



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

July 29, 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 July 8, 2025 (For possible action)
- IV. Approval of the Agenda for July 29, 2025 and Hold, Combine, or Delete any Items.
(For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning
 1. **TM-25-500114-C M R REALTY, LLC:**
TENTATIVE MAP for a mixed-use project consisting of 6 residential lots, 2 commercial lots and common lots on 10.88 acres in a CR (Commercial Resort) Zone. Generally located south of Spring Mountain Road and east of Valley View Boulevard within Paradise. JJ/jud/cv (For possible action)
PC 8/5/25
 2. **TM-25-500118-VALLEY HEALTH SYSTEM, LLC:**
TENTATIVE MAP for a proposed 1 lot commercial subdivision on 4.30 acres in a CG (Commercial General) Zone. Generally located south of Flamingo Road and west of Bruce Street within Paradise. TS/tpd/kh (For possible action)
PC 8/5/25
 3. **UC-25-0437-VAZQUEZ ADAM R & MAYA LISANNA P:**
USE PERMIT for a home occupation.
WAIVER OF DEVELOPMENT STANDARDS to increase the height of a proposed accessory structure in conjunction with a proposed single-family residence on 1.05 acres in an RS20 (Residential Single-Family 20) Zone. Generally located north of Pama Lane and east of Pecos Road within Paradise. JG/nai/kh (For possible action)
PC 8/5/25
 4. **UC-25-0469-FASHION SHOW MALL, LLC:**
USE PERMIT to allow a massage establishment in conjunction with an existing shopping center (Fashion Show Mall) on a portion of 42.8 acres in a CR (Commercial Resort) Zone. Generally located west of Las Vegas Boulevard South and north of Spring Mountain Road within Paradise. TS/rp/cv (For possible action)
PC 8/19/25
 5. **WS-25-0482-HOLDER DENNIS W & PATRICIA L:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce building separations; and 2) reduce setbacks for existing accessory structures in conjunction with an existing single-family residence on 0.19 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Spanish Armada Road and east of Mission Bells Way within Paradise. MN/hw/cv (For possible action)
PC 8/19/25
 6. **AR-25-400071 (UC-0351-15)-COUNTY OF CLARK (AVIATION):**
USE PERMIT THIRD APPLICATION FOR REVIEW of a truck staging area in conjunction with an existing parking lot on 16.15 acres in a PF (Public Facility) Zone within the Airport Environs (AE-65, AE-70, & AE-RPZ) Overlay. Generally located north of Tropicana Avenue and east of Paradise Road within Paradise. JG/gc/cv (For possible action)
BCC 8/20/25

7. **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

- 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: August 12, 2025.
- X. Adjournment.

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



Paradise Town Advisory Board

July 8, 2025

MINUTES

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

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

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

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 Chair Swartzlander, at 7:00 p.m.

II. Public Comment:
 None

III. Approval of June 24, 2025 Minutes

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

Approval of Agenda for July 8, 2025

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

V. Informational Items (For Discussion only)

VI. Planning & Zoning

1. **AR-25-400059 (WS-23-0499)-SEC 1910, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for the following: 1) a loading bay within the side yard of an industrial complex; and 2) reduce drive aisle width.

DESIGN REVIEW for a proposed food (salmon) processing facility in conjunction within an existing office/warehouse building on 1.08 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Maule Avenue and east of Spencer Street within Paradise. JG/hw/cv (For possible action) **PC 7/15/25**

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

2. **UC-25-0426-RENO-ARVILLE ASSOCIATES L P & PENTA CON L P:**

USE PERMIT to allow office as primary use in conjunction with an existing office/warehouse complex on a portion of 3.63 acres in an IL (Industrial Light) Zone. Generally located north of Reno Avenue and west of Arville Street within Paradise. MN/jam/cv (For possible action) **PC 7/15/25**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

3. **AR-25-400063 (UC-22-0461)-ITAI INVESTMENTS, LLC:**

USE PERMIT SECOND APPLICATION FOR REVIEW for a parking lot.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate parking lot landscaping; 3) reduce setbacks; 4) increase fence height; and 5) required trash enclosure.

DESIGN REVIEW for a parking lot on 1.9 acres in a CR (Commercial Resort) (AE-60) Zone. Generally located north of Hacienda Avenue and west of Dean Martin Drive within Paradise. MN/md/cv (For possible action) **BCC 7/16/25**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

4. **UC-25-0437-VAZQUEZ ADAM R & MAYA LISANNA P:**

USE PERMIT for a home occupation.

