



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

August 26, 2025

7:00pm

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Maureen Helm at 702-606-0747.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/ParadiseTAB>

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

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

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

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

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

- III. Approval of Minutes for August 12, 2025 (For possible action)
- IV. Approval of the Agenda for August 26, 2025 and Hold, Combine, or Delete any Items.
(For possible action)
- V. Informational Items (for discussion only)

VI. Planning and Zoning
08/20/25 BCC

1. **UC-25-0169-OBJECT DASH, LLC:**
HOLDOVER AMENDED USE PERMITS for the following: 1) a proposed multi-family development; and 2) a proposed monorail (station).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; 2) reduce parking lot landscaping (no longer needed); 3) reduce parking; and 4) allow alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) a proposed multi-family development with accessory commercial (retail and restaurant) uses; and 2) a proposed monorail (station) on 1.33 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Paradise Road and north of Harmon Avenue within Paradise. JG/mh/kh (For possible action)

09/16/25 PC

2. **SDR-25-0539-FANTICOLA ANTHONY & JOANN FAM, LP**
SIGN DESIGN REVIEW to increase the height of a proposed freestanding sign on 1.82 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Paradise Road and north of Flamingo Road within Paradise. JG/jud/cv (For possible action)
3. **TM-25-500139-BUDGET SUITES AMER, LLC NV-480:**
TENTATIVE MAP consisting of 1 commercial lot on 10.69 acres in an IP (Industrial Park) Zone. Generally located east of Valley View Boulevard and south of Tropicana Avenue within Paradise. MN/rp/cv (For possible action)
4. **UC-25-0537-DELACRUZ GONZALEZ EIDEVER & VAZQUEZ-VIDAL DANISLEYDIS:**
USE PERMIT to allow a home occupation.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) reduced building separation in conjunction with an existing single-family residence on 0.18 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located west of Springhill Avenue and north of Oakhill Avenue within Paradise. TS/tpd/cv (For possible action)
5. **VS-25-0570-NELSON DENNIS F LIVING TR 2003 & NELSON NANCY A LIVING TRUST 2003:**
VACATE AND ABANDON a portion of right-of-way being Wynn Road located between Hacienda Avenue and Ali Baba Lane (alignment) within Paradise (description on file). MN/rg/cv (For possible action)

6. **WS-25-0569-NELSON DENNIS F LIVING TR 2003 & NELSON NANCY A LIVING TRUST 2003:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback; 2) reduce street landscaping; 3) eliminate parking area landscaping; and 4) increase retaining wall height.
DESIGN REVIEW for an outdoor storage facility on 1.25 acres in an IL (Industrial Light) Zone. Generally located north of Hacienda Avenue and west of Wynn Road within Paradise. MN/rg/cv (For possible action)
7. **WS-25-0540-RUSSELL, SHAWN & KATHY:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; 2) reduced building separation; 3) increase hardscape area; and 4) increase building height in conjunction with an existing single-family residence on 0.23 acres in an RS10 (Residential Single-Family 10) Zone. Generally located south of Ebony Drive and east of Amigo Street within Paradise. MN/tpd/cv (For possible action)

09/17/25 BCC

8. **SDR-25-0549-SG ISLAND PLAZA, LLC ETAL & NAKASH SHOWCASE II, LLC**
SIGN DESIGN REVIEWS for the following: 1) freestanding sign; 2) projecting sign; and 3) increase the area of wall signs in conjunction with a previously approved sign package for an existing shopping center on a 1.82 acre portion of a 6.0 acre site in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Las Vegas Boulevard South and north of Tropicana Avenue within Paradise. JG/rg/cv (For possible action)
9. **VS-25-0550-S G ISLAND PLAZA, LLC ETAL & NAKASH SHOWCASE II, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Koval Lane, and between Tropicana Avenue and Harmon Avenue within Paradise (description on file). JG/rg/cv (For possible action)
10. **VS-25-0548-SPRING MOUNTAIN PROCYON, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Procyon Street and Polaris Avenue, Spring Mountain Road, and Highland Drive; a portion of right-of-way being Procyon Street located between Spring Mountain Road and Twain Avenue; a portion of right-of-way being Spring Mountain Road located between Polaris Avenue and Procyon Street; and a portion of right-of-way being Polaris Avenue located between Spring Mountain Road and Highland Drive within Paradise (description on file). JJ/sd/cv (For possible action)
11. **WS-25-0547-SPRING MOUNTAIN PROCYON, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce setback; 3) reduce approach distance; 4) reduce departure distance; and 5) reduce driveway throat depth.
DESIGN REVIEW for a proposed shopping center on 3.20 acres in a CG (Commercial General) Zone. Generally located south of Spring Mountain Road and west of Polaris Avenue within Paradise. JJ/sd/cv (For possible action)

12. **WS-25-0565-MARTINEZ, JORGE A.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) modify buffering and screening standards; 3) increase wall height; 4) reduce access gate setback; 5) increase maximum parking; 6) eliminate bicycle parking; 7) allow attached sidewalks; 8) waive full off-site improvements; and 9) alternative driveway geometrics.
DESIGN REVIEW for a proposed office on 0.60 acres in a CP (Commercial Professional) Zone. Generally located north of Russell Road and west of Oak Street within Paradise. JG/jud/cv (For possible action)
13. **ZC-25-0541-BARBIERI FAMILY LIMITED PARTNERSHIP:**
ZONE CHANGE to reclassify 4.44 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Viking Road and east and west of Euclid Street within Paradise (description on file). TS/gc (For possible action)
14. **VS-25-0543-BARBIERI FAMILY LIMITED PARTNERSHIP:**
VACATE AND ABANDON easements of interest to Clark County located between Viking Road and Saddle Avenue (alignment), and between Eastern Avenue and Topaz Street; a portion of right-of-way being Viking Road located between Eastern Avenue and Topaz Street; and a portion of right-of-way being Euclid Street between Viking Road and Saddle Avenue (alignment) within Paradise (description on file). TS/dd/cv (For possible action)
15. **WS-25-0542-BARBIERI FAMILY LIMITED PARTNERSHIP:**
WAIVER OF DEVELOPMENT STANDARDS to reduce street landscaping.
DESIGN REVIEW for a proposed single-family residential development on 4.44 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east and west of Euclid Street and south of Viking Road within Paradise. TS/dd/cv (For possible action)
16. **TM-25-500135-BARBIERI FAMILY LIMITED PARTNERSHIP:**
TENTATIVE MAP consisting of 31 single-family residential lots and common lots on 4.44 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east and west of Euclid Street and south of Viking Road within Paradise. TS/dd/cv (For possible action)

VII. General Business (For possible action)

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

IX. Next Meeting Date: September 9, 2025.

X. Adjournment.

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

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



Paradise Town Advisory Board

August 12, 2025

MINUTES

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

Judith Rodriguez; Planning, Blanca Vazquez; Community Liaison

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

II. Public Comment:
 None

III. Approval of July 8, 2025 Minutes

Moved by: Susan Philipp
Action: Approve as submitted
Vote: 3-0 Unanimous

IV. Approval of Agenda for July 29, 2025

Moved by: Susan Philipp
Action: Approve with changes Hold item #2 for two weeks
Vote: 3-0 Unanimous

V. Informational Items (For Discussion only)
 None

VI. Planning & Zoning

1. **TM-25-500129-DESMED, LLC:**

TENTATIVE MAP consisting of a 1 lot commercial subdivision on 17.57 acres in a CG (Commercial General) Zone. Generally located south of Flamingo Road and west of Burnham Avenue within Paradise. TS/nai/syp (For possible action) **PC 8/19/25**

MOVED BY - Susan Philipp

APPROVED

VOTE: 3-0 Unanimous

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

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

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; **2)** reduce parking lot landscaping (no longer needed); **3)** reduce parking; and **4)** allow alternative driveway geometrics.

DESIGN REVIEWS for the following: **1)** a proposed multi-family development with accessory commercial (retail and restaurant) uses; and **2)** a proposed monorail (station) on 1.33 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Paradise Road and north of Harmon Avenue within Paradise. JG/mh/kh (For possible action)

BCC 8/20/25

Held - Applicant letter requested HOLD to August 26, 2025 TAB

3. **UC-25-0520-ELVI ASSOCIATES, LLC:**

USE PERMIT for a school.

DESIGN REVIEW for a proposed school and site modifications on a portion of 6.70 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and the Maryland Parkway Overlays. Generally located east of Maryland Parkway and north of Rochelle Avenue within Paradise. TS/rr/kh (For possible action) **PC 9/2/25**

MOVED BY - Susan Philipp

DENIED

VOTE: 3-0 Unanimous

4. **UC-25-0525-IRVINE OM ENTERPRISE, LLC:**

USE PERMIT to allow an avocational training facility in conjunction with an existing office building on a portion of 1.82 acres in a CP (Commercial Professional) Zone. Generally located north of Silverado Ranch Boulevard and west of Pollock Drive within Paradise. MN/bb/kh (For possible action) **PC 9/2/25**

MOVED BY - John Williams

APPROVED

VOTE: 3-0 Unanimous

5. **PA-25-700029-COUNTY OF CLARK (PUBLIC WORKS):**
PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) to Compact Neighborhood (CN) on 17.35 acres. Generally located south of Robindale Road and east of Interstate 215 within Paradise. MN/gc (For possible action) **PC 9/2/25**

MOVED BY - Susan Philipp
APPROVED
VOTE: 3-0 Unanimous

6. **ZC-25-0510-COUNTY OF CLARK (PUBLIC WORKS):**
ZONE CHANGE to reclassify 17.35 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RM18 (Residential Multi-Family 18) Zone. Generally located south of Robindale Road and east of Interstate 215 within Paradise (description on file). MN/gc (For possible action) **PC 9/2/25**

MOVED BY - Susan Philipp
APPROVED
VOTE: 3-0 Unanimous

7. **VS-25-0511-COUNTY OF CLARK (PUBLIC WORKS):**
VACATE AND ABANDON a portion of a right-of-way being Robindale Road located between Interstate 215 and Maggie Belle Court, within Paradise (description on file). MN/rr/kh (For possible action) **PC 9/2/25**

MOVED BY - Susan Philipp
APPROVED
VOTE: 3-0 Unanimous

8. **UC-25-0512-COUNTY OF CLARK (PUBLIC WORKS):**
USE PERMIT for senior housing.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) eliminate EV-capable parking spaces; and 3) reduce throat depth.
DESIGN REVIEW for a proposed multi-family residential development for senior housing on 17.35 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located south of Robindale Road and east of Interstate 215 within Paradise. MN/rr/kh (For possible action) **PC 9/2/25**

MOVED BY - Susan Philipp
APPROVED with condition of double row trees on east boundary
VOTE: 3-0 Unanimous

9. **WC-25-400081 (ZC-0769-01)-SUNSET ROAD COMPANY, LLC:**
WAIVER OF CONDITIONS of a zone change requiring the recording of a reciprocal, perpetual cross access, ingress/egress, and parking agreements in conjunction with a proposed office/warehouse on 1.06 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located north of Sunset Road and east of McLeod Drive within Paradise. JG/mh/kh (For possible action) **BCC 9/3/25**

MOVED BY - Susan Philipp
APPROVED
VOTE: 3-0 Unanimous

10. **WS-25-0509-SUNSET ROAD COMPANY, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffering and screening; 2) allow an attached sidewalk; and 3) reduce throat depth.
DESIGN REVIEW for a proposed office/warehouse on 1.06 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located north of Sunset Road and east of McLeod Drive within Paradise. JG/mh/kh (For possible action) **BCC 9/3/25**

MOVED BY - Susan Philipp

APPROVED

VOTE: 3-0 Unanimous

- VI. General Business (for possible action)
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be August 26, 2025
- IX. Adjournment

The meeting was adjourned at 8:04 p.m.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0169-OBJECT DASH, LLC:

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

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; **2)** reduce parking lot landscaping (no longer needed); **3)** reduce parking; and **4)** allow alternative driveway geometrics.

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

Generally located east of Paradise Road and north of Harmon Avenue within Paradise. JG/mh/kh (For possible action)

RELATED INFORMATION:

APN:

162-22-202-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the front setback to 6 feet where a minimum of 10 feet is required per Section 30.02.17B (a 40% reduction).
2. Reduce parking lot landscape islands and trees where a landscape island shall be provided every 6 parking spaces and at the end of each row of parking per Section 30.04.01D (no longer needed).
3. Reduce the number of required parking spaces to 24 spaces where 184 spaces are required per Section 30.04.04D (an 87% reduction).
4.
 - a. Increase the width of a commercial driveway along Paradise Road to 48 feet where 40 feet is the maximum per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 20% increase).
 - b. Reduce the ingress throat depth for a driveway along Paradise Road to 12 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 52% reduction).
 - c. Reduce the egress throat depth for a driveway along Paradise Road to 11 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 56% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

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

Site Plans

The plans depict a proposed multi-family development located on a 1.33 acre site consisting of 132 dwelling units with a density of 99.25 dwelling units per acre. The proposed development also features accessory retail and restaurant uses, and a monorail station. The multi-family building is 153,300 square feet, including 10,950 square foot of retail space and 28,750 square feet of office space and amenities, while the monorail station is 18,588 square feet. The site has 2 driveways accessed via Paradise Road to the west, with a 48 foot wide commercial driveway where 40 feet is the maximum driveway width, and a throat depth of 11 feet where 25 feet is the minimum, necessitating waivers of development standards for alternative driveway geometrics. A 5 foot wide detached sidewalk is also provided along Paradise Road, with pedestrian pathways provided along the west property line. The drive aisle is located on the west side of the site and wraps around the south side of the building with cross access with the property to the south and east (APN 162-22-202-002), which features an existing hotel. The multi-family building is set back 10 feet from the north property line, 25 feet from the east and south property lines, and 6 feet from the west property line, the last of which requires a waiver to reduce the front setback. The trash and recycling enclosure is located on the east side of the multi-family building. The monorail station is located on the north side of the site and features ramps to and from the subterranean tunnel and a perimeter drive-thru lane that passes a pick-up window that is part of the commercial portion of the multi-family building. Parking is located on the east, west, and south sides of the site, with a loading space located along the east property line. The overall development requires 184 parking spaces where 24 parking spaces are provided, requiring a waiver for reduced parking. The parking includes 7 EV capable parking spaces and 1 EV installed parking space.

Landscaping

The plans depict a proposed 5 foot wide detached sidewalks with two, 5 foot wide landscape strips on the side of the sidewalk along Paradise Road. The landscaping consists of large trees, shrubs, and groundcover, with the trees planted closer than 30 feet on center. Additional trees are provided along the north property line, spaced 20 feet apart on center, and around the parking area. A "green wall" is provided in lieu of trees along the north property line. The multi-family

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

Elevations

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

Floor Plans

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

Applicant's Justification

The proposed development is compatible with other resort hotels and condominium towers in the surrounding area, and the proximity to UNLV makes the site suitable as an additional housing option. Additional street landscaping and trees in the northwest corner of the site are being provided. Most residents will not have personal vehicles to park on-site and will instead utilize alternative transportation options, including the Vegas Loop monorail station that is a part of this development. This will reduce surface traffic congestion and living expenses for residents. Waivers for increased driveway width and reduced throat depth are also being requested. The wider driveway will allow for safer ingress and egress, while the reduced throat depth will not create any on-site problems due to the minimal vehicle access and circulation on-site.

Prior Land Use Requests

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

Prior Land Use Requests

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

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning
Use Permits**

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

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

Waivers of Development Standards

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

Waiver of Development Standards #1

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

Waiver of Development Standards #2

No longer needed.

Waiver of Development Standards #3

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

Design Reviews

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

Staff finds that the multi-family and monorail uses are suitable for this site, providing new housing and transportation options for potential residents. The site is located in an area with heavy traffic and substantial development, offering a variety of uses and amenities that could serve residents of the proposed development. The architectural style of the multi-family building is compatible with the surrounding area, while providing several sustainability features consistent with Title 30 standards. However, staff is concerned about the site design and the Title 30 standards that are not being met. Staff finds that minor modifications to the overall site design would eliminate or reduce the requested waivers. For these reasons, staff cannot support these requests.

Public Works - Development Review

Waiver of Development Standards #4

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

Department of Aviation

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

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Paradise Road improvement project;
- 90 days to record said separate document for the Paradise Road improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- If approved, applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- If approved, applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- If approved, applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- If approved, incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height;
- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.

- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

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

COUNTY COMMISSION ACTION: May 21, 2025 – HELD – To 06/18/25 – per the applicant.

COUNTY COMMISSION ACTION: June 18, 2025 – HELD – To 08/20/25 – per the applicant.

APPLICANT: OBJECT DASH, LLC

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SDR-25-0539-FANTICOLA ANTHONY & JOANN FAM, LP

SIGN DESIGN REVIEW to increase the height of a proposed freestanding sign on 1.82 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay.

Generally located east of Paradise Road and north of Flamingo Road within Paradise. JG/jud/cv
(For possible action)

RELATED INFORMATION:

APN:

162-15-401-018

SIGN DESIGN REVIEW:

Increase the height of a freestanding sign to 50 feet where 30 feet is the maximum per Section 30.05.02L (a 67% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4080 Paradise Road
- Site Acreage: 1.82
- Project Type: Freestanding sign
- Sign Height (feet): 50
- Square Feet: 648

History & Site Plan

The site was previously approved for the reconstruction of a retail building with multiple tenant spaces that was destroyed by fire in 2021. Access to the site is from existing driveways on Paradise Road and Palos Verdes Street. Cross access is provided to the parcel to the north via a 24 foot wide fire access on the west side of the building. Parking is located adjacent to the building and along the south property line, and along the north property line on the east side of the site. There are 2 existing billboard signs located on the parcel, 1 on the western portion of the site that is located over the entrance driveway, and another on the eastern portion of the site.

The proposed freestanding sign will be located on the northwest side of the site west of the building and 28 feet from Paradise Road. There are no proposed changes to the location or design of the previously approved building, landscaping, or uses on the site.

Sign Plans3

The plans depict a proposed freestanding sign with a maximum height of 50 feet. The freestanding sign consists of 2 sides with tenant cabinets. The north and south facing elevations measure 648 square feet where a maximum of 710 square feet is allowed. Per code, in the CR zoning district, the maximum height allowed shall not exceed height of the building on site, which in this case is 30 feet.

Applicant's Justification

The applicant states the site is in the most intense commercial zoning district. Also, the Paradise Road corridor from Tropicana Avenue to Sahara Avenue has multiple freestanding signs that are similar in height to the proposed freestanding sign. Furthermore, the proposed signage is complementary to the development of the site and to the entire Paradise Road corridor.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0273	Use permits, waivers of development standards & design review for a retail center	Approved by PC	August 2023
ADR-23-900248	Reconstruction of a retail center	Approved by ZA	June 2023
ADR-19-900454	Digital conversion of billboard	Approved by ZA	August 2019
UC-0310-09	On-premises consumption of alcohol (tavern)	Approved by PC	June 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR (AE-60)	Hotels
South	Entertainment Mixed-Use	CR (AE-60)	Restaurants
East	Entertainment Mixed-Use	RM50 (AE-60)	Multi-family residential
West	Entertainment Mixed-Use	CR	Restaurant

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

There are existing buildings in the area that are the same height or even higher than the proposed freestanding sign. The proposed freestanding sign is consistent in style, design, and scale with

immediate area along Paradise Road. Staff finds that the sign should not have an adverse or negative impact on the surrounding land use or properties, and therefore, recommends approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning.

