / 28,994 (warehouse area)/4,057 (office areas)
- Parking Required/Provided: 31/31
- Sustainability Required/Provided: 7/7

Site Plan

The site plan depicts a single building located on the northwest portion of the 1.91 acre lot. Access is located at the northeast corner and southwest corner of the lot with a connecting drive aisle along the south and east property lines. The plans also shows 2 loading docks located at the southeast corner of the building and are shielded from view by the building and perimeter walls. There are 31 parking spaces located along the south and east property lines, where 31 parking spaces are required. Pedestrian access is shown from sidewalks adjacent to the building on the west, south, and east sides. The primary pedestrian access to the warehouse building is located on the southwest side of the building. Accessible parking spaces are located on the south side of the building with the trash enclosure located at the southeast corner of the property. A maximum 6 foot high retaining wall with 6 foot 85% open decorative fence on top, is located along the east property line.

Landscaping

The landscape plan depicts detached sidewalks, street landscaping, and required street trees along Russell Road and Rogers Street, required parking lot trees are located along the south and east property lines and in landscape islands along the east to west access driveway. There are 13 parking lot trees provided where 6 are required. A 12 foot wide landscape area with 6 trees is located along the east side of the parking lot. There are 10 additional trees provided in landscape areas along the south and east sides of the property.

Elevations

The main entrance is shown with Low-E glazed windows and a canopy overhang of 4 feet over the south and west facing windows and south side entrance. Pedestrian access doors are located on all 4 sides of the building. The elevations depict a painted stucco warehouse with a variety of texture and paint colors along all 4 sides of the building. The parapet height of the roof varies by 3 feet approximately every 33 feet on all sides of the building. A combination of vertical and horizontal narrow windows are shown on all 4 sides of the building at heights between 8 feet and 36 feet above ground level. The average height as measured per Title 30 will not exceed 50 feet. All mechanical equipment will be roof mounted and located behind the parapet walls.

Floor Plans

The floor plans depict a 33,051 square foot warehouse space with a combination of office space, show room space, break room, conference room, restrooms, and storage space at the southwest corner of the building.

Applicant's Justification

The applicant is proposing a warehouse/office building with access driveways along the east side and south side of the property. The building will not exceed the 50 foot maximum height with 41 foot to 46 foot heights along the west and north sides of the building. Clerestory windows and pop-out architectural elements are on all 4 sides of the building. A 2 bay loading dock with 12 foot roll up bay doors is located along the south and east sides of the building with internal driveway access and no view from the public streets. The development will meet 7 of 7 required sustainability standards.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0583	Waiver of development standards for increased retaining wall height and increased finished grade	Approved by BCC	October 2023
VS-23-0584	Vacation and abandonment of right-of-way along Rogers Street for a detached sidewalk	Approved by BCC	October 2023
UC-22-0353	Use permit for retail, restaurant, on-premises consumption of alcohol (tavern), and outside dining and drinking	Approved by BCC	August 2022
UC-0521-10	Use permit for a modular office building with outside storage and waivers to waive street landscaping and trash enclosure - expired	Approved by BCC	December 2010

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0919-08	Zone change from R-E to M-1 zoning for future industrial use	Approved by BCC	November 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Business Employment	IL (AE-60)	Office/warehouse
South	Business Employment	IL & RS20 (AE-60)	Outdoor storage yard
East	Business Employment	IL (AE-60)	Bank with drive-thru

Related Applications

Application Number	Request
VS-26-0237	Vacation and abandonment of a portion of right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

**Comprehensive Planning
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 warehouse and office building is harmonious and compatible with the surrounding industrial development. The scale of the proposed development is consistent with the surrounding area meets the design characteristics expected for development of this type, with aesthetic features that are not unsightly or undesirable in appearance. Site access and circulation are adequate for the scale of development being proposed and anticipated parking. The site is surrounded by industrial and storage uses with planned land use for industrial development matching the proposed warehouse use. Staff supports the design review.