WAIVER OF DEVELOPMENT STANDARDS to increase the height of a proposed accessory structure in conjunction with a proposed single-family residence on 1.05 acres in an RS20 (Residential Single-Family 20) Zone. Generally located north of Pama Lane and east of Pecos Road within Paradise. JG/nai/kh (For possible action) **PC 8/5/25**

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

5. **VS-25-0438-ARISTOCRAT TECHNOLOGIES:**
VACATE AND ABANDON easements of interest to Clark County located between Patrick Lane and Birtcher Drive, and Banning Creek Drive and Dean Martin Drive within Paradise (description on file). MN/nai/kh (For possible action) **PC 8/5/25**

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

6. **UC-25-0439-SLH PROCYON, LLC:**
USE PERMIT to allow a cannabis establishment distributor in conjunction with an existing cannabis establishment (cultivation and production) on a portion of 1.49 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located west of Procyon Street and south of Oquendo Road within Paradise. MN/mh/kh (For possible action)**BCC 8/6/25**

DELETED

7. **VS-25-0453-EHARDT, LAWRENCE J. & ANITA:**
VACATE AND ABANDON easements of interest to Clark County located between Burnham Avenue and Bruce Street, and Pebble Road and Torino Avenue; a portion of right-of-way being Pebble Road located between Burnham Avenue and Bruce Street; and a portion of right-of-way being Burnham Avenue located between Pebble Road and Torino Avenue within Paradise (description on file). MN/rp/kh (For possible action) **BCC 8/6/25**

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

8. **WS-25-0452-EHARDT, LAWRENCE J. & ANITA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce gross lot area; 2) increase wall height; 3) waive off-site improvements; and 4) allow 2 driveways in conjunction with single-family residences.
DESIGN REVIEW for a single-family detached residential subdivision on 0.87 acres in an RS20 (Residential Single-Family 20) Zone. Generally located north of Pebble Road and west of Burnham Avenue within Paradise. MN/lm/kh **BCC 8/6/25**

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

- VI. General Business (for possible action)
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be July 29, 2025
- IX. Adjournment

The meeting was adjourned at 7:45 p.m.

08/05/25 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500114-C M R REALTY, LLC:

TENTATIVE MAP for a mixed-use project consisting of 6 residential lots, 2 commercial lots and common lots on 10.88 acres in a CR (Commercial Resort) Zone.

Generally located south of Spring Mountain Road and east of Valley View Boulevard within Paradise. JJ/jud/cv (For possible action)

RELATED INFORMATION:

APN:

162-17-201-003; 162-17-201-004; 162-17-201-006 through 162-17-201-014

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3525 through 3631 Procyon Street & 3588 & 3640 Valley View Boulevard
- Site Acreage: 10.88
- Project Type: Mixed-use map
- Number of Lots/Units: 380
- Density (du/ac): 34.95
- Number of Stories: 6
- Square Feet: 24,830 (commercial space)/346,738 (common element space)/418,176 (residential space)

The plans depict a vertical mixed-use project consisting of a commercial development on 0.57 gross acres located on the west portion of the site and a multi-family development on 9.6 gross acres on the north and east portions of the site. The multi-family project consists of 380 dwelling units with a density of 34.95 dwelling units per acre. Access to the site is granted from 3 commercial driveways. Two driveways are located along Valley View Boulevard, and one is located along Procyon Street.

Land Use Requests

Application Number	Request	Action	Date
UC-24-0683	A use permit with companion waivers of development standards and design review for a multi-family development and mixed-use	Approved by BCC	January 2025