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

Public Works - Development Review

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ANTHONY FANICOLA AND JOANN FANTICOLA FAMILY, LP
CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-15-401-018

PROPERTY ADDRESS/ CROSS STREETS: 4080 Paradise Road

DETAILED SUMMARY PROJECT DESCRIPTION

Sign Design Review

PROPERTY OWNER INFORMATION

NAME: Anthony Fanticola and JoAnn Fanticola Family Limited Partnership

ADDRESS: 400 S. Rampart Blvd Ste 220

CITY: Las Vegas

STATE: NV ZIP CODE: 89145

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

APPLICANT INFORMATION (must match online record)

NAME: Anthony Fanticola and JoAnn Fanticola Family Limited Partnership

ADDRESS: 400 S. Rampart Blvd Ste 220

CITY: Las Vegas

STATE: NV

ZIP CODE: 89145

REF CONTACT ID # n/a

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

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell - Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Dr. #650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # 164674

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

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

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

[Signature]
Property Owner (Signature)*

Anthony Fanticola
Property Owner (Print)

6/30/25
Date

DEPARTMENT USE ONLY:

☐ AC
☐ ADR
☐ AG

☐ AR
☐ AV
☐ DR

☐ ET
☐ PA
☐ PUD

☐ PUDD
☐ SC
☐ SDR

☐ SN
☐ TC
☐ TM

☐ UC
☐ VS
☐ WC

☐ WS
☐ ZC
OTHER _____

APPLICATION # (s) _____

PC MEETING DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

ACCEPTED BY _____

DATE _____

FEES _____

DATE _____

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-25-500139-BUDGET SUITES AMER, LLC NV-480:

TENTATIVE MAP consisting of 1 commercial lot on 10.69 acres in an IP (Industrial Park) Zone.

Generally located east of Valley View Boulevard and south of Tropicana Avenue within Paradise. MN/rp/cv (For possible action)

RELATED INFORMATION:

APN:

162-29-101-002; 162-29-101-015; 162-29-101-016; 162-29-101-044; 162-29-101-046

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3655 W. Tropicana Avenue
- Site Acreage: 10.69
- Project Type: Commercial subdivision
- Number of Lots: 1

Project Description

The map depicts a 1 lot commercial subdivision located on the south side of Tropicana Avenue, approximately 250 feet east of Valley View Boulevard. The site is currently developed with an existing 492 units motel, which will remain on the site. Access to the site is provided by multiple commercial driveways to Procyon Street and Polaris Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0849-98	Variance to permit 519 parking spaces where 521 parking spaces and design review two story office building	Approved by PC	July 1998
VC-0560-97	Reduced the setback requirement	Approved by PC	May 1997
VC-0296-97	Reduced the required landscape area along a street	Approved by PC	April 1997
ZC-0098-96	Reclassify C-2 to M-1 zone	Approved by BCC	February 1996
UC-0992-95	Use permit to operate amusement ride	Approved by PC	July 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CG & CR	Gas station, undeveloped & restaurants
South	Entertainment Mixed-Use	IL & PF	Parking garage & Las Vegas Valley Water District
East	Entertainment Mixed-Use	IL & CR	Restaurants & motel
West	Entertainment Mixed-Use	CG & IL	Gas station, parking lot, & convenience store

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

Department of Aviation

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

Staff Recommendation

Approval

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Building Department - Addressing

- No comment.

Department of Aviation

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

Fire Prevention Bureau

- No comment.

Las Vegas Valley Water District (LVVWD)

- 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: ROBERT BIGALOW

CONTACT: JPL ENGINEERING, INC., 6725 S. EASTERN AVENUE, SUITE 5, LAS VEGAS, NV 89119



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-29-101-002, 015, 016, 044 and 046

PROPERTY ADDRESS/ CROSS STREETS: Tropicana Polaris

DETAILED SUMMARY PROJECT DESCRIPTION

TM for New Final Map, Existing Development to Consolidate Lots

PROPERTY OWNER INFORMATION

NAME: Budget Suites America LLC NV-480 and Budget Suites America LLC -480

ADDRESS: 4640 S. Eastern Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: (702) 456-1606 CELL _____

EMAIL: robert@rtbigelow.com

APPLICANT INFORMATION (must match online record)

NAME: 6725 S. Eastern Ave, Suite 5

ADDRESS: 6725 S. Eastern Ave, Suite 5

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # _____

TELEPHONE: 702-898-6269 CELL _____

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: 6725 S. Eastern Ave, Suite 5

ADDRESS: 6725 S. Eastern Ave, Suite 5

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # _____

TELEPHONE: 702-898-6269 CELL _____

EMAIL: _____

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

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

Robert T. Bigelow
Property Owner (Signature)

Robert T. Bigelow
Property Owner (Print)

7-3-25
Date

DEPARTMENT USE ONLY:

☐ AC
☐ ADR
☐ AG

☐ AR
☐ AV
☐ DR

☐ ET
☐ PA
☐ PUD

☐ PUDD
☐ SC
☐ SDR

☐ SN
☐ TC
☐ TM

☐ UC
☐ VS
☐ WC

☐ WS
☐ ZC
OTHER _____

APPLICATION # (s) _____

PC MEETING DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

ACCEPTED BY _____

DATE _____

FEES _____

DATE _____

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-25-0537-DELACRUZ GONZALEZ EIDEVER & VAZQUEZ-VIDAL
DANISLEYDIS:**

USE PERMIT to allow a home occupation.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks; and **2)** reduced building separation in conjunction with an existing single-family residence on 0.18 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located west of Springhill Avenue and north of Oakhill Avenue within Paradise. TS/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

161-19-616-014

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the side interior setback for shed #2 to 2 feet where 5 feet is required per Section 30.02.06 (a 60% reduction).
- b. Reduce the rear setback for shed #2 to 2 feet where 5 feet is required per Section 30.02.06 (a 60% reduction).
2. a. Reduce the building separation between shed #1 and shed #2 to 4 feet where 6 feet is required per Section 30.02.06 (a 33% reduction).
- b. Reduce the building separation between shed #2 and the residence to 3 feet where 6 feet is required per Section 30.02.06 (a 50% reduction).
- c. Reduce the building separation between the residence and gazebo #1 to 3 feet where 6 feet is required per Section 30.02.06 (a 50% reduction).
- d. Reduce the building separation between the residence and gazebo #2 to 3 feet where 6 feet is required per Section 30.02.06 (a 50% reduction).
- e. Reduce the building separation between gazebo #1 and gazebo #2 to 2 feet where 6 feet is required per Section 30.02.06 (a 66% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3862 Springhill Avenue
- Site Acreage: 0.18

- Project Type: Reduced setbacks and separation for accessory structures
- Number of Stories: 1 (all structures)
- Square Feet: 1,300 (residence)/374 (addition)/102 (gazebo #1)/95 (gazebo #2)/129 (shed #1)/130 (shed #2)
- Building Height (feet): 9 (gazebo #1)/8 (gazebo #2)/10 (shed #1)/8 (shed #2)

Site Plan

The site plan depicts an existing single-family residence with access provided via Springhill Avenue. There is an existing addition on the west face (rear) of the residence that is 14 feet from the north property line (side interior), 10 feet from the south property line (side interior), and 26 feet from the west property line (rear). There are multiple accessory structures within the rear yard: Gazebo #1 is located 13.5 feet from the west property line, 3.5 feet from the addition, 2 feet from gazebo #2, and 17 feet from the north property line; Gazebo #2 is located 3.5 feet from the addition, 13.5 feet from the west property line, and 4.5 feet from Shed #1; Shed #1 is located 6 feet from the south property line, 3 feet from the addition, and 4 feet from Shed #2; and Shed #2 is located 2 feet from the west and south property lines. Also, the applicant has a bakery business and will have customers on site, necessitating a use permit.

Landscaping

There is no landscaping proposed with this request.

Elevations

The photos depict existing single-story structures made of various materials. Gazebo #1 has a metal pipe frame, blue tarp siding, and a metal pitched roof. Gazebo #2 has a metal pipe frame, blue tarp siding, and a sloped vinyl roof. Shed #1 has wood siding, a pitched shingle roof, and windows on all four elevations. Shed #2 has wood siding, a pitched shingle roof, and windows on all four elevations as well. The applicant indicates gazebo #1 is 9 feet in height, gazebo #2 is 8 feet in height, shed #1 is 10 feet, and shed #2 is 8 feet.

Floor Plans

The existing single-family residence is 1,300 square feet and the addition is 374 square feet located on the rear side of the residence. The applicant indicates gazebo #1 is 102 square feet, gazebo #2 is 95 square feet, shed #1 is 129 square feet, and shed #2 is 130 square feet.

Applicant's Justification

There are two storage units on the property, the first is an existing shed that was bought with the property. The second shed was added to meet the storage demands of the home-based business and provide secure access to tools and material. Also, the property owner operates a cake business from their residence that requires additional space. There are ingredients, tools, and supplies that must be kept in a safe and sanitary environment. The home-based bakery is currently licensed with the state of Nevada. The applicant will operate their business between the hours of 8:00 a.m. and 5:00 p.m. Customers will only come to the site to pick up their orders. There will be no signs posted on the property that advertise the business.

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

There is an active violation (CE24-26320) for an addition and accessory structures that were constructed without permits, as well as home occupation that is bringing customers to the site.

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 the applicant is currently licensed with the state of Nevada for their home-based bakery business, but they are not licensed with Clark County. The business will operate between the hours of 8:00 a.m. and 5:00 p.m. The applicant has not indicated how many customers would come to the site at any given time. In addition, they have not indicated whether there is a limit to the number of orders that can be taken in a day. Staff is concerned the applicant may have an exorbitant number of customers coming to the site to pick up their orders. Therefore, staff cannot support the use permit request due to its potential impact on the surrounding residents.

Waivers of Development Standards

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

The gazebos are unsightly and are visually impacting the adjacent neighbors because they are visible beyond the property wall. The sheds and the gazebos are not architecturally compatible with the primary residence. Also, all buildings shall be permanent structures and shall not be constructed of temporary membrane or other tent-like material per Section 30.04.05. The gazebos have tarp siding that are tent-like material. Setbacks and separations are essential to

ensure safety and mitigate visual clutter. Staff does not typically support requests to reduce setbacks or building separations. Also, no mitigation has been provided. Therefore, staff cannot support these requests.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

CONTACT: DANISLEYDIS VAZQUEZ, 3862 SPRINGHILL AVE, LAS VEGAS, NV 89121



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-19-616-014

PROPERTY ADDRESS/ CROSS STREETS: 3862 Springhill Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Legalize storage behind house in backyard.

PROPERTY OWNER INFORMATION

NAME: Daniel Alejandro Vazquez
ADDRESS: 3862 Springhill Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89121
TELEPHONE: 702-460-8647 CELL: _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Eidover De la Cruz
ADDRESS: 3862 Springhill Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89121 REF CONTACT ID # _____
TELEPHONE: 704-715-3387 CELL: _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Same as above
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____
TELEPHONE: _____ CELL: _____ EMAIL: _____

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

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

Property Owner (Signature)*

Eidover De la Cruz
Property Owner (Print)

01/13/2025
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) APR-25-100077

PC MEETING DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

DATE _____

ACCEPTED BY Tyler (tpd)

DATE 7/17/25

FEES _____

Danisleydis Vázquez Vidal
Eidever De La Cruz Gonzalez
3862 Springhill Ave
Las Vegas, NV 89121
(702) 460-8647

[4/9/2025]

Clark County Zoning & Planning Department
500 S. Grand Central Parkway
Las Vegas, NV 89155

Dear Members of the Zoning and Planning Department,

We are writing to formally request approval for the necessary waivers and use permits to support the operation of our home-based businesses located at 3862 Springhill Ave, Las Vegas, NV.

We currently have two storage units on our property. The first unit was already in place at the time of purchase, and the second was added to meet the growing storage demands of our expanding business activities. Both units are crucial for organizing tools, equipment, and supplies. The additional space is particularly important due to the involvement of Eidever De La Cruz in our contracting services, which requires secure and accessible storage for instruments and materials.

Additionally, I, Danisleydis Vázquez Vidal, operate a licensed home-based cake business (License #NV20243214776), which also demands storage for ingredients, tools, and supplies that must be kept in a sanitary and organized space.

These storage units help keep our property orderly, improve work efficiency, and ensure our operations are safe and compliant with business needs.

The property is approximately 1,300 square feet in total. Below are the current measurements of structures in relation to each other and the property lines:

- Distance between Shed 1 and Shed 2: 4.5 feet
- Distance from the west property wall to Shed 1: 2 feet
- Distance from the south property wall to Shed 1: 2 feet

25-100077
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- Distance from the south property wall to Shed 2: 6 feet
- Distance from the home addition to Shed 2: 3 feet
- Distance from the west wall to the home addition: 13 feet
- Distance of the Gazebos from each other: 2.3 feet
- Distance of the gazebos from the addition: 3.5 feet

We understand that some of these existing distances do not meet current zoning standards. As such, we respectfully request approval to maintain the current layout and make any necessary corrections as required by the county to bring the property into compliance.

We are seeking approval for the following:

1. A waiver of development standards is required to reduce the interior side setback to 2 feet, whereas 5 feet is required (per Section 30.02.06). For shed 1
2. A waiver of development standards is required to reduce the rear setback to 2 feet, whereas 5 feet is required (per Section 30.02.06). For shed 1
3. A waiver of development standards is required to reduce the building separation to 4.5 feet, whereas 6 feet is required (per Section 30.02.06.1). Between shed 1 and shed 2
4. A use permit to allow outside activities related to a home occupation, which are otherwise not permissible (per Section 30.03.03A.13).
5. A use permit to allow customers on-site for a home occupation, which is also not typically permitted (per Section 30.03.03A.13).
6. A Waiver of development standards to reduce building separation to 3 feet where 6 feet is required (per Section 30.02.06) between the addition and shed 2.

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7. A waiver of development standards to reduce building separation to 3.5 feet where 6 feet is normally required (per section 3.02.06) between the addition and gazebos #1 and #2.
8. A waiver of the development standard to reduce the building separation to 2.3 feet where 6 feet is required (per section 30.02.06) between the gazebos.

We are fully committed to ensuring our businesses operate safely, legally, and with minimal impact on the surrounding community. We are open to working with the county to address any zoning or compliance issues as necessary.

Thank you for your time, consideration, and support. Please feel free to contact us at (702) 460-8647 if you require any additional documentation or clarification.

Sincerely,
Danisleydis Vázquez Vidal
Eidever De La Cruz Gonzalez

25-100077
JL

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09/16/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0570-NELSON DENNIS F LIVING TR 2003 & NELSON NANCY A LIVING TRUST 2003:

VACATE AND ABANDON a portion of right-of-way being Wynn Road located between Hacienda Avenue and Ali Baba Lane (alignment) within Paradise (description on file). MN/rg/cv (For possible action)

RELATED INFORMATION:

APN:

162-30-601-032

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 feet portion of right-of-way being Wynn Road. The vacation and abandonment of the right-of-way is necessary to accommodate the required detached sidewalk along the street.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400397-99 (VC-1805-97)	Extension of time of the waiver for on-site paving in conjunction with outdoor storage - expired	Approved by PC	February 2000
VC-1805-97	Variance to waive on-site paving in conjunction with an outdoor equipment storage yard - expired	Approved by PC	November 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South & East	Business Employment	IL	Office/warehouse & detention basin
West	Business Employment	IL	Detention basin

Related Applications

Application Number	Request
WS-25-0569	Waivers of development standards and design review for an outdoor storage facility is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

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

Public Works - Development Review

- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way 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 comments.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: 4254 HACIENDA, LLC

CONTACT: MICHAEL HAGGERTY, 4015 W. TOMPKINS AVENUE, LAS VEGAS, NV
89103

DRAFT



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-23-101035

ASSESSOR PARCEL #(s): 162-30-601-032

PROPERTY ADDRESS/ CROSS STREETS: Hacienda & Wynn Rd.

DETAILED SUMMARY PROJECT DESCRIPTION

Outside Storage Facility

PROPERTY OWNER INFORMATION

NAME: Haggerty Holdings LLC

ADDRESS: 1645 Village Center Suite 170

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

TELEPHONE: 702-431-7654

CELL 702-303-1341

APPLICANT INFORMATION (information must match online application)

NAME: Haggerty Holdings, LLC - Michael Haggerty

ADDRESS: 1645 Village Center Suite 170

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

TELEPHONE: 702-431-7654

CELL 702-303-1341

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Streamlined Strategies - Cassandra Worrell

ADDRESS: 1720 Crystal Ann Avenue

CITY: Las Vegas

STATE: NV

ZIP CODE: 89106

TELEPHONE: _____

CELL 919-920-6689

ACCELA REFERENCE CONTACT ID # 290022

*Correspondent will receive all project communication via the email entered in online application.

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

M Haggerty
Property Owner (Signature)*

Michael Haggerty
Property Owner (Print)

7-17-25
Date

Civil
Flood Control
Structural
Surveying
Traffic



September 5, 2024

Subject: Vacation of Right of Way Justification Letter
Northwest Corner of Wynn Rd and Hacienda Ave APN: 162-30-601-032
Lochsa Engineering Project No. 241048

To whom it may concern,

This letter is meant to be justification for the vacation of right of way. Per the new Title 30 subject properties must have detached sidewalks. Therefore, the right of way line must be adjusted from the back of sidewalk now to the back of curb.

Sincerely,
LOCHSA ENGINEERING

Dion Spenard
Project Manager

09/16/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0569-NELSON DENNIS F LIVING TR 2003 & NELSON NANCY A LIVING TRUST 2003:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback; 2) reduce street landscaping; 3) eliminate parking area landscaping; and 4) increase retaining wall height.

DESIGN REVIEW for an outdoor storage facility on 1.25 acres in an IL (Industrial Light) Zone.

Generally located north of Hacienda Avenue and west of Wynn Road within Paradise. MN/rg/cv
(For possible action)

RELATED INFORMATION:

APN:

162-30-601-032

WAIVERS OF DEVELOPMENT STANDARDS

1. Reduce the front setback for a temporary tent structure to 11 feet where 20 feet is required per Section 30.02.19 (a 45% reduction).
2.
 - a. Reduce street landscaping along Wynn Road to one, 5 foot landscape strip where two, 5 foot wide landscape strips are required on both sides of detached sidewalk per Section 30.04.01D.
 - b. Eliminate street trees and shrubs along Wynn Road where large trees and 3 shrubs are required every 30 feet of street frontage per Section 30.04.01D.
3. Eliminate parking area landscaping where parking area landscaping is required per Section 30.04.01D.
4. Increase the retaining wall height to 3 feet 6 inches where 3 feet is the maximum permitted within the front setback per Section 30.04.03B (a 17% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.25
- Project Type: Outside storage facility
- Number of Stories: 1
- Building Height (feet): 25 (temporary tent structure)

- Square Feet: 7,345 (temporary tent structure)
- Parking Required/Provided: 7/7
- Sustainability Required/Provided: 7/0

History & Site Plan

The subject site was previously approved through a variance (VC-1805-97) for an outdoor equipment storage yard in 1997. A subsequent extension of time (ET-400397-99) was applied for and withdrawn later, rendering VC-1805-97 as expired.

The plan depicts an outdoor storage facility with an existing temporary tent structure in the northeast portion of the site which is set back 11 feet. The facility is secured by a gate, which can be accessed via Wynn Road. There are 7 parking spaces adjacent to the temporary tent structure where 7 are required. The outdoor storage area is set back 20 feet from the right-of-way along the east and south sides of the property.

The site is surrounded by the existing 8 foot tall chain-link security fencing with vinyl slats. The plan depicts a proposed retaining wall at 3 feet, 4 inches high within a portion of the front and behind the detached sidewalk, which is subject to the waiver request.