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

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; and 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

- Comply with approved drainage study;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Applicant is 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. The Determination of No Hazard must not be expired.

- 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)

- 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 #0203-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARK STEARNS

CONTACT: MARK STEARNS, WESTSTAR ARCH, 4052 DEAN MARTIN DRIVE, LAS VEGAS, NV 89103

DRAFT



W E S T A R A R C H I T E C T S

September 30, 2025

Clark County comprehensive Planning
500 South Grand Central Pkwy
Las Vegas, NV 89155

Re: Application of Design Review
Russell Warehouse
Justification Letter
APN: 162-31-102-001

To whom it may concern:

Enclosed please find the plans and information necessary to accompany an application for design review and a waiver of development standards for site fill associated with the development of this wholesale Warehouse. The site is located on the south side of West Russel Road and east side of South Rogers Street on 2.02 acres or 87,991.2 square foot. The property is more particularly described on assessor parcel number 162-31-102-001. The property is currently zoned Industrial Light (IL) with a Planned land use of Business Employment (BE). The proposed office & warehouse permitted within the IL zoning. The parcel is currently undeveloped, however, there is an existing attached sidewalk along Russell Road.

All prior approved applications Ws-23-0583, TM-23-500123 and VS-23-0584 will all be expunged by the new application.

The proposed project will be 31,051 square foot warehouse building that will include 4 offices, conference room, break room, 3 restrooms, accessory show room, and a 28,994 square foot warehouse to store and sale preassemble HV/AC units to HV/AC contractors and not open to the public. The proposal building will be a single story with a maximum height of 46'-0", however, most of the building height will be 41'-0". The building will be comprised of painted stucco over block and metal studs at the large decorative storefront windows with painted metal canopies on the south and west side of the building. The east of the building will have a loading deck area with (2) 12'-0" foot roll up doors and (1) 15'-0" foot roll. The building was designed with the intent of blocking visibility of the loading dock from both W Russell Road and south Rogers Street. The north side of the building has clearstory window and pop-out to break up the façade.

ARCHITECTURE • INTERIOR DESIGN • PLANNING

WESTAR Architects - Patrick Klenk, P.C.
400 S. 4th St. Suite 215 • Las Vegas, NV 89101 • Phone: 702.878.0000 • Fax: 702.878.8430
www.wagnarchitects.com

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We have achieved the 7 sustainability points required by the following items listed below

1. The number of trees required 29, we have provided 47 trees- one point achieved
2. Water-Efficient Planning- All landscaping use low water needs as per SNRPC- one point achieved
3. Energy Conservation/Solar Gains- Landscaping is oriented on south and west side of building- 0.5 point achieved.
4. Cool Roof- firestone Ultraply TPO roofing membrane has an SRI of 82 which is defined as cool roof. 1.0 point achieved
5. Building Orientation: Building true north is oriented 45 degrees west roof surface is sloped in southern direction at southwest side of building 1 point achieved
6. Shade Structures- on the south and east side of the building, we have implemented shade structures over more than 50% of the windows and doors with Awning shade structures. 1 point achieved
7. Non-Residential Ventilation- Floor to Ceiling height exceeds 11'. 0.5 points achieved.

8. Low-Emissivity Glass- we are using Arm-R-Lite low e glass on all windows and glass doors. 0.5 points achieved
9. Building Entrances and ADA Ramps – All Entrances have been equipped with canopies. 0.5 points achieved.

Total Sustainability point Archived 7.0 for more information please see site plan.

The application specifically requested the following

1. Design review for the new development of an office /warehouse in IP zone.
2. Waiver of Development standard for increasing retaining wall height to 6 feet where 3 feet maximum is allowed on the east property line.

Thank you for your construction. Please let me know if you have any questions or need anything further.