Land Use Requests

Application Number	Request	Action	Date
ZC-24-0682	A zone change to reclassify the site from CG and IL to CR zoning	Approved by BCC	January 2023
VS-24-0681	A request to vacate and abandon patent easements and right-of-way	Approved by BCC	January 2025
WS-24-0102	Shopping center - expunged	Approved by BCC	May 2024
VS-24-0101	Vacation and abandonment of easements of interest	Approved by BCC	May 2024
ZC-24-0100	Reclassified a 7.1 acre portion of the project site from IL and CR to CG zoning	Approved by BCC	May 2024
UC-23-0126	Monorail	Approved by BCC	May 2023
UC-0425-15	Expansion and modifications to an existing recycling center - expired	Approved by PC	August 2015
UC-0450-14	Recycling center - expunged	Approved by PC	July 2014
UC-0386-11	Recycling center - expunged	Approved by PC	November 2011
UC-0447-10	Light manufacturing with outside storage of pallets - expired	Approved by PC	October 2010
UC-0546-09	Recycling center - expunged	Approved by PC	October 2009
UC-1046-07	Recycling center - expired	Approved by PC	November 2007
ZC-0437-06	Reclassified a 2.1 acre portion of the project site to U-V (Urban Village) zoning for a mixed-use development - expired	Approved by BCC	May 2006
ZC-1416-05	Reclassified a 2.3 acre portion of the project site from C-2 to H-1 zoning for a hotel condominium	Approved by BCC	November 2005
WS-0841-05	Increased building height for a hotel condominium - expired	Approved by PC	July 2005
ZC-1883-04	Reclassified a 2.3 acre portion of the project site from C-2 and M-1 zoning to C-2 zoning for a hotel	Approved by BCC	December 2004
NZC-1775-04	Reclassified a 5 acre portion of the project site to U-V zoning for a mixed-use development project - expired	Approved by BCC	February 2005
DR-1902-03	Addition to an existing office/warehouse building including a new parking lot - expired	Approved by PC	January 2004
ZC-0043-07	Reclassified a 1.2 acre portion of the project to H-1 zoning for future tourist development	Approved by BCC	March 2007
NZC-1775-04	Reclassified a 5 acre portion of the project site to U-V zoning for a mixed-use development project - expired	Approved by BCC	February 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	IL	Cannabis cultivation & production facility & commercial complex
South	Entertainment Mixed-Use	IL	Industrial & commercial buildings with outside storage & undeveloped
East	Entertainment Mixed-Use	IL & CG	Industrial & warehouse buildings
West	Entertainment Mixed-Use	CG, IL, & RM32	Office/warehouse & shopping center complex, multiple family development, & restaurants

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. Additionally, the proposed location, size, and design of the proposed lots are consistent with the previously approved design review and should be sufficient for the proposed mixed-use development. The proposed lots each have sufficient access to surrounding streets. For these reasons, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 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

- Comply with approved drainage study;
- Traffic study and compliance;

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

Building Department - Addressing

- The unit numbers shown on the final map shall match the unit numbers shown on the building permits.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0514-2024 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: FORE PROPERTY COMPANY

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

08/05/25 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-25-500118-VALLEY HEALTH SYSTEM, LLC:

TENTATIVE MAP for a proposed 1 lot commercial subdivision on 4.30 acres in a CG (Commercial General) Zone.

Generally located south of Flamingo Road and west of Bruce Street within Paradise. TS/tpd/kh
(For possible action)

RELATED INFORMATION:

APN:
162-23-501-002

LAND USE PLAN:
WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4179 S. Bruce Street
- Site Acreage: 4.30
- Project Type: 1 lot commercial subdivision
- Number of Lots: 1

Project Description

The proposed tentative map depicts a proposed 1 lot commercial subdivision located on the south side of Flamingo Road and the west side of Bruce Street. The site was previously approved to construct an emergency care facility via UC-23-0485. Access to the site is provided via existing driveways along Bruce Street, located along the east property line. The existing building remains on the north portion of the site, and the existing parking lot remains on the southern half of the parcel.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0485	Use permit, waiver of development standards, and design review for an emergency care facility	Approved by PC	September 2023
VS-23-0486	Vacated and abandoned easements of interest located between Flamingo Road and Rochelle Avenue and between Bruce Street and Spencer Street	Approved by PC	September 2023
WS-18-0731	Waiver of development standards and design review for a parking lot expansion	Approved by PC	November 2018
WS-1020-17	Waiver of development standards and design review for a freestanding sign	Approved by PC	January 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Greystone office complex
South	Corridor Mixed-Use	CG	Undeveloped
East	Corridor Mixed-Use	CG	Desert Springs Hospital
West	Corridor Mixed-Use	CG	Commercial center

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30, and the proposed location, size, and design of the lot is consistent with the previous land use on the site. For these reasons, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 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.