Landscaping

The plans depict a proposed detached sidewalk measuring 5 feet in width along Wynn Road. A single, 5 foot wide landscape strip is provided adjacent to Wynn Road. However, no vegetation has been provided. In addition, no parking landscaping has been depicted on the plans. As a result of these deficiencies, waivers of development standards per Section 30.04.01D have been requested. Street landscaping is not provided along Hacienda Avenue as Hacienda Avenue is elevated compared to the proposed site, and the property does not directly front on Hacienda Avenue.

Elevations and Floor Plans

The existing temporary tent structure is 1 story, has a height of 25 feet and features white color fabric material. The interior of the structure consists of an open space comprising 7,345 square feet.

Applicant's Justification

The applicant states that the site is used for outside storage of temporary grandstand seating systems for the Las Vegas Formula One Grand Prix. The site stores specialty seating products from December through September when not being used for the Las Vegas Formula One Event. All productions are transported and assembled each year beginning on September 1 and concluding on November 19th. The business is only operational during this time for loading and unloading. The applicant is requesting approval to use the temporary tent during the non-operational months of the Formula One event for a period of two years. The applicant is requesting waivers to reduce the setback of the existing temporary tent structure, increase retaining wall height, reduce street landscaping, and eliminate the street trees. The reduction in the building front setback is necessary due to the existing tent structure being installed prior to the completion of the off-site improvements. The structure maintains adequate separation from the right-of-way, and given its temporary nature and minimal impact, it will not adversely affect

the surrounding businesses. The increase in retaining wall height is necessary to retain the grade and accommodate required improvements along Wynn Road, including the detached sidewalk. The proposed landscape reduction and elimination of the street tree are compatible with industrial uses and connect the sidewalk for walkability. This reduction with rock scape aligns with Policy 3.6.5 by providing drought-tolerant landscaping and is subject to a tree in-lieu fee.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400397-99 (VC-1805-97)	Extension of time of the waiver for on-site paving in conjunction with outdoor storage - expired	Approved by PC	February 2000
VC-1805-97	Variance to waive on-site paving in conjunction with an outdoor equipment storage yard - expired	Approved by PC	November 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South & East	Business Employment	IL	Office/warehouse
West	Business Employment	IL	Detention basin

Related Applications

Application Number	Request
VS-25-0570	A vacation and abandonment 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

Waivers of Development Standards

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

Waiver of Development Standards #1

Setbacks and separations are imposed to preserve the look and feel of an area and to promote safety within a property. The temporary tent structure was constructed and encroaching on the required front setback without any mitigating measures to reduce the impact on the surrounding

area. Additionally, the subject site has ample area to place the temporary tent structure, which would allow it to meet the setback requirements. Staff finds that the reduced setback is a self-imposed hardship. Therefore, staff cannot support this request.

Waivers of Development Standards #2

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

Waiver of Development Standards #3

The intent of the parking area landscaping is to reduce the impacts of wind, dust, pollution, glare, and heat island effect on human health and comfort. The lack of landscaping in the parking area landscaping does not meet the intent of Title 30 and is a self-imposed burden; therefore, staff recommends denial.

Waiver of Development Standards #4

The applicant is requesting to increase the retaining wall height to 3 feet, 4 inches, where 3 feet is the maximum height allowed per Title 30 requirements. A tiered retaining wall may be used when a landscaped 3 foot horizontal offset is provided between each 3 feet of vertical height, which is an alternative design allowed by Title 30. Staff finds that the increase in the retaining wall height is a self-imposed hardship; therefore, staff recommends denial.

Design Review

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

Staff finds that the outdoor storage facility will not have an impact, adverse or negative, on the surrounding land uses and properties. Although the temporary tent does not meet the design standards, it will be utilized as storage only for items that are sensitive to weather and staff does not have any objection to its temporary use. However, the site does not have the required trash enclosure and the proposed development has a sustainability score of zero where 7 points is the minimum requirement. Also, staff finds that the location of the temporary tent structure in relation to the setback is not harmonious or compatible with the surrounding development due to the requested waivers, which staff does not support. Therefore, staff does not 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:

- 2 years to review the temporary tent structure;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time 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

- 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.
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Fire Prevention Bureau

Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; NOTE: Tents may not be up in excess of 180 days.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: 4254 HACIENDA ,LLC

CONTACT: MICHAEL HAGGERTY, 4015 W. TOMPKINS AVENUE, LAS VEGAS, NV 89103



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-23-101035
ASSESSOR PARCEL #(s): 162-30-601-032

PROPERTY ADDRESS/ CROSS STREETS: Hacienda & Wynn Rd.

DETAILED SUMMARY PROJECT DESCRIPTION

Outside Storage Facility

PROPERTY OWNER INFORMATION

NAME: Haggerty Holdings LLC
ADDRESS: 1645 Village Center Suite 170
CITY: Las Vegas STATE: NV ZIP CODE: 89134
TELEPHONE: 702-431-7654 CELL 702-303-1341

APPLICANT INFORMATION (information must match online application)

NAME: Haggerty Holdings, LLC - Michael Haggerty
ADDRESS: 1645 Village Center Suite 170
CITY: Las Vegas STATE: NV ZIP CODE: 89134
TELEPHONE: 702-431-7654 CELL 702-303-1341 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Streamlined Strategies - Cassandra Worrell
ADDRESS: 1720 Crystal Ann Avenue
CITY: Las Vegas STATE: NV ZIP CODE: 89106
TELEPHONE: _____ CELL 919-920-6689 ACCELA REFERENCE CONTACT ID # 290022

*Correspondent will receive all project communication via the email entered in online application.

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

M Haggerty
Property Owner (Signature)*

Michael Haggerty
Property Owner (Print)

7-17-25
Date

Streamlined Strategies

July 23, 2025

1720 Crystal Ann Avenue

Las Vegas, NV 89106

Cassandra@streamlined-strategies.com

Clark County Comprehensive Planning

Current Planning Department

500 Grand Central Parkway

Las Vegas, NV 89155

RE: Justification Letter - Haggerty Holdings, LLC - Revision 2

APN: 162-30-601-032

Design Review

Waivers of Development Standards

To Whom It May Concern:

On behalf of our client, Haggerty Holdings, LLC, we respectfully submit this application package for a Design Review and Waivers of Development Standards for an existing outside storage facility. The existing site is on 1.33 acres of land located on the north side of Hacienda Avenue and east of Wynn Road, currently zoned IL (Industrial Light), and located in the Paradise Town Board District.

Design Review

- Proposed Outside Storage Facility
- Temporary Tent

Waivers of Development Standards

- Reduce the width of a Landscape Buffer to 10 feet 4 inches where 15 feet is required; Eliminate trees along the east property line. (Fee- In- Lieu)
- Reduce the Front Setback of the temporary tent structure to 11 feet 9 inches where 20 feet is required
- Increase retaining wall and chain link fence height to 11 feet 4 inches where 3 feet is allowed within the site setback.

Project Description

The existing site is used for outside storage of temporary grandstand seating systems for the Las Vegas Formula One Grand Prix. This site stores specialty seating products from December through September when not being used for the Las Vegas Formula One Event. All products are transported and assembled each year beginning on September 1 and concluding on November 19th. The business is only operational during this time for loading and unloading.

The perimeter of the site has an existing chain link security fence with vinyl slats up to 8 feet tall; it will be removed and re-installed to accommodate the landscaping and detached sidewalk required. Proposed along the east property line is a 10 foot landscape area with an alternative rockscape design bordering both sides of a 5 foot detached sidewalk. Adjacent to the retaining wall and west of the detached sidewalk, is an additional rockscaped area that varies in width from 4 inches up to 2 feet 8 inches.

The height of the temporary tent is up to 25 feet and used to primarily store fold up chairs to prevent corrosion. Total gross area of the paved site is 56,239 square feet, with the existing tent being 7,345 square feet located along the east property line. The tent is used during the non-functioning months of the Formula One race. The applicant is requesting approval to utilize the temporary tent during the non-operational months of the Formula One event for a period of two (2) years.

An accessible portable restroom facility is provided on the north side of the site. A total of seven parking spaces are provided and required to include one accessible parking space.

Justification

The request for a design review is to allow an outside storage use for this site; this is the last remaining parcel along this area of Wynn Road that has yet to be fully developed. The applicant was unaware the existing outside storage use had not been previously entitled at the time of purchase. The proposed improvements will enhance the area, complete the streetscape, and align with Policy 4.1.7 of the Master Plan by supporting safe, convenient, and comfortable travel options for walking, bicycling, public transportation, and driving in this area.

The waivers requested are justified and will not adversely affect the adjacent sites but enhance the street appearance within this area.

The proposed landscape reduction and alternative landscaping design is compatible with the industrial uses and connects the sidewalks for walkability. The proposed 10 foot 4 inch landscaped area is a 33.33% reduction from the required 15 foot landscape area. This reduction and alternative rockscape aligns with Policy 3.6.5 by providing drought tolerant landscaping. The applicant acknowledges that, in the absence of the 3 required 30-foot trees, a fee-in-lieu will be applicable. Overall, the proposed design balances functional site requirements with sustainability goals and surrounding land use conditions.

The requested front setback reduction is necessary due to the existing tent having been installed prior to the completion of off-site improvements. The tent is located 11 feet 9 inches from the east property line, a 21.7% reduction from the required 15 foot setback. The structure maintains adequate separation from the right-of-way, and given its temporary nature and minimal impact the reduction will not adversely affect the surrounding businesses.

The increase in the retaining wall height to 11 feet 4 inches, a 277.78% increase above the 3 foot allowed. This is necessary to retain grade and accommodate required improvements along Wynn Road, including the detached sidewalk. The retaining wall itself measures 3 feet 4 inches, with the existing 8 foot chain link security fence installed above. This combined height accounts for the overall wall increase within the setback. Due to ongoing security concerns and unauthorized site access in the area, the proposed design reduces opportunities for unwanted pedestrian activity, minimizes site disturbance, and reduces exposure along the street frontage.

We appreciate the review of this application and look forward to your comments and recommendations.

Please contact me at 919.920.6689 if you have any questions or need any additional information.

Best Regards,

Cassandra Worrell
Land Use Consultant

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-25-0540-RUSSELL, SHAWN & KATHY:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; 2) reduced building separation; 3) increase hardscape area; and 4) increase building height in conjunction with an existing single-family residence on 0.23 acres in an RS10 (Residential Single-Family 10) Zone.

Generally located south of Ebony Drive and east of Amigo Street within Paradise, MN/tpd/cv
(For possible action)

RELATED INFORMATION:

APN:
177-10-113-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the rear setback for an RV carport to 1 foot where 12 feet is required per Table 30.02-4 (a 92% reduction).
b. Eliminate the interior side setback for an RV carport where 7 feet is required per Table 30.02-4.
c. Reduce the side street setback for a shed to 1.5 feet where 10 feet is required per Section 30.02.05 (an 85% reduction).
2. a. Reduce the building separation between a shed and the primary residence to 1.5 feet where 6 feet is required per Section 30.02.05 (a 75% reduction).
b. Eliminate the building separation between an RV carport and the primary residence where 6 feet is required per Section 30.02.05.
3. Increase the hardscape area within the front and side yards to 75% where 60% is the maximum allowed per Section 30.04.01 (a 25% increase).
4. Increase the height of an accessory structure (RV carport) to 15 feet where 14 feet is the maximum allowed per Section 30.02.05 (a 7% increase).

LAND USE PLAN:
WINCHESTER/PARADISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: 7370 Amigo Street
- Site Acreage: 0.23
- Project Type: Reduced setbacks, building separation, and increased hardscape

- Building Height (feet): 12 (shed)/15 (carport)
- Square Feet: 192 (shed)/1,550 (carport)/2,172 (primary dwelling)

Site Plan

The plan depicts an existing single-family residence with access provided via Amigo Street to the west. There is an existing RV carport along the south property line, which is zero feet from the south property line, 1 foot from the east property line, and 1 inch from the single-family residence. There is an existing shed along the north property line which is 1.5 feet from the north property line and one, 1.5 feet from the residence. The plan also indicates that a 2 foot high decorative wall will be constructed in the front yard to block off a second driveway that had been added without permits. This second driveway will no longer be used by the property owner.

Landscaping

The applicant indicates there is 1,102 square feet of landscaping and 3,360 square feet of hardscaping within the front and side yards. The applicant is requesting to allow 75% hardscape within the front and side yards where 60% is the maximum allowed.

Elevations

The photos indicate the shed is 12 feet in height with wood siding that is painted to match the existing house, and a pitched shingle roof. The proposed wall will be 2 feet in height. There is a door on the east side of the shed that provides access to the inside from the backyard. The carport is 15 feet in height and constructed of metal posts with a metal sloped roof. The roof appears to be sloping towards the adjacent parcel (APN 177-10-113-001).

Floor Plans

The plan depicts an existing shed that is 192 square feet with an open layout. The shed is being utilized for storage of various materials. There is an existing RV carport that is 1,550 square feet.

Applicant's Justification

The applicant states they are requesting waivers of development standards for an existing carport, shed, and hardscape. The property owner hired a contractor to build the RV carport and they were told that permits had been filed with all applicable agencies. However, the property owner states they later found out that no permits had been filed by the contractor. They indicate the carport and shed blend in with the surrounding area and pose no negative impact to adjacent properties. The property owner has invested a lot of money into both structures and would like to keep them on their property. The hardscape has existed for many years and blends in seamlessly with the surrounding area. The shed had been on the property for six years and the carport has been on the property for 2 years with no concerns.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, & South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Single-family residence
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS5.2	Single-family residence

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

There is an active violation (CE24-32284) for a carport that was constructed without permits.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waivers of Development Standards #1 & #2

The requested separation and setback reductions are a self-imposed hardship that would have been prevented if the applicant sought information regarding the structures prior to constructing them. Separation distances between structures are essential to ensure safety and mitigate visual clutter. Staff does not typically support requests to reduce setbacks or building separations. Also, no mitigation has been provided. Therefore, staff cannot support these requests.

Waiver of Development Standards #3

The request to increase hardscape violates Policy 3.6.1 of the Master Plan. This policy seeks to mitigate the urban heat island effect in existing and new development by reducing the footprint of hardscape areas. The applicant is leaving the concrete that was used to create their second driveway, necessitating a request for increased hardscaping. The applicant could have removed the concrete as the second driveway will no longer be used. This would remove the need of a waiver and satisfy the Public Work's concern regarding the second driveway. Additionally, this parcel is located in an area that has moderately high heat vulnerability. The increased hardscape will only exacerbate the heat island effect. Therefore, staff cannot support the waiver of development standards request to increase hardscape.

Waiver of Development Standards #4

Staff finds the request to increase the height of the RV carport is minor. However, the structure is not compatible with the existing primary residence in color or materials, and the increased height makes the noncomputability more noticeable. The carport's roof is sloped in a way that any

water will run-off onto the adjacent parcel. It is for these findings that staff cannot support the 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:

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

- 1 year administrative review for the installation of the block wall;
- Applicant to install a block wall along the northeast spandrel, prohibiting access to Amigo Street and Ebony Drive; from the unpermitted driveway.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KATHY RUSSELL

CONTACT: KATHY RUSSELL, 7370 AMIGO ST, LAS VEGAS, NV 89123



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-10-113-001

PROPERTY ADDRESS/ CROSS STREETS: 7370 Amigo + Warm Springs

DETAILED SUMMARY PROJECT DESCRIPTION

PROPERTY OWNER INFORMATION

NAME: Kathy Russell

ADDRESS: 7370 Amigo St

CITY: Las Vegas

TELEPHONE: _____ CELL 785-630-1406 EMAIL _____ STATE: NV ZIP CODE: 89123

APPLICANT INFORMATION (must match online record)

NAME: Kathy Russell

ADDRESS: 7370 Amigo St

CITY: Las Vegas

TELEPHONE: _____ CELL 785-630-1406 EMAIL _____ STATE: NV ZIP CODE: 89123 REF CONTACT ID # _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Shawn Russell

ADDRESS: 7370 Amigo St

CITY: Las Vegas

TELEPHONE: _____ CELL 785-447-1041 EMAIL _____ STATE: NV ZIP CODE: 89123 REF CONTACT ID # _____

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

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

Kathy Russell
Property Owner (Signature)*

Kathy Russell
Property Owner (Print)

4/17/2025
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

Justification Letter

Tuesday, April 22, 2025

4:55 PM

We are filling for a waiver for our RV cover that we had built. We were told by the company that built it that they filled for a permit then we later found out they didn't. We then went back to them and they had since gone out of business. We also need a wavier for our shed for setbacks.

The side cover awning and shed blend in with the neighborhood, there are several in our neighborhood pretty close to the same set backs and size, they both do not stick out, we use the shed strictly for storage and the awning provides shade for the whole side of the house and makes it livable during the hot days, we have a lot of money into both structures and we thought by hiring a professional company's it would be done right. We Have Had the shed up for almost 6 years with no concerns and have had the awning up for 2 years with no concerns. We are filing for a waiver for the hard scape because it also goes with the neighborhood, the property has a very nice curb appeal and has been this way for a long period of time.

Justification Letter for north driveway

We are writing the justification letter to say we are putting the block wall back up to restrict access to the north driveway it will no longer be used as a driveway the wall will continue around the corner from the south driveway around the corner along from amigo st to ebony st

Application

Tuesday, April 22, 2025 5:29 PM

A waiver of development standard to allow a 1 ft 4 in rear set back where 12 foot is required per table 30.02-4 for a Rv cover

A waiver of development standards to allow a 0 ft interior side set back where 5 feet is required per table 30.02-4 For a rv cover

A waiver of development standards to allow a 1.5 ft side street set back where 10 feet is required per section 30.02.05 For a shed

A waiver of development standards to allow a 1.5 ft building separation where 6 ft is required per section 30.02.05 from the shed to the home

A waiver of development standards to allow 1 in building separation where 6 feet is required per section 30.02.05 from the rv cover to the house

A waiver of development standards to allow increase of 25 percent hardscaping in the front and side yards where 60 percent is the maximum allowed per section 30.04.01d.3

A waiver of development standards to increase height of

the rv cover to 14 ft 6 in where 14 ft is required per
section 30.02.05

09/17/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SDR-25-0549-SG ISLAND PLAZA, LLC ETAL & NAKASH SHOWCASE II, LLC

SIGN DESIGN REVIEWS for the following: 1) freestanding sign; 2) projecting sign; and 3) increase the area of wall signs in conjunction with a previously approved sign package for an existing shopping center on a 1.82 acre portion of a 6.0 acre site in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay.