Mark A Stearns
Principal
Westar Architects
702-870-0000

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March 18, 2026

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

Subject: 5' Right-of-Way Vacation (Russell Road & Rogers Street) Justification Letter for the Russell Rogers Warehouse Project

To Whom it May Concern:

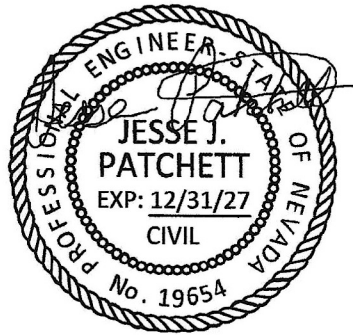
On behalf of our client and property owner, Refrigeration Supplies Distributor, we respectfully request abandoning approximately 5 feet of right-of-way along Russell Road and Rogers Street for the above-referenced project.

Clark County Public Works has requested for detached sidewalk to be installed; therefore, we are requesting to vacate 5 feet of right-of-way in Russell Road and Rogers Street along our project site's frontage to accommodate this request.

We hope this description helps CCPW understand the request. We thank you in advance for your time and consideration on this matter. Should you have any questions or require additional information, please do not hesitate to contact us.

Respectfully,

Jesse J. Patchett, P.E., CFM
Principal Engineer
702.357.1553
jpatchett@pdg-nv.com



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0217-CAMERON LAURA & JAMES:

USE PERMITS for the following: 1) allow additional household pets (dogs); and 2) allow a home occupation.

WAIVER OF DEVELOPMENT STANDARD for alternative driveway geometrics in conjunction with an existing single-family residence on 0.56 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located west of Radcliff Street and south of Robindale Road within Paradise, MN/rp/kh (For possible action)

RELATED INFORMATION:

APN:

177-10-701-024

WAIVERS OF DEVELOPMENT STANDARDS:

Allow a commercial pan driveway where a commercial curb return driveway is required per Uniform Standard Drawing 222.1.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7751 Radcliff Street
- Site Acreage: 0.56
- Project Type: Home occupation & household pets (dogs)
- Building Height (feet): 14 feet (existing accessory structure for dog feeding)
- Square Feet: 4,710 (entire existing residence)/3,283 (residential use)/1,657 (dog care use)/3,729 (outdoor dog care area)/624 (dog feeding area)

Site Plan & Request

The site plan depicts an existing single-family residence accessed from Radcliff Street. The proposed home occupation is a dog daycare, which will operate on the first floor of the residence and within the rear yard. On the northwest portion of the property, the plan identifies a 3,100 square foot outdoor play area, a 624 square foot accessory structure to be used as a dog feeding area, and a 735 square foot dog restroom area. As per the home occupation, the applicant is requesting to allow outdoor activity and to allow clients on site, requiring a use permit per Title 30. Additionally, the proposed dog daycare will accommodate up to 12 dogs, where a maximum

of 3 are permitted by Title 30. The plan also shows an accessory structure that will be used as the dog feeding area; however, this structure is not architecturally compatible with the primary residence. No additional changes to the site are proposed.

Landscaping

There are no proposed changes to landscaping associated with this application.

Elevations

The plans depict an existing 2 story single-family residence with a pitched concrete tile roof and a stucco exterior. The existing detached accessory structure is used as the dog feeding area and has an overall height of 14 feet, it is constructed of metal with a corrugated metal pitched roof with 2 roll-up doors.

Floor Plans

The plans depict an existing 4,710 square foot single-family residence. The first floor contains the dog care area, which includes a small dog room, a dog drop-off and pick-up entrance, a large dog and medium dog room, a temperament-testing room, and a grooming room, all of which total 1,657 square feet. The second level is used exclusively for residential purposes. The 624 square foot accessory structure is a dog feeding area which faces south.