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 #0162-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: VALLEY HEALTH SYSTEM, LLC

CONTACT: RIETZ CONSULTING, INC, 3203 E. WARM SPRINGS ROAD, SUITE 400,
LAS VEGAS, NV 89120

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-23-501-002

PROPERTY ADDRESS/ CROSS STREETS: 4179 S. BRUCE STREET

DETAILED SUMMARY PROJECT DESCRIPTION

TENTATIVE MAP APPLICATION FOR A ONE-LOT COMMERCIAL SUBDIVISION.

PROPERTY OWNER INFORMATION

NAME: VALLEY HEALTH SYSTEM LLC

ADDRESS: 367 SOUTH GULPH ROAD

CITY: KING OF PRUSSIA

STATE: PA

ZIP CODE: 19406-0958

TELEPHONE: 267.796.2790

CELL same

EMAIL: Sean.Applegate@uhsinc.com

APPLICANT INFORMATION (must match online record)

NAME: VALLEY HEALTH SYSTEM LLC

ADDRESS: 367 SOUTH GULPH ROAD

CITY: KING OF PRUSSIA

STATE: PA

ZIP CODE: 190406-0958

REF CONTACT ID # _____

TELEPHONE: 267.796.2790

CELL same

EMAIL: Sean.Applegate@uhsinc.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Rietz Consulting Inc., Eric Rietz

ADDRESS: 3203 E. Warm Springs Rd, Ste#400

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # 136579

TELEPHONE: 702.521.3355

CELL 702.521.3355

EMAIL: eric.rietz@rietzconsulting.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)*

MARGARET K. RAMAGANO (OFFICER FOR V.H.S., LLC)
Property Owner (Print)

4/7/25
Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<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 5, 2025

Clark County Map Team
500 Grand Central Parkway
Las Vegas, NV 89155-1741

JL: APR-25-100540

To Whom It May Concern,

We are requesting a tentative map submittal for a one lot commercial subdivision located at Flamingo Road and Bruce Avenue – APN 162-23-501-002. The property owners are looking to complete the mapping process with a Final Map and eventually a Record of Survey to follow.

Please let us know if you should require any further information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patricia Salazar-Ticano', written in a cursive style.

Patricia Salazar-Ticano
Executive Assistant to Eric Rietz

Rietz Consulting Inc., 3203 E. Warm Springs Road #400, Las Vegas, NV 89120

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08/05/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0437-VAZQUEZ ADAM R & MAYA LISANNA P:

USE PERMIT for a home occupation.

WAIVER OF DEVELOPMENT STANDARDS to increase the height of a proposed accessory structure in conjunction with a proposed single-family residence on 1.05 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located north of Pama Lane and east of Pecos Road within Paradise. JG/nai/kh (For possible action)

RELATED INFORMATION:

APN:

178-06-201-007

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of a proposed accessory structure to 35 feet where 25 feet is the maximum allowed per Section 30.02.04 (a 40% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3600 Pama Lane
- Site Acreage: 1.05
- Project Type: Home occupation
- Number of Stories: 2 (proposed primary residence) / 1 (proposed accessory structure)
- Building Height (feet): 25 feet, 7 inches (proposed primary residence) / 35 feet (proposed accessory structure)
- Square Feet: 4,500 (proposed primary residence) / 4,330 (proposed accessory structure)

Request 1 & Site Plan

The applicant is requesting a use permit to allow a home occupation which includes more than 1 student at a time. This request will allow the applicant to conduct private classes for circus arts which include aerial arts, acrobatics, contortion, dance, musicality, and stage presence. The lessons will be conducted within the proposed accessory structure. Furthermore, the applicant is proposing lessons to be held Monday through Sunday from 7:00 a.m. to 10:00 p.m., with a maximum of 10 students per class.

Lastly, the waiver of development standards request is to increase the height of a proposed accessory structure to 35 feet where 25 feet is the maximum allowed per Section 30.02.04.

The plans depict a proposed single-family residence located on the southern half of the parcel, set back 131 feet, 10 inches from the south property line. The property has 2 access points along the south property line adjacent to Pama Lane. Northeast of the primary residence, the applicant is proposing an accessory structure. This structure is attached to the primary residence via a bridge that is connected from the 2nd story of the proposed residence to the mezzanine of the proposed accessory structure.