Generally located east of Las Vegas Boulevard South and north of Tropicana Avenue within Paradise. JG/rg/cv (For possible action)

RELATED INFORMATION:

APN:

162-21-301-014; 162-21-401-005; 162-21-401-007; 162-21-401-023; 162-21-401-028; 162-21-401-029 ptn

SIGN DESIGN REVIEWS:

1. a. Allow the height of a proposed freestanding sign to be 172 feet where 70 feet (maximum height of shopping center building) is the maximum allowed per Section 30.05.02L.
- b. Reduce the setback of the proposed freestanding sign to 6 feet where 10 feet is required per Section 30.05.02L.
2. Increase in the projecting sign area to 2,410 square feet where 1,673 square feet were previously approved.
3. a. Increase the sign area of an electronic sign (electronic message unit, video) to 40,626 square feet where 33,445 square feet were previously approved.
- b. Increase the area of wall signs to 60,902 square feet where 54,332 square feet were previously approved.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3785 & 3791 Las Vegas Boulevard South
- Site Acreage: 1.82 (request)/6 (overall shopping center site)
- Project Type: Signage update for Showcase Mall
- Sign Height (feet): 172 (proposed freestanding sign - animated, video)/51 feet (proposed Wall Sign 1)/59 (proposed Wall Sign 2)/59(proposed Wall Sign 3)/12 (proposed Wall Sign

- 4)/39 (proposed Wall Sign 5)/48 (proposed Wall Sign 6)/59 (proposed Projecting Sign 1)/8 (proposed Projecting Sign 2)/48 (proposed Projecting Sign 3)
- Square Feet: 4,993 (proposed freestanding sign - animated, video)/6,570 (total for proposed wall signs)/499 (proposed Projecting Sign 1)/104 (proposed Projecting Sign 2)/238 (proposed Projecting Sign 3)

Site Plan

The site is an existing shopping center (Showcase Mall) located east of Las Vegas Boulevard South, and north of Tropicana Avenue. Access to the site is provided via existing driveways along Las Vegas Boulevard South, which lead to existing parking garages. The applicant is requesting to revamp the existing Showcase Mall signage along the west facing elevation of the shopping center buildings in addition to a proposed freestanding sign.

Sign Plan

- W-1: Wall sign consisting of an electronic sign (electronic message unit, video) with an overall area of 592 square feet. The sign faces west above the main entrance of the building.
- W-2: Wall sign consisting of an electronic sign (electronic message unit, video), which has an overall area of 2,208 square feet. This sign is located on the west facing elevation of the building, south of sign W-1.
- W-3: Wall sign which features an electronic sign (electronic message unit, video) and has an overall area of 1,833 square feet. This sign will be on the west facing elevation of the building, south of sign W-2.
- W-4: Wall sign features animated lighting along the front facing area of the existing wall. This sign has an overall area of 22 square feet. This is located on the ground floor of the building, below sign W-1.
- W-5: Wall sign features an electronic sign (electronic message unit, video) and has an overall area of 767 square feet. This sign will be on the west building elevation behind the freestanding sign (FS-1). This is located south of sign W-3.
- W-6: Wall sign features an electronic sign (electronic message unit, video) and has an overall area of 1,148 square feet. This sign will be west facing elevation of the building, located south of sign W-5.
- P-1: The projecting sign features an electronic sign (electronic message unit, video) with an overall area of 395 square feet. This sign will be facing north and south, located between wall signs W-1 and W-2.
- P-2: The projecting sign features an electronic sign (electronic message unit, video) with an overall area of 104 square feet. This sign will be west facing, located between wall signs W-1 and W-4.
- P-3: The projecting sign features an electronic sign (electronic message unit, video) with an overall area of 238 square feet. This sign will be north and south facing located between wall signs W-5 and W-6.

- FS-1: The freestanding sign has an overall area of 5,574 square feet and features an electronic sign (electronic message unit, video) sign area of 4,993 square feet. The overall height for this proposed freestanding sign is 172 feet.

Tables summarizing the signage are provided below:

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Percent Increase	# of Existing Signs	# of Proposed Signs	Total # of Signs
Freestanding	426	5,574	6,000	1,308%	5	1	6
Wall*	54,332	6,570	60,902	12%	99	6	105
Directional	35	0	35	0%	6	0	6
Projecting	1,673	737	2,410	44.1%	11	3	14
Hanging	34	0	34	0%	5	0	5
Roof	969	0	969	0%	3	0	3
Overall Total	57,469	12,881	70,350	N/A	129	10	139
*Animated LED (Wall display)	33,445	7,181	40,626	N/A	50	7	57
Animated (Freestanding)	0	4,993	4,993	N/A	0	1	1
Animated (Lighting)	0	126	126	N/A	0	2	2
Overall Animated	33,445	12,300	45,745	41.4	50	10	60

Applicant's Justification

The proposed signage requests are appropriate for the site and will not create any negative impact to the area. The Development Code allows for alternative sign standards within the Resort Corridor if the signs result in the development having a visual character compatible with adjacent developments. The proposed signs are compatible with other signs in the area and are in harmony with the unique nature of signage along Las Vegas Boulevard South and within the Resort Corridor. The site is located on the Las Vegas strip and is compatible with the surrounding uses. Las Vegas Boulevard South is designated and recognized as a National Scenic Byway and the proposed signs further promote this designation.

Prior Land Use Requests

Application Number	Request	Action	Date
SDR-24-0637	Sign design review to increase the area of an electronic sign, increased area of wall signs and allowed roof signs	Approved by BCC	January 2025

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0372	Increased the number of animated signs, increased wall sign area, and a design review for modifications to a previously approved comprehensive sign package	Approved by BCC	August 2023
WS-23-0108	Reduced setbacks, projecting signs, and modifications to an approved comprehensive sign package	Approved by BCC	May 2023
WS-22-0099	Roof signs, encroachment into airspace and modifications to an approved comprehensive sign package (Brewdog Brew Pub)	Approved by BCC	April 2022
UC-22-0066	Brew pub, craft distillery, and outside dining and drinking	Approved by BCC	April 2022
WS-21-0607	Modification to an approved comprehensive sign plan (Fly Over Las Vegas)	Approved by BCC	December 2021
VS-21-0608	Vacated and abandoned a portion of a pedestrian easement which includes air space (11 feet above existing grade) and a portion of the ground easement area (Fly Over Las Vegas signage recorded)	Approved by BCC	December 2021
WS-21-0312	Modification to an approved comprehensive sign plan (Olive Garden)	Approved by BCC	August 2021
WS-21-0231	Modification to an approved comprehensive sign plan (Raising Canes Restaurant)	Approved by BCC	July 2021
WS-21-0117	Modification to an approved comprehensive sign plan (T-Mobile projecting sign)	Approved by BCC	June 2021
WS-21-0019	Modification to an approved comprehensive sign package to increase wall sign area	Approved by BCC	March 2021
WS-19-0866	Amended sign plan for the Showcase Mall	Approved by BCC	December 2019
WS-19-0837	Modification to an approved comprehensive sign plan (Burlington)	Approved BCC	December 2019
WS-19-0239	Amended sign plan for the Showcase Mall	Approved by BCC	May 2019
WS-18-0245	Amended sign plan for the Showcase Mall	Approved by BCC	May 2018
WS-18-0165	Reduced parking and design review for modifications to a parking lot in conjunction with an approved expansion of the Showcase Mall	Approved by BCC	April 2018
WS-18-0084	Amended sign plan for the Showcase Mall	Approved by BCC	March 2018
DR-0819-17	Remodeled and modified entrance of a retail space for the Designer Shoe Warehouse in the Showcase Mall	Approved by BCC	November 2017
UC-0657-17	Expansion of the Showcase Mall	Approved by BCC	September 2017

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0456-17	Amended sign plan for the Showcase Mall	Approved by BCC	July 2017
WS-0153-17	Waivers and a design review for a portion of the Showcase Mall for a building addition and modified the existing plaza, sidewalks, and landscape areas along Las Vegas Boulevard South	Approved by BCC	April 2017
WS-0579-16	Amended sign plan for the Showcase Mall with facade change to a portion of the site	Approved by BCC	October 2016

*There are several other land use applications that have included this site; however, the applications listed above are the most directly related to the current request.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Shopping center
South & West	Entertainment Mixed-Use	CR (AE-60)	MGM Grand Resort Hotel
East	Entertainment Mixed-Use	CR (AE-60)	Park MGM & New York New York Resort Hotels

Related Applications

Application Number	Request
VS-25-0550	A vacation and abandonment of easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

The proposed signage on the subject property is reviewed to determine 1) compatibility, in terms of scale and architectural features, with the site and surrounding area; 2) harmony with the character of the neighborhood; 3) impact on the surrounding land uses; and 4) the health, safety, and welfare of the inhabitants of the area. Additionally, comprehensive sign plans shall demonstrate the proposal will improve the aesthetics of the development and will not have an adverse impact on the use, enjoyment, or value of property.

Previously approved signs within this shopping center are harmonious with existing signage along the Resort Corridor and within the immediate area along Las Vegas Boulevard South. Staff finds the proposed freestanding sign, projecting signs, and the proposed wall signs (all with an electronic sign (electronic message unit, video)) are complementary to the previously approved comprehensive sign plan for the shopping center. Staff can also support the height of the proposed

freestanding sign to 172 feet, since an existing freestanding sign for MGM Grand Resort Hotel, located to the south has an overall height of 250 feet. The proposed 172 foot high freestanding sign will not impact any of the surrounding existing signage; therefore, staff recommends approval.

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Las Vegas Boulevard improvement project;
- 90 days to record said separate document for the Las Vegas Boulevard improvement project;
- Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes.
- Applicant is advised that signs are not permitted within the right-of-way.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment

(AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. 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)

- No comment.

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

APPLICANT: SG ISLAND PLAZA, LLC ETAL & NAKASH SHOWCASE II, LLC
CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-21-401-007

PROPERTY ADDRESS/ CROSS STREETS: LVB / Tropicana Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

Sign Design Review for freestanding and wall signage.

PROPERTY OWNER INFORMATION

NAME: SG Island Plaza, LLC et al and Nakash Showcase II, LLC

ADDRESS: 19 W 34th Street, 11th Floor

CITY: New York

STATE: NY

ZIP CODE: 10001

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: SG Vegas Owner, LLC

ADDRESS: 19 W 34th Street, 11th Floor

CITY: New York

STATE: NY

ZIP CODE: 10001

REF CONTACT ID # _____

TELEPHONE: _____

CELL _____

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Liz Olson - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 850

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # _____

TELEPHONE: 702-792-7000

CELL _____

EMAIL: _____

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

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

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUO

☐ SDR

☐ TM

☐ WC

☐ OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEEs _____

TAB/CAC LOCATION _____

DATE _____

02/05/2014

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

KAEMPFER

CROWELL

ELISABETH E. OLSON
eolson@kcnvlaw.com
D: 702.792.7039

July 15, 2025

VIA HAND DELIVERY

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

**Re: Justification Letter – Design Review for Signage
Showcase 1415, LLC
Las Vegas Boulevard and Harmon
APNs: 162-21-401-005, 007, and 023**

To Whom It May Concern:

Please be advised this office represents Showcase 1415, LLC (the "Applicant") in the above referenced matter. The Applicant is requesting a review for signage on property located near the northeast corner of Las Vegas Boulevard and Tropicana Avenue. The property is more particularly described as Assessor's Parcel Numbers 162-21-401-005, 007, and 023, and known as the Showcase Mall (the "Site").

The Applicant is in the process of revamping the building with new signage for various tenants. Most recently, the Hard Rock Café was approved via application SDR-24-0637. These updates will bring new life to the Showcase Mall and overall portion of the Las Vegas Strip.

The current request is for a new freestanding sign and additional wall signage for existing and future tenants. The proposed freestanding sign will be identical to the approved and existing freestanding sign located on APN 162-21-318-001, therefore showing the proposed freestanding sign is appropriate and compatible with the area.

The Applicant is also requesting additional wall signage along various areas of the store frontages on Las Vegas Boulevard. The details of the existing signage and requested signage are located within the charts below:

Type of sign	Approved/ Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent Increase	# of existing signs	# of proposed signs	Total # of signs
Freestanding*	426	5,574	6,000	3,890	1308	5	1	6
Wall**	50,561	4,655	55,216	4,320	9.21	99	4	103
Directional	35	0	35	32	0	6	0	6
Projecting***	1,673	499	2,172	32	29.83	11	2	13
Rooftop	969	0	969	0	0	3	0	3
Hanging	34	0	34	32	0	5	0	5
Overall Total	53,698	10,728	64,426	N/A	N/A	129	7	136

*Animated LED: 4,993 SQ. FT.

**Animated LED: 4,633 SQ. FT. Animated Lighting: 22 SQ. FT.

***Animated LED: 395 SQ. FT. Animated Lighting: 104 SQ. FT.

The details for animated signs are listed below:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent Increase	# of existing signs	# of proposed signs	Total # of signs
Animated (Freestanding)	0	4,993	4,993	150	N/A	0	1	1
Animated (Wall LED Display)	29,733	5,028	34,761	150	N/A	50	4	54
Animated (Lighting)	0	126	126	150	N/A	0	2	2
Overall Animated Total	29,733	10,147	39,880	150	34.13	50	7	57

Based on the above, and associated plans submitted with this application, the Applicant is requesting the following as part of the sign request:

1. Increase the area of an electronic sign (electronic message unit, video) to 39,880 square feet where 29,733 square feet was previously approved.
2. Increase the area of wall signs to 55,216 square feet where 50,561 square feet was previously approved.
3. Allow a proposed freestanding sign measuring 171-feet and 10-inches in height to exceed the height of an existing shopping center measuring 69-feet and 9-inches in height.
4. Reduce the setback from the proposed freestanding sign to 6 feet where a minimum setback of 10 feet is required per section 30.05.02L.

The proposed signage requests are appropriate for the Site and will not create any negative impact to the area. The Development Code allows for alternative sign standards within the Resort Corridor if the signs result in the development having a visual character compatible with adjacent development. The proposed signs are compatible with other signs in the area and are in harmony with the unique nature of signage along Las Vegas Boulevard and within the Resort Corridor. The Site is located on the Las Vegas Strip and is therefore compatible with the surrounding uses. Las Vegas Boulevard is designated and recognized as a National Scenic Byway and the proposed signs further promote this designation. Therefore, the Applicant respectfully requests consideration of the application as submitted.

Thank you in advance for your consideration. If you have any questions, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

09/17/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0550-S G ISLAND PLAZA, LLC ETAL & NAKASH SHOWCASE II, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Koval Lane, and between Tropicana Avenue and Harmon Avenue within Paradise (description on file). JG/rg/cv (For possible action)

RELATED INFORMATION:

APN:

162-21-401-005; 162-21-401-007; 162-21-401-023

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a portion of a pedestrian access easement for a proposed freestanding sign along the east side of Las Vegas Boulevard South.

Prior Land Use Requests

Application Number	Request	Action	Date
SDR-24-0637	Sign design review to increase the area of an electronic sign, increased area of wall signs and allowed roof signs	Approved by BCC	January 2025
WS-23-0372	Increased the number of animated signs, increased wall sign area, and a design review for modifications to a previously approved comprehensive sign package	Approved by BCC	August 2023
WS-23-0108	Reduced setbacks, projecting signs, and modifications to an approved comprehensive sign package	Approved by BCC	May 2023
WS-22-0099	Roof signs, encroachment into airspace and modifications to an approved comprehensive sign package (Brewdog Brew Pub)	Approved by BCC	April 2022
UC-22-0066	Brew pub, craft distillery, and outside dining and drinking	Approved by BCC	April 2022
WS-21-0607	Modification to an approved comprehensive sign plan (Fly Over Las Vegas)	Approved by BCC	December 2021

Prior Land Use Requests

Application Number	Request	Action	Date
VS-21-0608	Vacated and abandoned a portion of a pedestrian easement which includes air space (11 feet above existing grade) and a portion of the ground easement area (Fly Over Las Vegas signage recorded)	Approved by BCC	December 2021
WS-21-0312	Modification to an approved comprehensive sign plan (Olive Garden)	Approved by BCC	August 2021
WS-21-0231	Modification to an approved comprehensive sign plan (Raising Canes Restaurant)	Approved by BCC	July 2021
WS-21-0117	Modification to an approved comprehensive sign plan (T-Mobile projecting sign)	Approved by BCC	June 2021
WS-21-0019	Modification to an approved comprehensive sign package to increase wall sign area	Approved by BCC	March 2021
WS-19-0866	Amended sign plan for the Showcase Mall	Approved by BCC	December 2019
WS-19-0837	Modification to an approved comprehensive sign plan (Burlington)	Approved by BCC	December 2019
WS-19-0239	Amended sign plan for the Showcase Mall	Approved by BCC	May 2019
WS-18-0245	Amended sign plan for the Showcase Mall	Approved by BCC	May 2018
WS-18-0165	Reduced parking and design review for modifications to a parking lot in conjunction with an approved expansion of the Showcase Mall	Approved by BCC	April 2018
WS-18-0084	Amended sign plan for the Showcase Mall	Approved by BCC	March 2018
DR-0819-17	Remodeled and modified the entrance of a retail space for the Designer Shoe Warehouse in the Showcase Mall	Approved by BCC	November 2017
UC-0657-17	Expansion of the Showcase Mall	Approved by BCC	September 2017
WS-0456-17	Amended sign plan for the Showcase Mall	Approved by BCC	July 2017
WS-0153-17	Waivers and a design review for a portion of the Showcase Mall for a building addition and modified the existing plaza, sidewalks, and landscape areas along Las Vegas Boulevard South	Approved by BCC	April 2017
WS-0579-16	Amended sign plan for the Showcase Mall with facade change to a portion of the site	Approved by BCC	October 2016

*There are several other land use applications that have included this site; however, the applications listed above are the most directly related to the current request.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Shopping center
South & West	Entertainment Mixed-Use	CR (AE-60)	MGM Grand Resort Hotel
East	Entertainment Mixed-Use	CR (AE-60)	Park MGM & New York New York Resort Hotels

Related Applications

Application Number	Request
SDR-25-0549	A sign design review for proposed signage 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 pedestrian access easements that are not needed for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

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

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SG ISLAND PLAZA, LLC ETAL & NAKASH SHOWCASE II, LLC
CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-21-401-005 and 023

PROPERTY ADDRESS/ CROSS STREETS: LVB / Tropicana Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

Sign Design Review for freestanding and wall signage.

PROPERTY OWNER INFORMATION

NAME: N&G Showcase, LLC

ADDRESS: 1385 Broadway, 7th Floor

CITY: New York

STATE: NY

ZIP CODE: 10018

TELEPHONE: _____

CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: SG Vegas Owner, LLC

ADDRESS: 19 W 34th Street, 11th Floor

CITY: New York

STATE: NY

ZIP CODE: 10001

REF CONTACT ID # _____

TELEPHONE: _____

CELL _____

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Liz Olson - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # _____

TELEPHONE: 702-792-7000

CELL _____

EMAIL: _____

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

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

Property Owner (Signature)

Property Owner (Print)

Date

DEPARTMENT USE ONLY

☐ AC

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☐ ET

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☐ ADR

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☐ PUD

☐ SDR

☐ TM

☐ WC

☐ OTHER _____

APPLICATION # (s) _____

PC MEETING DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

ACCEPTED BY _____

DATE _____

FEES _____

DATE _____

02/05/2014

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

KAEMPFER

CROWELL

ELISABETH E. OLSON
eolson@kcnvlaw.com
D: 702.792.7039

July 6, 2025

VIA HAND DELIVERY

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

**Re: *Justification Letter – Vacation
Showcase 1415, LLC
Las Vegas Boulevard and Harmon
APNs: 162-21-401-005, 007, and 023***

To Whom It May Concern:

Please be advised this office represents Showcase 1415, LLC (the "Applicant") in the above referenced matter. The Applicant is requesting the vacation of a portion of the pedestrian access easement (PAE) along Las Vegas Boulevard for property located near the northeast corner of Las Vegas Boulevard and Tropicana Avenue. The property is more particularly described as Assessor's Parcel Numbers 162-21-401-005, 007, and 023, and known as the Showcase Mall (the "Site").

The Applicant has submitted a corresponding application for signage to allow a freestanding sign, which encroaches slightly into the PAE along the Las Vegas Boulevard frontage. While the base of the sign does encroach into the PAE, there is still significant area (more than the required 18-feet) between the proposed sign and the building, allowing safe and appropriate pedestrian circulation around the sign.