Applicant's Justification

The applicant indicates that the proposed dog daycare will remain compatible with the surrounding neighborhood through noise-mitigation measures, sanitation protocols, staggered scheduling to limit traffic, and use of existing site setbacks and walls for buffering. No exterior commercial signage or lighting is proposed. The applicant states that the property's size and existing perimeter walls help contain activity and minimize visibility. The applicant also states that the project will utilize existing infrastructure, meet a community need for regulated dog care, and provide local employment opportunities.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0539-00	Variance for setback for a single-family residence	Approved by PC	May 2000

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 subdivision

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

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

Staff finds that the proposed operation is not compatible with the intent of the residential zoning district or with the surrounding neighborhood. The request to accommodate up to 12 dogs functions as a commercial scale daycare operation rather than a low intensity home occupation. A facility of this size introduces impacts that exceed what is appropriate within a residential setting. The intensity of the use, including the number of animals, associated noise, outdoor activity, and client drop-off and pick-up, is inconsistent with the character and expectations of the surrounding single-family neighborhood. The proposed use is also anticipated to increase traffic volumes beyond what is typical for a residence. Therefore, staff cannot support these requests.

Waiver of Development Standards

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

Public Works - Development Review

Waiver of Development Standards

The residence has been operating as a commercial business. Due to the nature of the business, customers visiting the site contribute to an increase of traffic through the neighborhood. Commercial curb return driveways help mitigate traffic by allowing a smooth transition from the road into the commercial site and a parking lot would prevent parking along the adjacent streets. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

- Applicant to install "No Parking" signs along the public portion of Radcliff Street.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; to please contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

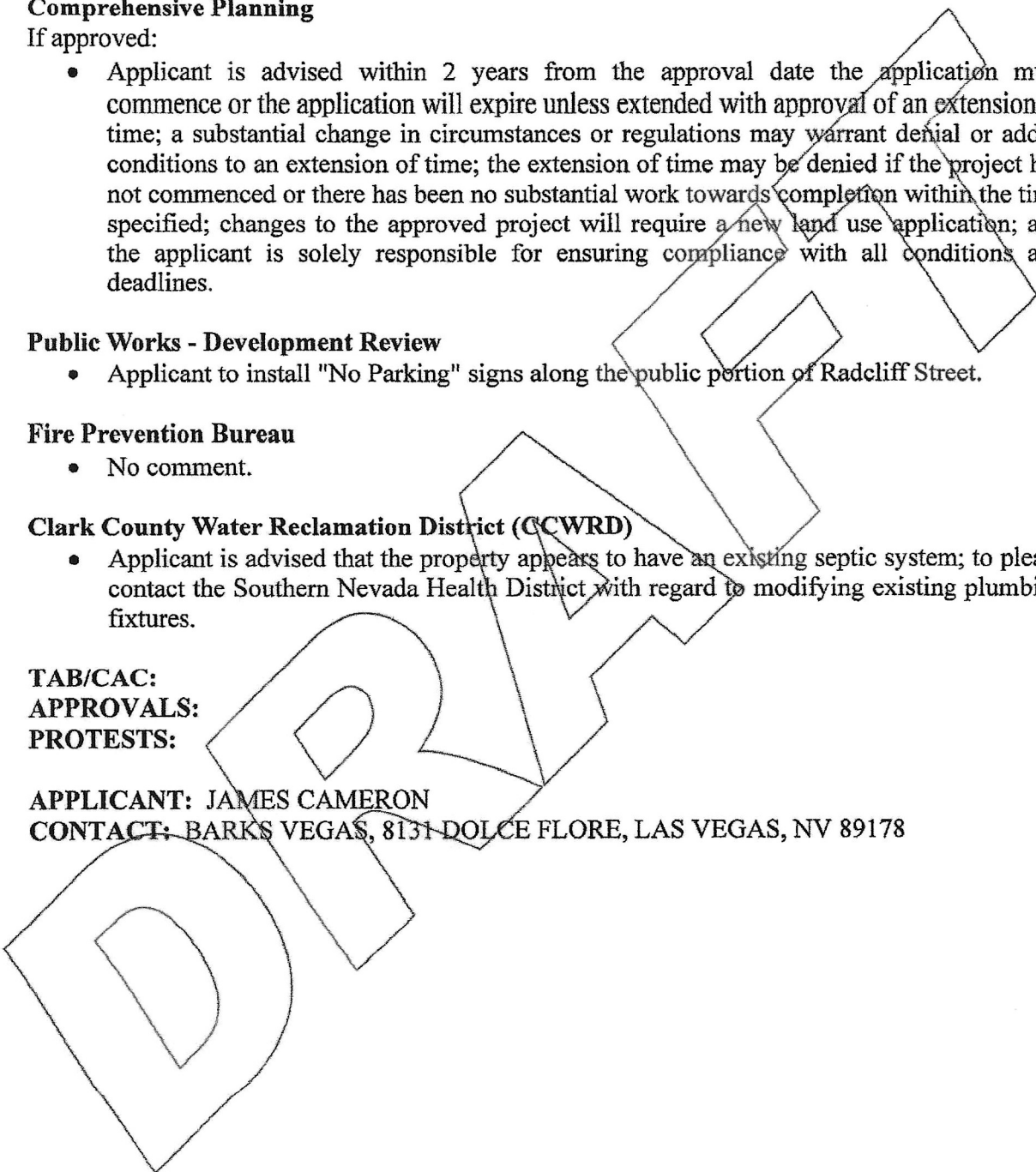
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JAMES CAMERON