The proposed accessory structure has a side setback of 10 feet, 7 inches and meets all of the required setback distances. North of the primary residence and west of the proposed accessory structure the site plan depicts a proposed 600 square foot swimming pool.

Landscaping

The plans depict that along the front yard, side yards, and between the residence and accessory structure there will be 24 inch box trees planted which include Mulgia Acacia, Foothill Palo Verde, and Blue Palo Verde trees planted. Also, native plants will be planted which include agaves, blue yuccas, and desert grass plants.

Elevations

The elevations show that the residence and accessory structure will be made from the same exterior materials which include white sand stucco, wood cladding, and concrete.

The elevations show that the primary residence will be 2 stories and the height is 25 feet, 7 inches. From the second floor of the residence there is an open bridge that is attached to the accessory structure. The height of the accessory structure will be 35 feet, where 25 feet is the maximum allow thus necessitating a waiver of development standards.

Masonry concrete detailing will be used along the bottom half portion of the house facade and the top will be wood cladding with rectangular aluminum windows and one circle shaped window. The portion of the accessory structure depicts wood cladding panels and floor to ceiling glass with aluminum window trims.

Floor Plans

The first floor of the residence includes a kitchen, living room, dining room, and 2 bedrooms. A circular staircase leads to the second floor; which will have 2 additional bedrooms, an office space, family room, and 2 balconies. One of the balconies leads to the bridge that connects the primary residence to the accessory structure.

The plans depicts that the accessory structure will be one floor level with a mezzanine overhang inside, where the exercise equipment is located. There is a staircase that leads to the ground level where a restroom is located.

Applicant's Justification

The applicant is a retired circus performer who wants to have a home occupation on the subject property. The applicant wants to build a new single-family residence and a 35 foot tall accessory structure where the lessons will take place. The lessons will include gymnastics, circus acts, dancing, and music for kids, adults, and children with disabilities. The applicant is applying for a waiver of development standards for the height a use permit to request on-site customers, with a maximum of 10 students.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0100-77	A variance to maintain a mobile home	Approved by BCC	November 1977

Surrounding Land Use

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

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.

Title 30 states that a home occupation shall be clearly accessory and subordinate to the primary residential use and may be permissible subject to specific code standards. Although the applicant is proposing to construct a main residence and an accessory structure for the private lessons, staff finds that this request may lead to negative ramifications to the surrounding residences. Staff finds that allowing a maximum of 10 students per class Monday through Sunday from 7:00 a.m. to 10:00 p.m. is excessive. Although the lessons are held within the accessory structure, allowing a constant roster of students and customers lends the home occupation to longer be subordinate to the primary residence. Staff is concerned with potential noise, increase traffic, and lack of parking related to the proposed home occupation; therefore, staff cannot support this request.

Waiver of Development Standards

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

Staff finds that an accessory structure designed to have acrobatic and gymnastic training may require a taller footprint. The request for a 35 foot high building may be necessary for these activities, however; the height of the accessory structure exceeds the height of the residence and is out of character for the neighborhood. The applicant did not provide measures of mitigation to soften the mass of the proposed accessory structure; therefore, 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

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

Public Works - Development Review

- No comment.

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.

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 #0234-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ADAM YAZQUEZ

CONTACT: NASKO BALAKTCHIEV, NASCO, 1025 S. 1ST STREET, SUITE 140, LAS VEGAS, NV 89101

08/19/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0469-FASHION SHOW MALL, LLC:

USE PERMIT to allow a massage establishment in conjunction with an existing shopping center (Fashion Show Mall) on a portion of 42.8 acres in a CR (Commercial Resort) Zone.

Generally located west of Las Vegas Boulevard South and north of Spring Mountain Road within Paradise. TS/rp/cv (For possible action)

RELATED INFORMATION:

APN:

162-16-112-011 through 162-16-112-017; 162-17-510-003; 162-17-510-004

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3200 Las Vegas Boulevard South #1225
- Site Acreage: 42.8
- Project Type: Massage establishment
- Square Feet: 646 (Suite 1225)
- Parking Required/Provided: 4,830/5,563 (per ADR-24-900689)

Site Plans

The plans depict an existing site with 9 different buildings. The 8 buildings provide interior access to each other, giving the appearance of 1 large building, with Building 9 connecting all 8 structures together and providing interior access to the individual buildings. Access to the site is granted via Sammy Davis Jr. Drive, Fashion Show Drive, Las Vegas Boulevard South, Fashion Lane, and Mel Torme Way. This application is for a massage establishment within Suite 1225, directly north of Neiman Marcus. The massage establishment is accessible from inside the mall.