The current request is for a new freestanding sign and additional wall signage for existing and future tenants. The proposed freestanding sign will be identical to the approved and existing freestanding sign located on APN 162-21-318-001, therefore showing the proposed freestanding sign is appropriate and compatible with the area.

Thank you in advance for your consideration. If you have any questions, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0548-SPRING MOUNTAIN PROCYON, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Procyon Street and Polaris Avenue, Spring Mountain Road, and Highland Drive; a portion of right-of-way being Procyon Street located between Spring Mountain Road and Twain Avenue; a portion of right-of-way being Spring Mountain Road located between Polaris Avenue and Procyon Street; and a portion of right-of-way being Polaris Avenue located between Spring Mountain Road and Highland Drive within Paradise (description on file). JJ/sd/cv (For possible action)

RELATED INFORMATION:

APN:

162-17-202-001 through 162-17-202-004

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The applicant is requesting the vacation and abandonment of existing patent easements within the subject site, as well as a portion of public right-of-way being Procyon Street, Spring Mountain Road, and Polaris Avenue. The patent easements are no longer needed, and the vacation of portions of rights-of-way is necessary to accommodate the required detached sidewalk.

Prior Land Use Requests: All parcels

Application Number	Request	Action	Date
ZC-23-0868	Reclassified 5.7 acres from an M-1 to C-2 zoning with waiver of development standards for increased building height, height setback and driveway geometrics, and design review for a commercial center	Approved by BCC	March 2024
UC-23-0126	Monorail (Vegas Loop)	Approved by BCC	May 2023
ZC-0770-07 (ET-0068-16)	Third extension of time for a resort hotel and casino - expired	Approved by BCC	July 2016
ZC-0770-07 (ET-0102-14)	Second extension of time for a resort hotel and casino - expired	Approved by BCC	October 2014
ZC-0770-07 (ET-0126-10)	First extension of time for a resort hotel and casino - expired	Approved by BCC	September 2010

Prior Land Use Requests: All parcels

Application Number	Request	Action	Date
ZC-0770-07	Reclassified from U-V to H-1 zoning, with use permits for expansion/enlargement of the Gaming Enterprise District, resort hotel and casino with mid-rise and high-rise towers, resort condominium units, public areas, increased height, accessory uses, and deviations from development standards - expired	Approved by BCC	September 2007
ZC-1925-05	Reclassified from U-V and M-1 to U-V zoning for a mixed-use development consisting of commercial areas and 1,738 residential units in 4 high-rise towers - expired	Approved by BCC	February 2006
ZC-1745-04	Reclassified from M-1 to U-V zoning for a mixed-use development consisting of commercial areas and 687 residential units in 4 high-rise towers - expired	Approved by BCC	February 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	IL & CG	Office/warehouse facility & retail
South	Entertainment Mixed-Use	IL & CG	Office/warehouse
East	Entertainment Mixed-Use	IL	Office/warehouse
West	Entertainment Mixed-Use	IL & CR	Warehouse & undeveloped

Related Applications

Application Number	Request
WS-25-0547	Waiver of development standards and design review for a proposed shopping center is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of patent easements that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Grant any necessary easements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: EDDIE NI

CONTACT: SCA DESIGN, 2525 W. HORIZON RIDGE PARKWAY, SUITE 230,
HENDERSON, NV 89052



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-17-202-001, 162-17-202-002, 162-17-202-003, 162-17-202-004

PROPERTY ADDRESS/ CROSS STREETS: Spring Mountain & Polaris

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review for Multi-Story Commercial Development and Parking Garage. Waiver of Development Standards and Vacation.

PROPERTY OWNER INFORMATION

NAME: FLSC LLC

ADDRESS: 301 West Grand Ave, #333

CITY: Chicago

STATE: IL

ZIP CODE: 60654

TELEPHONE: _____ CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Eddie Ni

ADDRESS: 4360 E. New York St.

CITY: Aurora

STATE: IL

ZIP CODE: 60504

REF CONTACT ID # _____

TELEPHONE: 630.463.2967

CELL _____

EMAIL: eddie@windfallusa.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Sheldon Colen

ADDRESS: 2140 E. Pebble Rd. Suite 140

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

REF CONTACT ID # _____

TELEPHONE: 702.719.2020

CELL _____

EMAIL: projects@scadesign.com

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

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

Property Owner (Signature)*

Eddie Ni

Property Owner (Print)

6/24/2025

Date

DEPARTMENT USE ONLY:

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OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-17-202-001, 162-17-202-002, 162-17-202-003, 162-17-202-004

PROPERTY ADDRESS/ CROSS STREETS: Spring Mountain & Polaris

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review for Multi-Story Commercial Development and Parking Garage. Waiver of Development Standards and Vacation.

PROPERTY OWNER INFORMATION

NAME: KCSL LLC
ADDRESS: 301 West Grand Ave, #333
CITY: Chicago STATE: IL ZIP CODE: 60654
TELEPHONE: _____ CELL: _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Eddie Ni
ADDRESS: 4360 E. New York St.
CITY: Aurora STATE: IL ZIP CODE: 60504 REF CONTACT ID # _____
TELEPHONE: 630.463.2967 CELL: _____ EMAIL: eddie@windfallusa.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Sheldon Colen
ADDRESS: 2140 E. Pebble Rd. Suite 140
CITY: Las Vegas STATE: NV ZIP CODE: 89123 REF CONTACT ID # _____
TELEPHONE: 702.719.2020 CELL: _____ EMAIL: projects@scadesign.com

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

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

Property Owner (Signature)*

Eddie Ni

Property Owner (Print)

6/24/2025

Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



June 24, 2025

Clark County
Map Team
500 S. Grand Central Pkwy.
Las Vegas, NV 89155

Re: Spring Mountain and Polaris, Zenith Project No. 251008
Patent Easement and Right-of-Way Vacation Justification Letter

Dear Sir or Madam:

Zenith Engineering has been retained by SCA Design to assist in filing a vacation application to vacate an existing Patent Easement and existing Right-of-Way associated with property located on the southwest corner of Spring Mountain Road and Polaris Avenue (Assessor's Parcel Numbers 162-17-202-001, 002, 003, and 004). As part of this project, we are proposing detached sidewalks on Procyon Street, Spring Mountain Road, and Polaris Avenue. It is necessary to vacate right-of-way along each of these streets in order to install detached sidewalks. It is also necessary to vacate the portions of the Patent Easement that are outside of the right-of-way dedication in order to develop the property.

Please feel free to contact me with any questions or comments at (702) 835-3496. Thank you.

Sincerely,

ZENITH ENGINEERING

A handwritten signature in black ink, appearing to read 'Julie Izzolo', written over a horizontal line.

Julie Izzolo, PE
Principal

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0547-SPRING MOUNTAIN PROCYON, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce setback; 3) reduce approach distance; 4) reduce departure distance; and 5) reduce driveway throat depth.

DESIGN REVIEW for a proposed shopping center on 3.20 acres in a CG (Commercial General) Zone.

Generally located south of Spring Mountain Road and west of Polaris Avenue within Paradise. JJ/sd/cv (For possible action)

RELATED INFORMATION:

APN:

162-17-202-001 through 162-17-202-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the proposed building height to 93 feet, 1 inch where 50 feet is the maximum height allowed per Section 30.02.14 (an 86% increase).
2.
 - a. Reduce the street side setback to 6 feet, 5 inches where 10 feet is required per Section 30.02.14 (a 36% reduction).
 - b. Reduce the front street setback to 9 feet, 9 inches where 10 feet is required per Section 30.02.14 (a 3% reduction).
3. Reduce the approach distance along Procyon Street to 68 feet where 150 feet is the standard per Uniform Standard Drawing 222.1 (a 55% reduction).
4. Reduce the departure distance along Polaris Avenue to 176 feet where 190 feet is the standard per Uniform Standard Drawing 222.1 (a 7% reduction).
5.
 - a. Reduce the driveway throat depth along Spring Mountain Road to 19 feet, 6 inches where 50 feet is required per Uniform Standard Drawing 222.1 (a 62% reduction).
 - b. Reduce the driveway throat depth along Polaris Avenue to 79 feet, 1 inch where 150 feet is required per Uniform Standard Drawing 222.1 (a 48% reduction).
 - c. Reduce the driveway throat depth along Procyon Street to 16 feet, 1 inch where 50 feet is required per Uniform Standard Drawing 222.1 (a 68% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3520 Spring Mountain Road
- Site Acreage: 3.20
- Project Type: Proposed shopping center
- Number of Stories: 3 (maximum)
- Building Height (feet): 93 feet, 1 inch (maximum)
- Square Feet: 116,000 (overall shopping center area)/56,000 (proposed restaurant area total)/47,800 (proposed retail area total)/12,000 (Entertainment)/200 (proposed welcome center)/161,340 (proposed garage total)
- Parking Required/Provided: 275/492
- Sustainability Required/Provided: 7/7

Site Plans & Request

The plans depict a proposed shopping center located south of Spring Mountain Road, west of Polaris Avenue and east of Procyon Street. This project is comprised of a 3 story commercial building which includes retail and restaurant uses.

The plans show that in the northwest portion of the site there will be a new retail building that is set back 60 feet, 6 inches from the west property line, 7 feet from the southern property line, and 89 feet from the north property line. Furthermore, 3 additional buildings for restaurant and retail establishments are proposed in the east portion of the development. These areas are connected via breezeways with walkways.

In addition, a new parking garage is located in the southeast portion of the site. Three proposed driveways provide access to the commercial development from Procyon Street, Spring Mountain Road and Polaris Avenue. On-site parking is provided along the north property line adjacent to Spring Mountain Road, and on the west and south sides of the parking garage.

The entire complex will be approximately 116,000 square feet with approximately 47,800 square feet of retail space, 12,000 square feet of entertainment area and 56,000 square feet of restaurant area. A total of 275 parking spaces are required, with 492 parking spaces being provided. A total of 427 parking spaces out of the 492 parking spaces will be located within the proposed 6 story parking garage. Two loading zones are provided in the northwest portion of the parcel and the center portion for commercial loading zone only and wanted to incorporate 4 separate customers only drop-off spaces within the central portion of the complex and adjacent to the garage.

The applicant is requesting to reduce the front setback of the northeastern most restaurant building to 9 feet, 9 inches where 10 feet is required. Furthermore, the applicant is requesting to reduce the street side setback of the same building to 6 feet, 5 inches where 10 feet is required. There are additional waivers of development standards related to driveway geometrics.

Landscaping

The plan depicts detached sidewalks with street landscaping along Procyon Street, Spring Mountain Road, and Polaris Avenue. Parking lot landscaping is also provided. However, most of

the proposed parking will be within the confines of the proposed parking garage. Per the plans landscape materials will be low water and native to Southern Nevada.

Elevations

The plans depict a new retail shopping center with new buildings that are up to 93 feet high with horizontal and vertical articulation standards incorporated into the design. Each of the buildings will vary in height and all exceed the maximum height allowed of 50 feet with the highest building portion at 93 feet and 1 inch, hence the waiver of development standards request. All sides incorporate horizontal articulation including varied roofline, recognizable changes in materials and texture, parapet and pitched roofline. Architectural materials include metal cladding, stucco finish, concrete tile roof, wood cladding and metal railings. The elevation section for the garage will be stucco with paint with metal awnings on the exterior. In addition, as the proposed buildings will all exceed 50 feet in height the applicant has incorporated the required vertical articulation measures that break-up the mass with a base, middle and top and other vertical articulation. A total of 3 stories, including the ground floor are dedicated to either retail, entertainment and or restaurant uses.

Floor Plans

The plans depict commercial floor plans for both retail and restaurant uses. Both retail and restaurant and entertainment are proposed for all 3 floors. The first floor plan depicts retail space of 24,800 square feet and restaurant use of 11,200 square feet. The second floor plan depicts both retail floor space of 19,000 square feet and restaurant space of 22,400 square feet and a dedicated space of 12,000 square feet for entertainment use. The third floor depicts retail space of 24,800 square feet and 11,200 square feet of retail space.

Overall, the first floor has an overall area of 36,000 square feet. The second floor has an overall area of 41,400 square feet, and the third floor has an overall area of 38,400 square feet. The proposed welcome center has an overall area of 200 square feet. The proposed parking garage is 26,890 square feet per floor for a total of 161,340 square feet.

Applicant's Justification

The applicant states this proposed development will harmoniously blend with the existing developments in the surrounding area. To achieve a final product several waivers of development standards are requested for increased building height and public works waivers for throat depth and approach/departure distances.

The main reason for the increase in the maximum building height is for the roof architectural features. The proposed height is significantly lower than what the site could potentially build. Furthermore, the waiver for increased height has been approved for developments in the surrounding area (properties to the east are approved for 500 foot plus high rise and the property located on the northwest corner of Spring Mountain Road and Procyon Street have also received a waiver for increased height). The increase in heights will not have a negative impact on the surrounding area or developments. Likewise, the requested waivers for off-site improvements would be difficult to achieve with the current adopted standards.

Prior Land Use Requests: All parcels

Application Number	Request	Action	Date
ZC-23-0868	Reclassified 5.7 acres from M-1 to C-2 zoning with waiver of development standards for increased building height, height setback and driveway geometrics, and design review for a commercial center	Approved by BCC	March 2024
TM-23-500185	1 commercial lot on 5.7 acres in a C-2 zone	Approved by BCC	March 2024
VS-23-0872	Vacated and abandoned easements and portion of right-of-way for detached sidewalks	Approved by BCC	March 2024
UC-23-0126	Monorail (Vegas Loop)	Approved by BCC	May 2023
ZC-0770-07 (ET-0068-16)	Third extension of time for a resort hotel and casino - expired	Approved by BCC	July 2016
ZC-0770-07 (ET-0102-14)	Second extension of time for a resort hotel and casino - expired	Approved by BCC	October 2014
ZC-0770-07 (ET-0126-10)	First extension of time for a resort hotel and casino - expired	Approved by BCC	September 2010
ZC-0770-07	Reclassified from U-V to H-1 zoning, with use permits for expansion/enlargement of the Gaming Enterprise District, resort hotel and casino with mid-rise and high-rise towers, resort condominium units, public areas, increased height, accessory uses, and deviations from development standards - expired	Approved by BCC	September 2007
ZC-1925-05	Reclassified from U-V and M-1 to U-V zoning for a mixed-use development consisting of commercial areas and 1,738 residential units in 4 high-rise towers - expired	Approved by BCC	February 2006
ZC-1745-04	Reclassified from M-1 to U-V zoning for a mixed-use development consisting of commercial areas and 687 residential units in 4 high-rise towers - expired	Approved by BCC	February 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	IL & CG	Office/warehouse facility & retail
South	Entertainment Mixed-Use	IL & CG	Office/warehouse
East	Entertainment Mixed-Use	IL	Office/warehouse
West	Entertainment Mixed-Use	IL & CR	Warehouse & undeveloped

Related Applications

Application Number	Request
VS-25-0548	A vacation of patent easements and 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

Waivers of Development Standards

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

Waiver of Development Standards #1

The applicant is requesting to allow for a maximum building height up to 93 feet, 1 inch where 50 feet is the maximum allowed per Code. According to the applicant, only portions of the buildings pertaining to height are proposed architectural features of the buildings and do not include office or retail floor space. The height increase will be comparable to other recent projects in the immediate area. Staff can support the requested height increase and is compatible with the surrounding area; therefore, staff can support this request.

Waiver of Development Standards #2

Staff cannot support the requested waiver of development standards to reduce both the front and street side setbacks. The requested setbacks are for portions of the commercial building located in the northeast portion at the corner of Spring Mountain Road and Polaris Avenue. The front setback reduction is to 9 feet, 9 inches where 10 feet is required and the street side setback reduction is to 6 feet, 5 inches where 10 feet is required. Per the plans, only minimal portions of the restaurant building encroach into both the front and street side setback. In addition, the landscape plan shows large trees spaced every 20 feet and located behind the required 15 foot wide landscape areas with detached sidewalks along both Spring Mountain Road and Polaris Avenue. Although this will help screen the building from the right-of-way and to mitigate any visual impacts, staff finds that the applicant has the ability to make adjustments to the proposed design to meet the required setbacks. Therefore, staff cannot support this 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.

All proposed buildings have a similar contemporary architectural style with common features, design elements, and materials carried throughout the site. The design includes variations in building height, roof height, surface planes, and materials which serve to break up the mass of these commercial buildings and improve the visual quality. The proposed buildings are compatible with the underlying designation of Entertainment Mixed-Use on the Master Plan. The proposed site plan and landscape plan will help to create an orderly and aesthetically pleasing environment that is compatible and harmonious with the surrounding area. Internal circulation will not be impeded within the site with vehicle access to the proposed garage both internally and from Polaris Avenue. Per the plans this project will incorporate a total of 7 points to achieve the requisite sustainability. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the reduction in approach distance for the Procyon Street commercial driveway. The applicant placed the driveway as far south as the site will allow.

Waiver of Development Standards #4

Although the departure distance for the Polaris Avenue commercial driveway does not comply with the minimum standards, staff finds the location allows vehicles to safely access the site. Therefore, staff has no objection to the reduction in departure distance.

Waiver of Development Standards #5

Staff finds the request to reduce throat depth for each commercial driveway will create the same conflicts seen in the neighboring commercial developments. The reduced throat depth is excessive and will result in on-street stacking of vehicles. The site is proposing to provide 492 parking spaces, which will also increase the amount of traffic coming into the site; worsening the issues, especially during peak times. Spring Mountain Road is a collector street with an extremely high volume of traffic. It is important that traffic can flow without the impediment of vehicles attempting to access the parking lot. Therefore, staff cannot support this request.

Department of Aviation

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

Staff Recommendation

Approval of waivers of development standards #1, #3, and #4, and the design review; denial of waivers of development standards #2 and #5.

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:

- Expunge TM-23-500185, VS-23-0872, and the design review and waiver of developments standards of ZC-23-0868;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Trash enclosures to be relocated further into the site;
- Access to the site shall be from the Procyon Street and Polaris Avenue only;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Spring Mountain Road improvement project;
- 90 days to record said separate document for the Spring Mountain Road improvement project.

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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0083-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: EDDIE NI

**CONTACT: SCA DESIGN, 2525 W. HORIZON RIDGE PARKWAY, SUITE 230,
HENDERSON, NV 89052**



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-17-202-001, 162-17-202-002, 162-17-202-003, 162-17-202-004

PROPERTY ADDRESS/ CROSS STREETS: Spring Mountain & Polaris

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review for Multi-Story Commercial Development and Parking Garage. Waiver of Development Standards and Vacation.

PROPERTY OWNER INFORMATION

NAME: Spring Mountain Procyon LLC
ADDRESS: 301 West Grand Ave, #333
CITY: Chicago STATE: IL ZIP CODE: 60654
TELEPHONE: _____ CELL: _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Eddie Ni
ADDRESS: 4360 E. New York St.
CITY: Aurora STATE: IL ZIP CODE: 60504 REF CONTACT ID # _____
TELEPHONE: 630.463.2967 CELL: _____ EMAIL: eddie@windfallusa.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Sheldon Colen
ADDRESS: 2140 E. Pebble Rd. Suite 140
CITY: Las Vegas STATE: NV ZIP CODE: 89123 REF CONTACT ID # _____
TELEPHONE: 702.719.2020 CELL: _____ EMAIL: projects@scadesign.com

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

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

Eddie Ni
Property Owner (Signature)*

Eddie Ni
Property Owner (Print)

6/24/2025
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-17-202-001, 162-17-202-002, 162-17-202-003, 162-17-202-004

PROPERTY ADDRESS/ CROSS STREETS: Spring Mountain & Polaris

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review for Multi-Story Commercial Development and Parking Garage. Waiver of Development Standards and Vacation.