CONTACT: BARKS VEGAS, 8131 DOLCE FLORE, LAS VEGAS, NV 89178





BARKS VEGAS
Estate Style Dog
Daycare

info@barksvegas.com
855-702-Bark (2275)

Date: March 18, 2026

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

Subject: Justification Letter for Home Occupation (Title 30 Unified Development Code 30.03.03) Special Use Permit Request

Property Address: 7751 Radcliff St. Las Vegas, NV 89112

Assessor Parcel Number: 177-10-701-024

To Whom It May Concern,

Barks Vegas, Inc. ("Barks Vegas") is formally requesting a Special Use Permit to operate a "Home Occupation" business for a low-capacity, high-touch dog care service, which does not include avocational or vocational training at the above-referenced property. Our "Estate Style" model is specifically designed to provide premium daycare services while maintaining the characteristics and compatibility of a residential neighborhood.

Addressing a Critical Community Service Gap

Las Vegas currently faces a significant deficit of licensed dog daycare facilities. This service vacuum has led to a surge in unregulated "gig-economy" services through platforms such as Rover.com and Sniffspot.com. Rover.com alone has over 220 active dog daycare and boarding providers in Las Vegas residing in residentially zoned neighborhoods. These unmonitored alternatives often bypass:

1. **Operational Standards:** They lack mandatory licensing, formal staff training, and liability insurance.
2. **Safety Protocols:** They do not adhere to environmental requirements and are not restricted to the number of dogs in their care.
3. **Health Hazards:** The absence of strictly enforced sanitation, vaccination and spay/neuter requirements poses hazards and risks to the local canine population.
4. **Neighborhood Compatibility:** Unregulated providers can create noise, waste and traffic nuisances in their neighborhood.

Requested Special Use Permit & Waivers

To facilitate our specialized dog care model, we respectfully request approval as a “Home Occupation” with the following waivers of development standards:

1. **Use Permit for Home Occupation per Section 30.03.03**
 - 1.1. To allow outdoor activity
 - 1.2. To allow client on site
2. **Use Permit Household pet Per Section 30.03.04**
 - 2.1. To allow 12 dogs where 3 dogs are permitted
3. **Public Works Waiver Per Uniform Drawing 222.1**
 - 3.1. To waive commercial curb return driveway standards as shown per commercial drawing 222.1.

Compatibility Comparison

1. **In-Home Child Daycare and Residential Dog Daycare:** Professional dog daycares share identical operational impacts, noise, traffic, and sanitation, with established home-based child daycares. According to the December 2025 Nevada Child Care Licensing Report¹, over 100 residential childcares currently operate successfully in Clark County (70% via Special Use Permit), a professionally managed dog daycare offers the same level of neighborhood compatibility.