Landscaping

No additional landscaping is required or proposed with this request.

Floor Plan

The plans depict a tenant space consisting of 646 square feet that will be utilized as a massage establishment.

Applicant's Justification

The applicant states the proposed massage establishment will comply with all health and safety standards with regular inspections and staff training. The business will operate in accordance with the Fashion Show Mall hours, with services being limited to reflexology and massage. The proposed use will offer employment opportunities and services that enhance the well-being of the community.

Prior Land Use Requests

Application Number	Request	Action	Date
ASDR-24-900863	Administrative sign design review for modifications to a previously approved comprehensive sign package	Approved by ZA	January 2025
ADET-24-900854 (WS-22-0416)	Administrative extension of time for waivers of development standards and a design review for modifications to an existing shopping center	Approved by ZA	January 2025
UC-24-0584	Urgent care facility	Approved by PC	December 2024
ADR-24-900689	Administrative design review for restaurant outdoor dining remodel/façade change	Approved by ZA	November 2024
ASDR-23-900378	Administrative design review for a new restaurant tenant/façade change	Approved by ZA	September 2023
ADR-22-900536	Administrative design review for a canopy	Approved by ZA	September 2022
WS-22-0416	Waivers of development standards and a design review for modifications to an existing shopping center	Approved by BCC	September 2022
UC-20-0546	Use permits, waiver of development standards, and a design review for a monorail	Approved by BCC	October 2021
UC-19-0769	Recreational facility (Casino Quest)	Approved by PC	November 2019
UC-19-0526	Tattoo shop	Approved by PC	August 2019
UC-19-0221	Recreational facility (escape room)	Approved by BCC	May 2019
UC-0409-17	Museum (outdoor public art display) and design review for a museum - expired	Approved by BCC	July 2017
UC-0792-16	Alcohol sales (packaged beer and wine) within an existing outdoor sales structure/booth (Fabulous Freddy's)	Approved by BCC	January 2017
WS-0740-16	Enclosed existing outdoor sales structures/booths, a shade structure, and reduced parking	Approved by BCC	December 2016
UC-0660-16	Outside dining and drinking areas with on-premises consumption of alcohol to have primary means of access not from the interior of the restaurant and façade changes (Sugar Factory)	Approved by BCC	November 2016

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0659-16	Modifications to an approved comprehensive sign package (Sugar Factory)	Approved by BCC	November 2016
DR-0060-15	Modifications to a comprehensive sign package and exterior remodel (Dick's Sporting Goods)	Approved by BCC	March 2015
WS-0663-14	Comprehensive sign package	Approved by BCC	September 2014
UC-0259-14	Expansion and remodel of an existing shopping center with outdoor sales structures/booths and use permits for various uses	Approved by BCC	June 2014
WS-0617-11	Allowed a roof sign in conjunction with a shopping center	Approved by PC	February 2012
WS-0494-11	Increased sign area and allowed portions of the signs to be constructed of temporary materials	Approved by PC	December 2011
UC-0129-11	Movie theater including production, live entertainment, and on-premises consumption of alcohol	Approved by BCC	May 2011
UC-0507-10	Live entertainment beyond daytime hours for a temporary outdoor commercial event (New Year's Eve Party)	Approved by PC	December 2010
WS-0704-09	Increased the average letter height and increased the projection for wall signs for the Forever 21 store	Approved by PC	February 2010
UC-0641-07	Outside bar in conjunction with an existing restaurant	Approved by PC	July 2007
DR-0539-05	Extension of the pedestrian bridge	Approved by BCC	May 2005
DR-1485-00	Modifications to Fashion Show Mall expansion	Approved by BCC	November 2000
DR-0166-00	Parking garage for Fashion Show Mall	Approved by BCC	March 2000
UC-1493-99	Expansion of the Fashion Show Mall and allowed an increase in overall on-premise sign area	Approved by PC	November 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Parking lot
South	Entertainment Mixed-Use	CR	Treasure Island Resort Hotel

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Entertainment Mixed-Use	CR	Wynn & Encore Resort Hotels
West	Business Employment	IL	Industrial/commercial buildings & uses