PROPERTY OWNER INFORMATION

NAME: FLSC LLC
ADDRESS: 301 West Grand Ave, #333
CITY: Chicago STATE: IL ZIP CODE: 60654
TELEPHONE: _____ CELL: _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Eddie Ni
ADDRESS: 4360 E. New York St.
CITY: Aurora STATE: IL ZIP CODE: 60504 REF CONTACT ID # _____
TELEPHONE: 630.463.2967 CELL: _____ EMAIL: eddie@windfallusa.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Sheldon Colen
ADDRESS: 2140 E. Pebble Rd. Suite 140
CITY: Las Vegas STATE: NV ZIP CODE: 89123 REF CONTACT ID # _____
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Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-17-202-001, 162-17-202-002, 162-17-202-003, 162-17-202-004

PROPERTY ADDRESS/ CROSS STREETS: Spring Mountain & Polaris

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review for Multi-Story Commercial Development and Parking Garage. Waiver of Development Standards and Vacation.

PROPERTY OWNER INFORMATION

NAME: KCSL LLC
ADDRESS: 301 West Grand Ave, #333
CITY: Chicago STATE: IL ZIP CODE: 60654
TELEPHONE: _____ CELL: _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Eddie Ni
ADDRESS: 4360 E. New York St.
CITY: Aurora STATE: IL ZIP CODE: 60504 REF CONTACT ID # _____
TELEPHONE: 630.463.2967 CELL: _____ EMAIL: eddie@windfallusa.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Sheldon Colen
ADDRESS: 2140 E. Pebble Rd. Suite 140
CITY: Las Vegas STATE: NV ZIP CODE: 89123 REF CONTACT ID # _____
TELEPHONE: 702.719.2020 CELL: _____ EMAIL: projects@scadesign.com

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

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6/24/2025

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APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



July 07, 2025

Clark County
Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, NV 89155

RE: Justification Letter for proposed commercial development at Spring Mountain and Polaris.

Please accept this letter as justification for the proposed commercial development located on the southwest corner of Spring Mountain and Polaris. (APN: 162-17-202-001, 162-17-202-002, 162-17-202-003, & 162-17-202-004) currently zoned Commercial General (CG). On behalf of our client, we submit our request for a Design Review and Waiver of Development Standards.

- Request Waiver of Development Standards of USDCCA 222.1 (Approach Distance) for the driveway located on Procyon St. to allow for an approach distance of 68'-0", where 150'-0" is required.
Justification: Due to the width of the site along Procyon St., providing the 150'-0" approach distance would place the driveway outside of the property line. The driveway has been placed as far away from the intersection as possible, while still within the property boundary.
- Request Waiver of Development Standards of USDCCA 222.1 (Departure Distance) for the driveway located on Polaris Ave. to allow for a departure distance of 176'-10", where 190'-0" is required.
Justification: Due to the width of the site along Polaris Ave., providing the 190'-0" departure distance would place the driveway outside of the property line. The driveway has been placed as far away from the intersection as possible, while still within the property boundary.
- Request Waiver of Development Standards of USDCCA 222.1 (Throat Depth) to reduce the required throat depth.
 - 1) Allow an ingress throat depth distance of 19'-6" and an egress throat depth distance of 18'-8" on Spring Mountain Rd. where 50 feet is required.
Justification: Providing the 50-foot throat depths would have a negative impact on the flow of traffic within the site. This would also have a negative effect on the proposed fire lane being that the minimum turning radiuses would not be achievable.
 - 2) Allow an egress throat depth distance of 14'-0" on Procyon St. where 50 feet is required.
Justification: Providing the 50-foot throat depths would have a negative impact on the flow of traffic within the site. This would also have a negative effect on the proposed fire lane being that the minimum turning radiuses would not be achievable.
 - 3) Allow an ingress throat depth distance of 79'-1" and an egress throat depth distance of 11'-6" on Polaris Ave. where 150 feet is required.
Justification: Providing the 150-foot throat depths would have a negative impact on the design of the parking garage.

- Request Waiver of Development Standards 30.02.14.B to allow for the average height of the building be 79'-3" where 50'-0" is the maximum allowed.

Justification: The main reason for requesting an increase in height is for the roof architectural features. The site is master planned EM (Entertainment Mixed-Use), which allows for height up to 200-feet under CU zoning. Our proposed height is significantly lower than what the site could potentially build. Furthermore, the waiver for increased height has been approved for developments in the surrounding area (properties to the east are approved for 500-foot plus high rise and the property located on the northwest corner of Spring Mountain and Procyon also received a waiver for increased height). The increase in height will not have a negative impact on the surrounding area or developments.

SUSTAINABILITY

POINTS	
1	3.i. The provided parking lot trees are more than 10% of the required.
1	3.ii. 95% or more of all required landscape have very low or low water needs.
1	3.iv.(a) Trees provided cover at least 50% of paved parking areas.
1	4.i. Roofing material on building to have solar reflectance index equal to or greater than 78 for low-sloped roof and 29 for steep-sloped roofs.
2	4.ii.(c)(1) 75% of building facades have a covered walkway.
.5	4.ii.(c)(4) Floor to ceiling height to be 14'-0".
.5	4.ii.(c)(5) Glass on south and west facing windows to be low-emissivity glass.
7	TOTAL POINTS

The proposed development design intent is to harmoniously blend with the existing developments in the surrounding area. The proposed development consists of a multi-story building with the following uses: Retail, Restaurant, and Entertainment. The entire complex will be approximately 116,100 square feet and stand +/- 93'-1" at its highest point. There will be approximately 47,800 square feet of Retail Space, 12,000 square feet of Entertainment Space, and 56,100 square feet of Restaurant Space.

Where a total of 275 parking spaces are required, 492 spaces are provided including 22 accessible spaces, 28 EV-Capable Spaces, and 9 EV-Charging Spaces (including 1 accessible EV charging space). 427 out of the 492 parking spaces will be located within the 6-level parking garage located at the rear of the site. All parking can be easily accessed by customers and employees via walkways located at building entrances. All parking is to be illuminated by new "shielded downlight" to meet Clark County guidelines. The site will be accessible from Procyon Street, Spring Mountain Road and Polaris Avenue via new driveways.

Adequate landscape will be provided in the form of terminal islands where parking occurs as well as landscape buffers, and landscape fingers. All proposed plants are to be low maintenance, low water, and native to Southern Nevada, complying with the SNRPC plant list. The trash enclosures which will have open lattice roofs and painted CMU walls to complement the buildings, will be partially screened by the building.

We feel that this proposed development will attract new businesses to the area, which in return will create employment opportunities for the community. With these items in mind we respectfully ask for your approval recommendation for this project.

Thank you,

Sheldon Colen
SCA Design

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0565-MARTINEZ, JORGE A.:

WAIVERS OF DEVELOPMENT STANDARDS for the following. **1)** eliminate street landscaping; **2)** modify buffering and screening standards; **3)** increase wall height; **4)** reduce access gate setback; **5)** increase maximum parking; **6)** eliminate bicycle parking; **7)** allow attached sidewalks; **8)** waive full off-site improvements; and **9)** alternative driveway geometrics. **DESIGN REVIEW** for a proposed office on 0.60 acres in a CP (Commercial Professional) Zone.

Generally located north of Russell Road and west of Oak Street within Paradise. JG/jud/ev (For possible action)

RELATED INFORMATION:

APN:

162-25-801-033

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Eliminate street landscaping along Russell Road where required per Section 30.04.01.
 - b. Eliminate street landscaping along Oak Street where required per Section 30.04.01.
2.
 - a. Allow an existing 4 foot high non-decorative wall along the north property line where an 8 foot high decorative screen wall is required per Section 30.04.02C.
 - b. Allow a single row of trees along the north property where a double row of trees is required within a 15 foot wide landscape buffer is required per Section 30.04.02C.
 - c. Allow a 5 foot high non-decorative wall along the west boundary line where an 8 foot high decorative screen wall is required per Section 30.04.02C.
 - d. Allow a single row of trees along the west property where a double row of trees is required within a 15 foot wide landscape buffer is required per Section 30.04.02C.
3. Increase the wall height within the front setback to 5 feet where 3 feet is the maximum allowed per Section 30.04.03 (a 67% increase).
4. Reduce the access gate setback to 10 feet where 18 feet is required per Section 30.04.03 (a 44% reduction).
5. Allow 6 parking spaces where 3 parking spaces are required and a maximum of 4 parking spaces are permissible per Section 30.04.04D (a 100% increase).
6. Eliminate bicycle parking where required per Table 30.04-8 (a 100% reduction).
7. Allow an attached sidewalk to remain where a detached sidewalk is required per Section 30.04.08.

8. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) Along Oak Street where required per Section 30.04.08.
9. Reduce the approach distance for an existing driveway along Oak Street to 40 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 73% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5695 Oak Street
- Site Acreage: 0.6
- Project Type: Office
- Number of Stories: 1
- Building Height (feet): 12
- Square Feet: 1,042
- Parking Required/Provided: 3/6
- Sustainability Required/Provided: 7/2.5

History & Site Plan

The plans depict an existing single-family residence on the northwest corner of Russell Road and Oak Street. In 2004, the site was reclassified to commercial residential transitional (CRT) zoning district and proposed office use was approved redesigning the site with a larger building. However, the structure was not demolished, and the site design was not implemented. Additionally, with the Title 30 update, the CRT zoning district has merged into CP zoning district. The current building structure was never converted to commercial occupancy until a few months ago. Therefore, the present application is to approve commercial site design with companion waivers of development standards and design review.

The plans show a 1,042 square foot, single-story building on the central-west portion of the site running parallel to Oak Street with the front access along the east façade. The 6 parking spaces are provided perpendicular to the building, along the central-east side of the site, where 3 are required, a waiver of development standards is included to allow the increase in maximum parking. In addition, no bicycle parking is provided on-site necessitating a waiver request. Vehicular site access is via a northeast entry only access gate adjacent to Oak Street. The southern existing gate, along Oak Street, is for exit only. This driveway has an approach distance of 40 feet where 150 feet is required; consequently, a waiver of development standards is necessary to allow this approach distance reduction. The access gate is open during business hours and it set back 10 feet from the property line where 18 feet is required, necessitating a waiver of development standards. A pedestrian access gate is also proposed along the south property line adjacent to Russell Road. The trash enclosure is proposed south of the exit only gate, behind the boundary wall along the east side of the site. No off-site improvements are proposed along Oak Street and the applicant is requesting to maintain an existing attached sidewalk along Russell Road; hence requiring additional waivers of development standards.

Landscaping

The plan shows proposed street landscaping behind an existing 5 foot high perimeter wall along the east property line (adjacent to Oak Street), and behind a 4 foot high perimeter wall along the south property line (adjacent to Russell Road). Since the applicant is not proposing the appropriate street landscaping in front of the walls, a waiver of development standards is required. The proposed landscaping behind the walls consists of Shoestring Acacias with the required shrubbery and groundcover.

In addition, the plans show a 5 foot high wall along the east property line, and Title 30 allows a maximum 3 foot high wall to be within the front setback of a commercial site.

The landscape plan depicts the alternative location of parking lot landscaping with no parking lot finger islands as required by Code; however, the required number of parking lot trees are provided in alternative locations within the drive aisles and parking spaces.

Additionally, the applicant is requesting to modify the buffering and screening standards along the north and west property lines. The plans depict non-decorative walls ranging in height from 4 feet to 8 feet along the north and west boundary lines. The landscaping consists of a single row of Shoestring Acacias and with the required shrubbery and groundcover, in lieu of a double row of trees and an 8 foot high decorative screen wall as mandated in Code. Waivers of development standards are included in this application for buffering and screening.

Elevations

The plans depict a 12 foot high, with light brown stucco exterior and brown asphalt shingle roof building. The front of the building is along the east façade depicting a metal door with dark blue finishes. All of the windows will be upgraded to Low-E windows.

Floor Plans

The existing 1,042 square foot building consists of 3 offices, a breakroom, restroom and a utility room and storage.

Applicant's Justification

The applicant states the street trees are located along the interior of the walls rather than the exterior along the sidewalk to allow the existing walls to remain unchanged. No street landscaping is provided on the north side of Oak Street frontage due to existing site conditions, which include a pre-existing concrete pad. A landscape buffer exists along the north property line and a portion of this wall steps down to 4 feet in height, towards the northeast corner of the property. Similarly, along the west property line, a landscape buffer is proposed with the northern portion of the west wall being 8 foot in height, while the southern portion stands at 4 feet. The applicant states the adjacent property owners have been notified of the incoming business, and the owner is committed to minimizing any impact to the residential experience.

Furthermore, the applicant states the front setback in commercial districts limits wall heights to a maximum of 3 feet. However, due to existing conditions, the current 5 foot perimeter wall is necessary for site security. Access gates are required to be set back 18 feet from the property line if the gate is opened during business hours the applicant states Oak Street is a low-volume,

dead-end residential street, and the existing 10 foot setback does not obstruct traffic flow. The owner requests a waiver for the 18 foot setback requirement, with consideration for future improvements if traffic flow necessitates adjustments.

The owner proposes a deferred requirement to accommodate bicycle parking if future demand warrants it. Also, the owner requests to not install off-site improvements (curb, gutter, sidewalk, streetlight, and partial paving) along Oak Street due to financial constraints. Lastly, the owner requests design review approval to allow the existing roof-mounted equipment to remain unscreened.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1105-04	Reclassified 0.6 acres from R-E to CRT zoning with waiver of development standards and design review for an office building - expired	Approved by BCC	September 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS10	Single-family residential
East & West	Neighborhood Commercial	RS20	Single-family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waivers of Development Standards #1 & #3 through #5

Staff finds that even though the proposed street landscaping is located behind the perimeter walls along the street frontage, the applicant is providing large evergreen trees which will provide 236 square feet of canopy coverage at maturity and in term provide shade on site and along the street

for pedestrian on the sidewalk. The current height of the front wall is 5 feet and allowing it to remain should not have a negative impact on the surrounding area. Additionally, staff does not foresee the access gate setback reduction as a detriment to the traffic flow as Oak Street is primarily a residential street and the applicant will keep the door opened during business hours. Furthermore, staff finds that the increase in the number of parking spaces is not going to cause a larger heat island effect as the parking area already has an existing concrete pad and the applicant is providing the required number of trees within the parking and drive aisles areas. Goal WP-3 of Master Plan encourages the revitalization of commercial corridors in Winchester/Paradise and Policy WP-3.1 proposes adaptive reuse, repurpose and reinvent vacant or functionally obsolete buildings through adaptive reuse where practical and consistent with development to promote reinvestment in Winchester/Paradise and support sustainability initiatives. The reuse and commercial conversion of the existing building as well as the adaptability of the site design support the intent of these Policy and Goal of the Master Plan. Therefore, staff can support these waiver of development standards requests.

Waiver of Development Standards #2

Staff believes the site has sufficient square footage to provide the required double row of evergreen trees with an 8 foot high decorative screen walls along the north and west property lines. By providing the required buffer, the existing residential uses would have an enhanced physical barrier (decorative walls) and natural barriers (double row of trees). Therefore, staff cannot support the screening and buffering reduction along the north and west sides of the site

Waiver of Development Standards #6

The Master Plan encourages pedestrian- and bicycle-friendly site layout with direct connections to adjacent uses and designated bicycle and pedestrian routes between bus stops, sidewalks along major streets, and entrances of commercial businesses. This site is located along Russell Road and its new design proposes a pedestrian access gate along Russell Road. Eliminating the bicycle parking does not contribute to the pedestrian and bicycle friendly environment intended by the Master Plan. Therefore, staff cannot support these waiver requests.

Design Review

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

Staff finds the scale of the building contributes to the transition of the proposed commercial use adjacent to existing residential uses. The overall number of required trees along the street is provided. Additionally, the alternative location of the required parking lot landscaping also meets the required number of parking lot trees. The unscreened roof mounted mechanical equipment exists on-site and several other sites in the neighborhood also have unscreened roof mounted equipment. Staff does not foresee a negative impact in the area by allowing the unscreened equipment to remain. Therefore, staff can support the design review request.

Public Works - Development Review

Waiver of Development Standards #7

Staff cannot support for the attached sidewalks to remain in place of detached sidewalks along Russell Road and Oak Street. The site has no existing off-site improvements; therefore, there is no reason a detached sidewalks cannot be installed. Additionally, detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Waiver of Development Standards #8

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

Waiver of Development Standards #9

Staff cannot support the reduction of the approach distance along Oak Street. Staff has concerns with the traffic coming off of Russell Road as well as the residential traffic being in conflict with movements from the commercial driveways on Oak Street.

Staff Recommendation

Approval of waivers of development standards #1 and #3 through #5, and the design review; denial of waivers of development standards #2 and #6 through #9.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JORGE MARTINEZ

CONTACT: ROBERT KAZ, 9209 DALMAHOY PLACE, LAS VEGAS, NV 89145

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-25-801-033

PROPERTY ADDRESS/ CROSS STREETS: 5695 Oak St, Las Vegas, NV 89120 (Russell Road & Oak Street)

DETAILED SUMMARY PROJECT DESCRIPTION

The subject parcel is currently zoned for commercial use, and the property owner is seeking approval to install a pedestrian access gate on the South side of the property line. This modification aims to facilitate pedestrian foot traffic to and from future business establishments on the site. The South property line currently consists of a cinder block wall without any existing access points. The proposed access gate will connect to the existing pedestrian sidewalk running East to West along the property line on Russell Road.

PROPERTY OWNER INFORMATION

NAME: Jorge A Martinez

ADDRESS: 9209 Dalmahoy PI

CITY: Las Vegas

STATE: NV

ZIP CODE: 89145

TELEPHONE: _____

CELL 702-271-6125

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Jorge A Martinez

ADDRESS: 9209 Dalmahoy PI

CITY: Las Vegas

STATE: NV

ZIP CODE: 89145

REF CONTACT ID # _____

TELEPHONE: _____

CELL 702-271-6125

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Robert Kazarin

ADDRESS: 209 Dalmahoy PI

CITY: Las Vegas

STATE: NV

ZIP CODE: 89145

REF CONTACT ID # _____

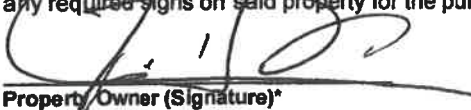
TELEPHONE: _____

CELL 702-808-0070

EMAIL: _____

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

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


Property Owner (Signature)*

Jorge A Martinez

Property Owner (Print)

7/21/2025

Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

Justification Letter

Jorge A. Martinez (OWNER)
9209 Dalmahoy Place
Las Vegas, NV 89145
7.21.2025

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

Subject: Justification Letter for Design Review & Waiver of Development Standards

I. Introduction and Summary of Request

This justification letter seeks **Design Review approval** for a medical office and an associated **Waiver of Development Standards** for Parcel No. 162-25-801-033. The property was originally subject to a **Notice of Final Action (ZC-1105-04, Exhibit A)** issued in 2004 under previous ownership. However, the design review and waiver of development standards subsequently expired.

The property underwent significant changes when acquired by new Owner in September 2020. New Owner has invested extensively in rehabilitating the property, including renovating the existing structure, adding on-site improvements such as parking spaces and vehicle access gates, and redesigning the front entry to meet residential-style conditions outlined in the 2004 notice of final action.