Operational Compatibility

Barks Vegas has implemented comprehensive standards to ensure our operations remain virtually invisible and compatible to the surrounding community:

1. **Noise Management:** We utilize high-density acoustic paneling (216+ sq. ft.), anti-barking devices², calming pheromones, and low-level ambient soundscapes. Significant setbacks and the home’s expansive layout act as natural buffers to neutralize vocalization.
2. **Sanitation & Odor Control:** Our rigorous standards include professional-grade “Pet Genie”³ waste containers and “OxiTab”⁴ cleaning solutions (the EPA’s highest disinfectant level). Monthly professional turf cleaning by “TurFresh”⁵ ensures total odor elimination.

¹ <https://dss.nv.gov/uploadedFiles/dwssnv.gov/content/Care/CCL/Licensing-Info/Reports/dec.pdf>

² <https://stunick.com>

³ <https://petwastegenic.com>

⁴ <https://oxitab.com>

⁵ <https://turfresh.com>

3. **Parking and Traffic Management:** By utilizing Gingr⁶ our scheduling system ensures that customer arrivals are staggered and appointment-only and keeps traffic volume indistinguishable from a standard residential use.
4. **Spatial Buffering:** The expansive lot size allows for significant setbacks, ensuring that all animal activity areas are positioned within the parcel minimizing any acoustic or visual presence.
5. **Infrastructure & Aesthetics:** The property features high-density masonry perimeter walls and desert-compatible landscaping that screens activities from public view. No exterior modifications, commercial lighting, or signage will be added, ensuring zero "visual blight".
6. **Safety & Containment:** Outdoor areas are secured by cinderblock walls with foundations extending below ground level. Interior areas are partitioned with 5-foot-high professional chain-link fencing and latching gates.
7. **Surveillance:** A multi-point "iDogCam"⁷ system provides real-time monitoring.
8. **Human Capital:** A highly trained team compensated above the regional average to ensure quality, long-term staff retention, and consistency.
9. **Processes:** Over 15 specialized policies and procedures governing every aspect of care and community accountability.

Community Impact

1. **Common Concerns:** By implementing proactive operational standards for noise, sanitation, and traffic, the facility ensures no adverse impact on the surrounding residential community.
2. **Fulfilling a Local "Service Gap":** As the area continues to grow, there is an increasing demand for specialized, low-stress animal care that the current industrial-zoned facilities cannot meet.
3. **Zero Infrastructure Burden:** Unlike large commercial developments, this home-based facility utilizes existing infrastructure without requiring additional public utilities or road expansions. It provides a valuable local service while maintaining the "Residential-First" priority of the RS20 district.

⁶ <https://www.gingrapp.com>

⁷ <https://www.idogcam.com>

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4. Economic and Community Benefit. The approval serve as a vital economic catalyst, facilitating immediate job creation and providing employment opportunities. Furthermore, the resulting operations will generate a consistent stream of tax revenue, providing the essential municipal funding required to enhance public infrastructure and community services.

Conclusion

Barks Vegas represents a premier, "low impact" home occupation model designed to address a critical community service gap while prioritizing a residential-first operation. By balancing professional-grade service with the quiet character of the RS20 Neighborhood, we provide a vital local resource that respects the privacy and peace of our neighbors above all else.

We have taken deliberate and specialized measures to ensure that the requested permit and waivers do not impose a burden on the surrounding area but rather facilitate an operation that is compatible and harmonious with the neighborhood's character. By proactively addressing specific concerns regarding noise, sanitation, traffic, and safety, we have developed a structured operational model that that exceeds customary residential standards and provides a positive economic impact.

By approving Barks Vegas, the Commission supports a compatible professionally operated alternative to hazardous unregulated "gig-economy" services, addresses a critical community need while simultaneously fostering local job creation and strengthening the municipal tax base.