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

Staff finds that the request is appropriate at this location and do not anticipate any adverse effects on the surrounding land uses and properties. The massage establishment places no additional demand on the site in terms of additional parking, required landscaping or other design features. Furthermore, the proposed massage establishment meets the minimum separation requirements established in Title 30. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- 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: TOTALLY CHI REFLEXOLOGY

CONTACT: MARK NABUA, TOTALLY CHI REFLEXOLOGY, 112 MAYFAIR, ANISO VIEJO, CA 92656

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): ~~162-16-112-001~~ 162-16-112-011

PROPERTY ADDRESS/ CROSS STREETS: 3200 S Las Vegas Blvd #1225 Las Vegas, NV 89109

DETAILED SUMMARY PROJECT DESCRIPTION

prepare existing interior space for tenants massage furniture and equipment. All room partition walls, finish, mechanical plumbing and electrical will be kept as is. Only furniture and sign replace.

PROPERTY OWNER INFORMATION

NAME: Fashion Show Mall LLC
ADDRESS: 350 N Orleans St Suite 300
CITY: Chicago STATE: IL ZIP CODE: 60654
TELEPHONE: 818-459-6823 CELL 818-521-6868 EMAIL: Chrystal.Fese@bpretail.com

APPLICANT INFORMATION (must match online record)

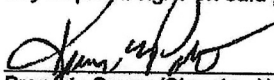
NAME: Mark Nabua
ADDRESS: 112 Mayfair
CITY: Aliso Viejo STATE: CA ZIP CODE: 92656 REF CONTACT ID #
TELEPHONE: 480-735-8282 CELL 480-735-8282 EMAIL: totallychireflexologyllc@gmail.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Mark Nabua
ADDRESS: 112 Mayfair
CITY: Aliso Viejo STATE: CA ZIP CODE: 92656 REF CONTACT ID #
TELEPHONE: 480-735-8282 CELL 480-735-8282 EMAIL: totallychireflexologyllc@gmail.com

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

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


Property Owner (Signature)*

Kristen Pate
Property Owner (Print)

4/24/2025
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 _____

May 1, 2025

Totally Chi Reflexology

112 Mayfair

Aliso Viejo, Ca 92656

Clark County Dept of Business License

500 S Grand Central Parkway

Las Vegas, NV 89155

Dear Licensing Officer,

I am writing to provide a detailed justification for our application operate a reflexology massage establishment, Totally Chi Reflexology, at Fashion Show Mall located at **3200 S Las Vegas Blvd #1225 Las Vegas, NV 89109 which** is currently vacant and formerly leased by Mallyna a Lash and Eyebrow Salon.

Totally Chi Reflexology aims to offer professional reflexology and chair massage services, with prices and minutes starting at 5 min- \$10, 10 min- \$20, 15 min- \$30, 20 min- \$40, 25 min- 50\$, 40 min combo- \$80 performed on the standard reflexology sofas with focus on the head, hands, and feet and massage chairs to offer acupressure massage to the neck, shoulder, and back area for relaxation and stress relief. Clients will remain fully clothed during the session, minus the shoes when performing reflexology on the feet. All technician performing the services will all be licensed and certified according to the Nevada State Board of Massage Therapy. Our goal is to promote relaxation and wellness for both residents and visitors of Las Vegas by providing high quality, non – invasive reflexology treatments.

The establishment will comply with all health and safety standards, which include sanitation protocols, as mandated by the Southern Nevada Health District. We will ensure regular inspections and staff training to maintain these standards.

4

Our facility will operate in accordance to the mall hours Sun 11-7 Mon- Thur 11-8, and Fri-Sat 11-9 and maintain a professional environment conducive to relaxation and wellness. We will not offer any additional services outside the scope of reflexology and massage.