However, certain offsite improvements, such as completing a sidewalk on the East side of the property, remain unfulfilled due to practical limitations, including significant elevation changes and financial constraints. Additionally, new Title 30 Commercial Checklist (2025) requirements have introduced further conditions, some of which the owner is prepared to meet, while others require waivers or deferrals.

Approval of this request will:

- ☐ Allow a future business tenant already under a leasing agreement to operate, whose licensing application has been delayed and placed on hold due to unresolved zoning conditions.
- ☐ Enable compliance with the intent of Title 30 while addressing practical site constraints.
- ☐ Promote economic activity and provide necessary improvements to enhance site usability/sustainability.

II. Conditions from 2004 Notice of Final Action

The owner has taken steps to fulfill many of the 2004 conditions, with only select waiver requests remaining:

1. Landscape Buffer:

Owner will provide the required landscaping buffer, including two offset rows of medium trees (24-inch box size) and shrubs covering 50% of the landscaped area, as specified in the 2004 conditions.

2. Redesign of Front Entry Elevation:

The front entry elevation has been redesigned to meet the residential-style requirement outlined in the original conditions.

3. Pedestrian Access and Connectivity:

To meet pedestrian access requirements, current Owner proposes the installation of a pedestrian access gate along the South property line (Exhibit Drawing A0.0) to enhance connectivity with the existing East-to-West sidewalk. This fulfills the intent of the original conditions for pedestrian accessibility while addressing the practical limitations of completing a new sidewalk on the East side due to significant elevation changes and associated costs.

4. Off-Site Improvements:

While Owner completed on-site improvements, including adding parking spaces and vehicle access gates, the scope of the business is significantly smaller than envisioned in 2004 (Exhibit B). As a result, the anticipated foot traffic and demand for public transit infrastructure, such as bus turnouts or additional offsite improvements, have decreased. Owner requests a waiver for these elements.

5. Sidewalk and Right-of-Way Adjustments:

The existing sidewalk on the South side of the property integrates seamlessly with the proposed pedestrian access gate. However, due to the elevation change and high costs associated with constructing a sidewalk on the East side, Owner requests a deferral of this condition.

Alignment with 2004 Conditions in the Notice of Final Action

2004 Condition	Actions by Owner	Status
Landscape Buffer	Landscaping buffer with two offset rows of medium trees (24-inch box size) and 50% shrub coverage will be provided.	Completed
Redesign Front Entry	Front entry elevation has been redesigned to appear more residential, meeting the specified condition.	Completed
Constructing Full Off-site Improvements	On-site improvements have been completed, including (2) vehicle access gates on East property line. Waiver requested for off-site elements (<i>2004 proposed egress</i>) based on reduced business scale and traffic demand.	<i>Waiver Requested</i>
Dedicated Right-of-Way and Bus Turnout (if required by RTC)	Waiver requested due to residential location, low anticipated transit demand, and smaller scale of operations.	<i>Waiver Requested</i>
Sidewalk Design and Right-of-Way Adjustments	South-side pedestrian access gate fulfills intent. Waiver requested for east-side sidewalk due to elevation challenges and costs.	<i>Waiver Requested</i>
Vacate Excess Right-of-Way	Excess right-of-way exists for the property; condition applicable.	<i>Enquiry Requested</i>

III. Conditions from Title 30 – Commercial Checklist (2025)

In addition to the original notice, the following newly identified conditions require a Waiver of Development Standards:

1. Street Landscaping for Oak Street & Russell Road (30.04.01D.7):

The trees are located along the interior of the walls rather than the exterior along the sidewalk. Although they do not technically qualify for street landscaping, the existing walls remain unchanged, and the total proposed landscaping meets Title 30 requirements and Master Plan Policy 3.6.1, which aims to mitigate the urban heat island effect. The intended clinic business is low traffic volume, and existing conditions adhere to a residential neighborhood transitioning into low commercial use.

There is no street landscaping provided on the north side of Oak frontage due to existing site conditions, which include a pre-existing concrete pad (approximately 50'x88'). A total of 5 trees have been provided, with 8 remaining to be installed. These will be phased in gradually due to financial constraints and aligned with progressive development of the commercial lot.

2. Buffering and Screening (30.04.02C):

A 25-foot landscape buffer already exists to enhance privacy and reduce noise and light pollution along the North property line. A portion of this wall toward the northeast corner of the property is 4 feet in height on the commercial side and 6 feet on the residential side, which does not meet the required 8-foot height. A waiver is requested for this segment. The remaining portion toward the northwest corner meets the 8-foot height requirement.

Similarly, along the West property line, a 25-foot buffer is in place. The northern portion of the West wall meets the required 8-foot height, while the southern portion stands at 4 feet. As this section borders an undeveloped residential lot, a waiver is also requested for that wall segment.

Adjacent property owners have been notified of the incoming business, and the owner is committed to minimizing any impact to the residential experience.

3. Fences & Walls (30.04.03B):

The front setback in commercial districts limits walls to a maximum height of 3 feet. However, due to existing conditions, the current 5-foot perimeter wall is necessary for site security. The property faces Russell Road, a major street, and the wall is built 5-feet from the curb edge, making full compliance challenging. A waiver is requested.

4. Access Gates (30.04.03E):

Title 30 requires access gates to be set back at least 18 feet from the property line if the gate will be open during business hours. Oak Street is a low-volume, dead-end residential street, and the existing 10-foot setback does not obstruct traffic flow. The owner requests a waiver for the 18-foot setback requirement, with consideration for future improvements if traffic flow necessitates adjustments.

5. Parking (30.04.04D):

Title 30 requires 3 parking spaces, but the property will have 6 due to existing conditions, including one required ADA van space. A waiver is requested for exceeding the maximum allowable parking increase. Future parking layouts may be revised based on local growth and further site development.

6. Bicycle Parking (30.04.04J):

Title 30 requires a minimum of 4 bicycle parking spaces. However, the existing property boundary wall encloses the site, leaving no space for a designated bicycle parking area. The owner proposes a deferred requirement to accommodate bicycle parking if future demand warrants it.

7. Existing Attached Sidewalk along Russell Rd (30.04.08C):

The owner seeks a waiver for the existing attached sidewalk along Russell Road to remain in place. Title 30 requires detached sidewalks along arterial, collector, and local streets for new or reconstructed sites. However, no grading is planned for this property, and the current condition is considered adequate.

8. Public Works Development Standard (30.04.08C):

The owner requests to not install offsite improvements (curb, gutter, sidewalk, streetlight, and partial paving) along Oak Street due to financial constraints. The lot is an older development originally designated as residential but recently rezoned for small commercial use. Therefore, many public works standards do not directly apply or will require phased compliance. The owner is willing to collaborate with public works to address future safety considerations and essential improvements based on necessity and local development focus.

9. Public Works Development Standard (Approach Distance):

Uniform Standard Drawing 222.1 designates a minimum approach side distance of 150-feet. Due to existing conditions only a maximum of 40-feet is available for the approach side, and thus owner requests a waiver to this standard.

10. Roof-Mounted Equipment Screening (30.04.05D.4):

Title 30 requires that roof-mounted equipment be fully screened from view. The Owner requests design review approval to allow the existing roof-mounted equipment (1-unit) to remain unscreened.

Title 30 - Waiver of Development Standards

Item No.	Title 30 Conditions	Actions by Owner	Section Reference
1	Eliminate street landscaping along Oak St and Russell Road	N/A	30.04.01D.7
2	Defer buffering and screening standards (8-ft wall adjacent to residential)	Waiver Request	30.04.02C
3	Increase wall height in front setback to 5-feet where 3-feet is the max	Waiver Request	30.04.03B
4	Reduce access gate setback from 18-feet to 10-feet	Waiver Request	30.04.03E
5	Increase parking above required by 67% where 15% is the max	Waiver Request	30.04.04D
6	Eliminate bicycle parking spaces where 4 are required	Waiver Request	30.04.04J
7	Allow attached sidewalk to remain along Russell Road	Waiver Request	30.04.08C
8	Waiver of development standards request to not install offsite improvements (curb, gutter, detached sidewalk, streetlights, and partial paving) along Oak Street	Waiver Request	30.04.08C
9	Waiver of development standards request to reduce the approach side distance to 40-feet on Oak Street	Waiver Request	USD Dwg No. 222.1
10	Roof-mounted equipment to remain unscreened	Design Review	30.04.05D4

IV. Conclusion

Owner's investment in the property demonstrates a commitment to meeting the spirit and intent of the 2004 conditions and Title 30. By addressing key elements, Owner ensures that the property will be functional, accessible, and aligned with current commercial needs.

Approval of these waivers will enable a business tenant already under a lease agreement to start operations, and begin generating revenue to further enhance the property and fulfill deferred improvements in the future.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0541-BARBIERI FAMILY LIMITED PARTNERSHIP:

ZONE CHANGE to reclassify 4.44 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located south of Viking Road and east and west of Euclid Street within Paradise (description on file). TS/gc (For possible action)

RELATED INFORMATION:

APN:

162-13-401-001; 162-13-402-001

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2475 & 2515 E. Viking Road
- Site Acreage: 4.44
- Existing Land Use: Single-family residential

Applicant's Justification

The applicant states that the proposed RS3.3 zoning will allow for a transition from the CP zoned properties to the west to the RS5.2 single-family residential to the east.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-1014	Reclassified the eastern parcel from R-1 (RNP-III) to R-1 for a single-family residential development - expired	Approved by BCC	April 2019
TM-18-500135	8 single-family residential lots on the eastern parcel - expired	Approved by BCC	April 2019
WS-0517-04 (ET-0095-08)	Second extension of time to review 2 metal containers as accessory structures on the eastern parcel subject until May 4, 2013 for review - expired	Approved by PC	May 2008
WS-0517-04 (ET-0101-06)	First extension of time to review 2 metal containers as accessory structures on the eastern parcel - expired	Approved by PC	May 2006

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0517-04	Allowed 2 metal containers as accessory structures on the eastern parcel - expired	Approved by PC	May 2004
ZC-0658-00	Established the RNP-III overlay district in the area - removed with Title 30 update	Approved by BCC	July 2000

Surrounding Land Use

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

Related Applications

Application Number	Request
WS-25-0542	Waivers of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-25-0543	A vacation and abandonment of patent easements and portions of right-of-way is a companion item on this agenda.
TM-25-500135	A tentative map for 31 single-family residential lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for RS3.3 zoning is conforming to the Mid-Intensity Suburban Neighborhood (MN) land use category on the site and is compatible with the surrounding area. The proposed RS3.3 zoning will allow for a transition from the CP zoned office complex to the west to the RS5.2 single-family residential developments to the east. Furthermore, the townhome developments to the east and on the northwest corner of Viking Road and Euclid Street have similar lot sizes found in a typical RS3.3 zoned single-family residential development. The request complies with Policy WP-1.7 which encourages targeted reinvestment in and revitalization of older neighborhoods in Winchester/Paradise to expand housing options. For these reasons, staff finds the request for RS3.3 zoning is appropriate for this location.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand

for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Department of Aviation

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb.

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 #0153-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: STONE LAND HOLDINGS, LLC
CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300,
LAS VEGAS, NV 89120



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-13-402-001

PROPERTY ADDRESS/ CROSS STREETS: Viking Road and Euclid Street

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed single family residential site

PROPERTY OWNER INFORMATION

NAME: HAZE HOLDING L L C

ADDRESS: PO BOX 178

CITY: Hurricane

STATE: UT

ZIP CODE: 84737

TELEPHONE: _____ CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Actus

ADDRESS: 3283 E. Warm Springs Road Suite 300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # 166380

TELEPHONE: 702-586-9296

CELL 702-403-4174

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Actus

ADDRESS: 3283 E. Warm Springs Road Suite 300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # 166380

TELEPHONE: 702-586-9296

CELL 702-403-4174

EMAIL: _____

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

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

[Signature]
Property Owner (Signature)

William Zitting
Property Owner (Print)

3-13-25
Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

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☐ VS

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☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

TEES _____

TAB/CAC LOCATION _____

DATE _____



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-13-401-001

PROPERTY ADDRESS/ CROSS STREETS: Viking Road and Euclid Street

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed single family residential site

PROPERTY OWNER INFORMATION

NAME: BARBIERI FAMILY LIMITED PARTNERSHIP

ADDRESS: 1701 W. Charleston BLVD., Suite 315

CITY: Las Vegas

STATE: NV

ZIP CODE: 89102

TELEPHONE: _____ CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Actus

ADDRESS: 3283 E. Warm Springs Road Suite 300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # 166380

TELEPHONE: 702-586-9296

CELL 702-403-4174

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Actus

ADDRESS: 3283 E. Warm Springs Road Suite 300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # 166380

TELEPHONE: 702-586-9296

CELL 702-403-4174

EMAIL: _____

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

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

Marco Barbieri
Property Owner (Signature)*

Marco Barbieri
Property Owner (Print)

3/11/25
Date

DEPARTMENT USE ONLY:

☐ AC
☐ ADR
☐ AG

☐ AR
☐ AV
☐ DR

☐ ET
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☐ WC

☐ WS
☐ ZC
OTHER _____

APPLICATION # (s) _____

PC MEETING DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

ACCEPTED BY _____

DATE _____

FEES _____

DATE _____

May 15, 2025



3283 E. Warm Springs Rd. Suite 300
Las Vegas, NV 89120
(702) 586-9296

Clark County Comprehensive Planning
500 South Grand Central Parkway
Box 551744
Las Vegas, NV 89155-1744

**Re.: Viking and Euclid
Land Use Justification Letter
in support of a Re-zone
APNs: 162-13-401-001 & 162-13-402-001**

Dear Staff,

On behalf of our client, Stone Land Holdings, LLC, we are requesting review and approval of a Re-zone for the subject property. The applicant will also be applying for a Waiver of Standards, Tentative Map, Design Review and Vacation as companion items. Viking and Euclid will consist of thirty-one (31) single-family detached residential lots and five (5) common lots encompassing the entire 4.44-acre site for a density of 6.98 residential lots per acre.

Project Description

The project consists entirely of 4.44 acres and is generally located on both the southeast and southwest corners of the intersection of Viking Road and Euclid Street. The project site is located in a portion of the North Half (N ½) of the North Half (N ½) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 13, Township 21 South, Range 61 East, MDB&M, Nevada commonly known as APNs: 162-13-401-001 & 162-13-402-001.

The project site is currently zoned as Residential Single Family 5.2 (RS5.2) with a land use designation of Mid-Intensity Suburban Neighborhood (MN). The project site is bounded to the North, South and West by existing residential homes that are zoned as RS5.2 with a land use designation of Mid-Intensity Suburban Neighborhood (MN) and to East by existing commercial buildings zoned as Commercial Professional (CP) with a land use designation of Neighborhood Commercial (NC). Please see the attached site plan for zoning and land use information.

Zone Change

The applicant is respectfully requesting a zone change from RS5.2 to RS3.3 for the subject parcels in support of the proposed residential development. The proposed RS3.3 zoning classification appears more compatible within the current zoning within proximity of the site to allow for transitional zoning from the existing commercial development (zoned as CP) to the east and the existing townhomes to the

north (zoned as RS5.2) with respect to the larger homes to the south of that project site that are zoned as RS5.2.

Conclusion

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,

A handwritten signature in blue ink, appearing to read "Darryl C. Lattimore". The signature is stylized with a large initial "D" and a long horizontal stroke extending to the right.

Darryl C. Lattimore, PE
President

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0543-BARBIERI FAMILY LIMITED PARTNERSHIP:

VACATE AND ABANDON easements of interest to Clark County located between Viking Road and Saddle Avenue (alignment), and between Eastern Avenue and Topaz Street; a portion of right-of-way being Viking Road located between Eastern Avenue and Topaz Street; and a portion of right-of-way being Euclid Street between Viking Road and Saddle Avenue (alignment) within Paradise (description on file). TS/dd/cv (For possible action)

RELATED INFORMATION:

APN:

162-13-401-001; 162-13-402-001

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant is requesting to vacate patent easements on the subject parcels. These patent easements are no longer necessary for the development of the site. Additionally, the applicant is requesting to vacate portions of rights-of-way being Viking Road and Euclid Street to construct detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-18-500237	8 lot single-family residential development - expired	Approved by BCC	April 2019
ZC-18-1014	Reclassified from R-1 (RNP-3) to R-1 zoning, with a design review for a single-family residential development, and a waiver to allow alternative lot layouts - expired	Approved by BCC	April 2019
WS-0517-04 (AR-0095-08)	Second application for review for a waiver of development standards to allow 2 shipping containers as accessory structures - expired	Approved by PC	May 2008
WS-0517-04 (AR-0101-06)	First application for review for a waiver of development standards to allow 2 shipping containers as accessory structures - expired	Approved by PC	May 2006
WS-0517-04	Waiver of development standards to allow 2 shipping containers as accessory structures - expired	Approved by PC	May 2004

Surrounding Land Use

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

Related Applications

Application Number	Request
ZC-25-0541	A zone change to reclassify the site from RS5.2 to RS3.3 is a companion item on this agenda.
WS-25-0542	A waiver of development standards and design review for a single-family detached residential development is a companion item on this agenda.
TM-25-500135	A tentative map for a 31 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of patent easements that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Grant any necessary easements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:**APPROVALS:****PROTESTS:****APPLICANT:** STONE LAND HOLDINGS, LLC**CONTACT:** DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-13-402-001

PROPERTY ADDRESS/ CROSS STREETS: Viking Road and Euclid Street

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed single family residential site

PROPERTY OWNER INFORMATION

NAME: HAZE HOLDING L L C

ADDRESS: PO BOX 178

CITY: Hurricane

STATE: UT ZIP CODE: 84737

TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Actus

ADDRESS: 3283 E. Warm Springs Road Suite 300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # 166380

TELEPHONE: 702-586-9296 CELL 702-403-4174 EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Actus

ADDRESS: 3283 E. Warm Springs Road Suite 300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # 166380

TELEPHONE: 702-586-9296 CELL 702-403-4174 EMAIL: _____

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

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

[Signature]
Property Owner (Signature)*

William Zitting
Property Owner (Print)

3-13-25
Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TL

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

☐ OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-13-401-001

PROPERTY ADDRESS/ CROSS STREETS: Viking Road and Euclid Street

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed single family residential site

PROPERTY OWNER INFORMATION

NAME: BARBIERI FAMILY LIMITED PARTNERSHIP

ADDRESS: 1701 W. Charleston BLVD., Suite 315

CITY: Las Vegas

STATE: NV

ZIP CODE: 89102

TELEPHONE: _____ CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Actus

ADDRESS: 3283 E. Warm Springs Road Suite 300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # 186380

TELEPHONE: 702-586-9296

CELL 702-403-4174

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Actus

ADDRESS: 3283 E. Warm Springs Road Suite 300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # 186380

TELEPHONE: 702-586-9296

CELL 702-403-4174

EMAIL: _____

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

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



Property Owner (Signature)*

Marco Barbieri

Property Owner (Print)

3/11/25

Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

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OTHER _____

APPLICATION # (s) _____

PC MEETING DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

ACCEPTED BY _____

DATE _____

FEES _____

DATE _____

May 15, 2025



3283 E. Warm Springs Rd. Suite 300
Las Vegas, NV 89120
(702) 586-9296

Clark County Comprehensive Planning
500 South Grand Central Parkway
Box 551744
Las Vegas, NV 89155-1744

**Re.: Viking and Euclid
Vacation and Abandonment Justification Letter
APNs: 162-13-401-001 & 162-13-402-001**

Dear Staff,

On behalf of our client, Stone Land Holdings, LLC, we are requesting review and approval of a Vacation & Abandonment application. Viking and Euclid will consist of thirty-one (31) single-family detached residential lots and five (5) common lots encompassing the entire 4.44-acre site for a density of 6.98 residential lots per acre.

The application is requesting abandonment of the existing onsite patent easements (west side of project only) and 5-feet of public right-of-way in Viking Road, as well as the east side of Euclid Street per current Clark County Title 30 requirements (see attached Vacation Site Map).

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,

A handwritten signature in blue ink, appearing to read "Darryl C. Lattimore".

Darryl C. Lattimore, PE
President

09/17/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0542-BARBIERI FAMILY LIMITED PARTNERSHIP:

WAIVER OF DEVELOPMENT STANDARDS to reduce street landscaping.

DESIGN REVIEW for a proposed single-family residential development on 4.44 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located east and west of Euclid Street and south of Viking Road within Paradise.
TS/dd/cv (For possible action)

RELATED INFORMATION:

APN:

162-13-401-001; 162-13-402-001

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce street landscaping along Viking Road (Lots 21 through 23) to one, 5 foot wide landscape strip where two, 5 foot wide landscape strips on each side of a 5 foot wide detached sidewalk are required per Section 30.04.01D.7.
- b. Reduce street landscaping along Euclid Street (Lots 17 through 20) to one, 5 foot wide landscape strip where two, 5 foot wide landscape strips on each side of a 5 foot wide detached sidewalk are required per Section 30.04.01D.7.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2475 & 2515 Viking Road
- Site Acreage: 4.44
- Project Type: Single-family residential subdivision
- Number of Lots/Units: 31
- Density (du/ac): 6.98
- Minimum/Maximum Lot Size (square feet): 3,300/25,526
- Number of Stories: 2
- Building Height (feet): 25 (maximum for all designs)
- Square Feet: 1,614 (minimum)/2,643 (maximum)

Site Plans

The plans depict a proposed 31 lot single-family detached residential development located on the south side of Viking Road, and the east and west sides of Euclid Street. The plans show the overall site is 4.44 acres with a density of 6.98 dwelling units per acre. Lots 1 through 30 range in size from 3,300 square feet up to 6,079 square feet, with Lot 31 being 25,526 square feet. There is an existing home on Lot 31, and all existing structures on this lot will remain.

Lots 1 through 20 are located west of Euclid Street. Lots 1 through 16 face internally toward 42 foot wide private streets, which are accessed along Viking Road to the north, and Euclid Street to the east. Lots 17 through 20 face east and have direct access from Euclid Street.

Lots 21 through 31 are located on the east side of Euclid Street. Lots 21 through 23 will have direct access from Viking Road. Access to Lots 24 through 30 is provided via a driveway along Viking Road which leads south to a private street and ends in a cul-de-sac bulb. Lots 24 through 30 face internally toward this private street.

Lot 31 has an existing driveway along the west property line of the lot, adjacent to Euclid Street to the west.

Landscaping

The plans depict street landscape areas including two, 5 foot wide landscape strips provided on each side of the detached sidewalk along Viking Road and Euclid Street. However, Lots 17 through 20 facing Euclid Street and Lots 21 through 23 facing Viking Road will only feature one, 5 foot wide landscape strip on the outside of the detached sidewalk, necessitating a waiver of development standards to reduce street landscaping. The plans show that all of the landscape strips provided will contain large trees spaced 30 feet on center as well as shrubs and groundcover.

Elevations

The elevation plans depict 5 different models being offered in 3 different finishes for a total of 15 potential designs. All of the designs are 2 story with a maximum height of 25 feet. Each of the designs also features various architectural features on all 4 sides of the homes, including contrasting stucco finishes, stone veneer accents, pitched concrete tile roofs, and window pop-outs.

Floor Plans

Each of the floor plans features multiple bedrooms, bathrooms, kitchen, a 2 car garage, and several other amenities. The proposed homes range in size from 1,614 square feet to 2,643 square feet.

Applicant's Justification

The applicant states the design of the proposed neighborhood and the homes that will be built meet the standards set forth in Title 30; a 4 foot wide sidewalk is provided on 1 side of each of the internal private streets, and each of the house designs feature 4 sided architecture. The applicant also states the second landscape strip for Lots 17 through 20 facing Euclid Street and

Lots 21 through 23 facing Viking Road is not necessary as that space will be occupied by the landscaped front yards of the future homes, meeting the intent of Title 30.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-18-500237	8 lot single-family residential development - expired	Approved by BCC	April 2019
ZC-18-1014	Reclassified from R-1 (RNP-3) to R-1 zoning, with a design review for a single-family residential development, and a waiver to allow alternative lot layouts - expired	Approved by BCC	April 2019
WS-0517-04 (AR-0095-08)	Second application for review for a waiver of development standards to allow 2 shipping containers as accessory structures - expired	Approved by PC	May 2008
WS-0517-04 (AR-0101-06)	First application for review for a waiver of development standards to allow 2 shipping containers as accessory structures - expired	Approved by PC	May 2006
WS-0517-04	Waiver of development standards to allow 2 shipping containers as accessory structures - expired	Approved by PC	May 2004

Surrounding Land Use

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

Related Applications

Application Number	Request
ZC-25-0541	A zone change to reclassify the site from RS5.2 to RS3.3 is a companion item on this agenda.
VS-25-0543	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-25-500135	A tentative map for a 31 lot single-family residential subdivision is a companion item on this agenda.

Clark County Public Response Office (CCPRO)

CE25-12506 is an active code enforcement case for unsecured property.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

The purpose of street landscaping is to improve the perimeter of a site by providing shade for sidewalks and mitigate the urban heat island effect. While staff acknowledges that some landscaping will be provided within the front yards of the home along Viking Road and Euclid Street, staff finds that the required landscaping could have been provided either in addition to the front yard landscaping or in lieu of it. The lack of a continuous landscape strip does not comply with the requirements for street and sidewalk shading along both street frontages; therefore, staff cannot support this 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 other architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The plans demonstrate that the density and layout of the proposed subdivision is consistent with other subdivisions in the surrounding area. Additionally, 4 sided architecture has been provided for each home design and the internal street network of the proposed subdivision is functional, which makes the development more appealing overall. However, since staff is not supporting the waiver for landscaping, staff cannot support this request.

Department of Aviation

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Residential Street Reconstruction improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and when installing streets using "L" type curbs, a minimum of 37 feet wide is

required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb.

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 #0153-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STONE LAND HOLDINGS, LLC

CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-13-402-001

PROPERTY ADDRESS/ CROSS STREETS: Viking Road and Euclid Street

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed single family residential site

PROPERTY OWNER INFORMATION

NAME: HAZE HOLDING L L C

ADDRESS: PO BOX 178

CITY: Hurricane

STATE: UT ZIP CODE: 84737

TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Actus

ADDRESS: 3283 E. Warm Springs Road Suite 300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # 166380

TELEPHONE: 702-586-9296 CELL 702-403-4174 EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Actus

ADDRESS: 3283 E. Warm Springs Road Suite 300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # 166380

TELEPHONE: 702-586-9296 CELL 702-403-4174 EMAIL: _____

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

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

[Signature]
Property Owner (Signature)*

William Zitting
Property Owner (Print)

3-13-25
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

ACCEPTED BY: _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-13-401-001

PROPERTY ADDRESS/ CROSS STREETS: Viking Road and Euclid Street

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed single family residential site

PROPERTY OWNER INFORMATION

NAME: BARBIERI FAMILY LIMITED PARTNERSHIP

ADDRESS: 1701 W. Charleston BLVD., Suite 315

CITY: Las Vegas

STATE: NV

ZIP CODE: 89102

TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Actus

ADDRESS: 3283 E. Warm Springs Road Suite 300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # 166380

TELEPHONE: 702-586-9296 CELL 702-403-4174 EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Actus

ADDRESS: 3283 E. Warm Springs Road Suite 300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # 166380

TELEPHONE: 702-586-9296 CELL 702-403-4174 EMAIL: _____

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

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

Marco Barbieri
Property Owner (Signature)*

Marco Barbieri
Property Owner (Print)

3/11/25
Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

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OTHER _____

APPLICATION # (s) _____

PC MEETING DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

ACCEPTED BY _____

DATE _____

FEES _____

DATE _____

June 23, 2025



3283 E. Warm Springs Rd. Suite 300
Las Vegas, NV 89120
(702) 586-9296

Clark County Comprehensive Planning
500 South Grand Central Parkway
Box 551744
Las Vegas, NV 89155-1744

**Re.: Viking and Euclid
Land Use Justification Letter
in support of a Design Review and Waiver of Standards
APNs: 162-13-401-001 & 162-13-402-001**

Dear Staff,

On behalf of our client, Stone Land Holdings, LLC, we are requesting review and approval of a Design Review for the subject property. The applicant will also be applying for a Tentative Map, Re-zone and Vacation as companion items. Viking and Euclid will consist of thirty-one (31) single-family detached residential lots and five (5) common lots encompassing the entire 4.44-acre site for a density of 6.98 residential lots per acre.

Summary of Requests:

Design Review:	Single-Family Residential Development
Waiver of Standards:	Waiver to reduce street landscaping to 10 foot wide where a minimum of 15 foot wide is required. (30.04.01.D.07.i)

Project Description

The project consists entirely of 4.44 acres and is generally located on both the southeast and southwest corners of the intersection of Viking Road and Euclid Street. The project site is located in a portion of the North Half (N ½) of the North Half (N ½) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 13, Township 21 South, Range 61 East, MDB&M, Nevada commonly known as APNs: 162-13-401-001 & 162-13-402-001.

The project site is currently zoned as Residential Single Family 5.2 (RS5.2) with a land use designation of Mid-Intensity Suburban Neighborhood (MN). The project site is bounded to the North, South and West by existing residential homes that are zoned as RS5.2 with a land use designation of Mid-Intensity Suburban Neighborhood (MN) and to East by existing commercial buildings zoned as Commercial Professional (CP) with a land use designation of Neighborhood Commercial (NC). Please see the attached site plan for zoning and land use information.

Design Review

The developer is requesting a design review accompanying the request for a tentative map in conjunction with the proposed project site. Cross sections provided with the submittal illustrate the elevations along the project perimeters to the adjacent properties. The project site will utilize a 42-foot private street (38-foot wide with R-curb with a 4-foot sidewalk on one side of the street). The western portion of the project (APN: 162-13-401-001) will have access points on both Viking Road and Euclid Street. Lots 17 to 20 will front Euclid Street. The eastern portion of the site (APN: 162-13-402-001) will have one access point to Viking Road. Lots 21 to 23 will front Viking Road. Lot 31 will contain the existing home (one story, 2749 square foot primary structure), detached garage (400 square feet) and shed (140 square feet) on APN 162-13-402-001. The primary structure is one-story and no taller than 20 feet high, well below the maximum height requirement of 35 feet. The existing garage (12 feet high) and shed (10 feet high) are less than the maximum height of 14 feet for assessor structures. The primary structure will remain fronting Euclid Street as it does today. The existing metal storage boxes approved with WS-0517-05 and extended through 08-400095 through May 4, 2013 have expired. The applicant is proposing the removal of the storage boxes at this time. The net lot size within the project range in size from 3,330 square feet to 25,526 square feet with an average net lot size of 4,614 square feet. The applicant will be providing five different floor plans with base livable square footage of 1,614 square feet, 1,845 square feet, 2,170 square feet, 2,430 square feet and 2,643 square feet for the proposed ten lot community. The applicant will offer three different elevation styles for each plan: Spanish, Craftsman, and Tuscan.

The maximum height of the buildings is approximately 24 feet 10 ½ inches from concrete slab to top of roof (see provided *Elevations*), well below the 35-foot maximum height allowed in *Title 30.02.06* for RS3.3 zoning. The elevation materials consist of stucco finished walls with varying elements such as window articulation, varied roof lines and concrete tile roofs. There are decorative stone veneer accents on the Tuscan and Craftsman elevations.

The proposed setbacks will comply with Clark County Title 30 with respect to RS3.3 zoning:

- Front Setback (garage): 20 feet
- Front Setback (living): 10 feet (for 50% of structure)
- Side Setback: 5 feet
- Corner Setback: 10 feet
- Rear Setback: 15 feet

The applicant will be providing the necessary perimeter landscape buffering from Euclid Street and Viking Road by establishing landscape common elements (please see provided *Site Plan*) barring said lots that front public right-of-way. A waiver to reduce the required common elements from 15 feet to 10 feet will be requested for these lots. Cross sections provided with the submittal illustrate the elevations along the project perimeters to the adjacent properties.

Parking Analysis

The required parking for this development as follows:

Spaces per Unit: 62 garage spaces (2 spaces per each of the proposed 31 Units)
Visitor Parking: 7 spaces (1 space per every 5 Units)
Cumulative Spaces: 69 spaces

The current project site provides 62 garage spaces with 31 guest parking spaces (1 per driveway per lot) for a cumulative 93 spaces.

Waiver of Standards

The applicant is applying for the following waiver of standards:

1. Waiver to reduce street landscaping to 10 foot wide where a minimum of 15 foot wide is required. (30.04.01.D.07.i).

Justification: The applicant is requesting to reduce the required 15 foot wide landscape area that is associated with the required detached sidewalks on the west side of Euclid Street adjacent to lots 17 to 20 and along Viking Road adjacent to Lots 21 to 23. Per Title 30, a 15-foot wide landscape buffer is required adjacent to right-of-way measured from the back of curb, consisting of 2 landscape strips, 5 feet wide on each side of 5-foot-wide sidewalk. Said lots face public streets, therefore the typical 5-foot wide landscape strip behind the detached sidewalk will not be necessary as this area will be occupied by the front yard of these homesites and will be fully landscaped by the developer meeting the intent of Title 30.

Conclusion

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,



Darryl C. Lattimore, PE
President

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-25-500135-BARBIERI FAMILY LIMITED PARTNERSHIP:

TENTATIVE MAP consisting of 31 single-family residential lots and common lots on 4.44 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located east and west of Euclid Street and south of Viking Road within Paradise.
TS/dd/cv (For possible action)

RELATED INFORMATION:

APN:

162-13-401-001; 162-13-402-001

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 2475 & 2515 Viking Road
- Site Acreage: 4.44
- Project Type: Single-family residential development
- Number of Lots: 31
- Density (du/ac): 6.98
- Minimum/Maximum Lot Size (square feet): 3,300/25,526

Project Description

The plans depict a proposed 31 lot single-family detached residential development located on the south side of Viking Road, and the east and west sides of Euclid Street. The plans show the overall site is 4.44 acres with a density of 6.98 dwelling units per acre. Lots 1 through 30 range in size from 3,300 square feet up to 6,079 square feet, with Lot 31 being 25,526 square feet. There is an existing home on Lot 31, and all existing structures on this lot will remain.

Lots 1 through 20 are located west of Euclid Street. Lots 1 through 16 face internally toward 42 foot wide private streets, which are accessed along Viking Road to the north, and Euclid street to the east. Lots 17 through 20 face east and have direct access from Euclid Street.

Lots 21 through 31 are located on the east side of Euclid Street. Lots 21 through 23 will have direct access from Viking Road. Access to Lots 24 through 30 is provided via a driveway along Viking Road which leads south to a private street and ends in a cul-de-sac bulb. Lots 24 through 30 face internally toward this private street.

Lot 31 has an existing driveway along the west property line of the lot, adjacent to Euclid Street to the west. Furthermore, detached sidewalks with street landscaping will be provided along Viking Road and both the east and west sides of Euclid Street.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-18-500237	8 lot single-family residential development - expired	Approved by BCC	April 2019
ZC-18-1014	Reclassified from R-1 (RNP-3) to R-1 zoning, with a design review for a single-family residential development, and a waiver to allow alternative lot layouts - expired	Approved by BCC	April 2019
WS-0517-04 (AR-0095-08)	Second application for review for a waiver of development standards to allow 2 shipping containers as accessory structures - expired	Approved by PC	May 2008
WS-0517-04 (AR-0101-06)	First application for review for a waiver of development standards to allow 2 shipping containers as accessory structures - expired	Approved by PC	May 2006
WS-04-0517	Waiver of development standards to allow 2 shipping containers as accessory structures - expired	Approved by PC	May 2004

Surrounding Land Use

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

Related Applications

Application Number	Request
ZC-25-0541	A zone change to reclassify the site from RS5.2 to RS3.3 is a companion item on this agenda.
WS-25-0542	A waiver of development standards and design review for a single-family detached residential development is a companion item on this agenda.
VS-25-0543	A vacation and abandonment of patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Construction Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Residential Street Reconstruction improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- 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.

Building Department - Addressing

- All streets shall have approved names and suffixes;
- Approved street name list is required from the Combined Fire Communications Center.
- Applicant is advised the address of 2515 E Viking Road shall be changed upon recordation of the final map.

Department of Aviation

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb, and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb.

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 #0153-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STONE LAND HOLDINGS, LLC

CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-13-402-001

PROPERTY ADDRESS/ CROSS STREETS: Viking Road and Euclid Street

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed single family residential site

PROPERTY OWNER INFORMATION

NAME: HAZE HOLDING L L C

ADDRESS: PO BOX 178

CITY: Hurricane

STATE: UT

ZIP CODE: 84737

TELEPHONE: _____ CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Actus

ADDRESS: 3283 E. Warm Springs Road Suite 300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # 166380

TELEPHONE: 702-586-9296

CELL 702-403-4174

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Actus

ADDRESS: 3283 E. Warm Springs Road Suite 300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # 166380

TELEPHONE: 702-586-9296

CELL 702-403-4174

EMAIL: _____

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[Signature]
Property Owner (Signature)*

William Zitting
Property Owner (Print)

3-13-25
Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

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☐ WS

☐ ADR

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OTHER _____

APPLICATION #(s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-13-401-001

PROPERTY ADDRESS/ CROSS STREETS: Viking Road and Euclid Street

DETAILED SUMMARY PROJECT DESCRIPTION

Proposed single family residential site

PROPERTY OWNER INFORMATION

NAME: BARBIERI FAMILY LIMITED PARTNERSHIP

ADDRESS: 1701 W. Charleston BLVD., Suite 315

CITY: Las Vegas

STATE: NV

ZIP CODE: 89102

TELEPHONE: _____ CELL _____

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Actus

ADDRESS: 3283 E. Warm Springs Road Suite 300

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # 166380

TELEPHONE: 702-586-9296

CELL 702-403-4174

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Property Owner (Signature)*

Marco Barbieri

Property Owner (Print)

3/11/25

Date

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APPLICATION # (s) _____

PC MEETING DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

ACCEPTED BY _____

DATE _____

FEES _____

DATE _____

May 15, 2025



3283 E. Warm Springs Rd. Suite 300
Las Vegas, NV 89120
(702) 586-9296

Clark County Comprehensive Planning
500 South Grand Central Parkway
Box 551744
Las Vegas, NV 89155-1744

**Re.: Viking and Euclid
Justification Letter in support of a Tentative Map
APNs: 162-13-401-001 & 162-13-402-001**

Dear Staff,

On behalf of our client, Stone Land Holdings, LLC, we are requesting review and approval of a Tentative Map for the subject property. The applicant will also be applying for a Waiver of Standards, Design Review, Re-zone and Vacation as companion items. Viking and Euclid will consist of thirty-one (31) single-family detached residential lots and five (5) common lots encompassing the entire 4.44-acre site for a density of 6.98 residential lots per acre. All waivers to Title 30 have been requested and described within the Waiver of Standards justification letter that is a companion item to this tentative map application.

Conclusion

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296.

Sincerely,

A handwritten signature in blue ink, appearing to read "Darryl C. Lattimore", is written over a horizontal line.

Darryl C. Lattimore, PE
President