By establishing Totally Chi Reflexology at this location, we aim to contribute positively to the local economy by creating employment opportunities and offering services that enhance the well-being of the community

Thank you for considering our application

Sincerely,

Mark Nabua

CEO

Totally Chi Reflexology

08/19/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0482-HOLDER DENNIS W & PATRICIA L:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce building separations; and 2) reduce setbacks for existing accessory structures in conjunction with an existing single-family residence on 0.19 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located north of Spanish Armada Road and east of Mission Bells Way within Paradise. MN/hw/cv (For possible action)

RELATED INFORMATION:

APN:

177-11-113-019

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Eliminate the building separation between the western shed and western gazebo where 6 feet is the minimum required per Section 30.02.06B.
 - b. Eliminate the building separation between the eastern shed and eastern gazebo where 6 feet is the minimum required per Section 30.02.06B.
 - c. Eliminate the building separation between the grill area gazebo and the existing single-family residence where 6 feet is the minimum per Section 30.02.06B.
 - d. Reduce the building separation between the grill area gazebo and the western shed to 5 feet where 6 feet is the minimum per Section 30.02.06B (a 17% reduction).
 - e. Reduce the building separation between the western gazebo and the existing single-family residence to 5 feet where 6 feet is the minimum per Section 30.02.06B (a 17% reduction).
 - f. Reduce the building separation between the western gazebo and the eastern shed to 3 feet where 6 feet is the minimum per Section 30.02.06B (a 50% reduction).
 - g. Reduce the building separation between the eastern gazebo and the existing single-family residence to 1 foot where 6 feet is the minimum per Section 30.02.06B (a 67% reduction).
 - h. Reduce the building separation between the eastern shed and the existing single-family residence to 4 feet where 6 feet is the minimum per Section 30.02.06B (a 33% reduction).
2. Reduce side street setbacks for the western shed to 5 feet where 10 feet is the minimum required per Section 30.02.06B (a 50% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1240 Spanish Armada Road
- Site Acreage: 0.19
- Project Type: Accessory structures
- Number of Stories: 1
- Building Height (feet): 10 (Gazebos & Western shed)/8 (Eastern shed)
- Square Feet: 128 (Western shed)/120 (Gazebos)/48 (Eastern shed)/45 (Grill Area Gazebo)

Site Plan

The site plan depicts an existing single-family residence located north of Spanish Armada Road and east of Mission Bells Way. The existing single-family detached residence is located centrally on the site and is shown to be 1,870 square feet. Within the rear yard are a series of 5 accessory structures located primarily in the western portion of the yard with a 10,000 gallon pool located in the eastern half of the rear yard. The plan shows a 45 square foot patio cover structure attached to the northwest corner of the existing residence which is used to cover a grill area. The plans show this structure is set back 10 feet from the western property line along Mission Bells Way and 5 feet from the shed to the north. The remaining accessory structures are shown to the north of the existing grill area gazebo and consist of a combination of sheds and patio cover/gazebos. The western set of structures consists of a larger 128 square foot shed with a 120 square foot patio cover/gazebo attached to the east side of the shed. This set of structures is shown to be set back 5 feet from the north/rear property line, 5 feet from the western street side property line, and is separated from the existing single-family residence by 5 feet. The second set of structures is a smaller 48 square foot shed with another 120 square foot patio cover/gazebo attached to the eastern side of the shed. This set of structures is shown to be set back 5 feet from the north property line and separated from the western set of structures by 3 feet. Additionally, the eastern shed is shown to be separated from the existing attached patio by 4 feet with the eastern gazebo separated by 1 foot.

Landscaping

All existing landscaping on-site will remain with no additional landscaping proposed.

Elevations

The elevations show the existing single-family residence is 25 feet tall with the exterior consisting of beige colored stucco with sand-colored accents. The roof consists of orange colored barrel roof tiles.

The provided photos show the 3 gazebo structures north of the house are constructed of dark colored metal with matching pitched roof with both gazebo structures 10 feet high. The western shed structures are constructed of beige and brown painted wood with an orange asphalt shingle roof with this structure shown to be 10 feet. The eastern shed is 8 feet tall and constructed with beige and white painted wood with an off-white asphalt shingle roof.

Floor Plans

The floor plans indicate the interior of all structures are open with the shed used as a changing room and storage and the gazebos structures functioning as shade coverage.

Applicant's Justification

This shed is used as a "pool house" changing room and, to keep from getting their feet burned upon entering or leaving the "pool house," the western gazebo was installed. A year or so later, the eastern shed was installed on an existing slap attached to the pool deck and is used as a storage shed for pool equipment. Later the eastern gazebo was purchased attached to the eastern shed for a lounging area when getting out of the pool. Ultimately, the purpose of the gazebos is to protect friends and family from the hot Mojave Desert sun, and the applicant was not aware there were required minimum setbacks and separation distances at the time the structures were installed.

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

CE25-09035 is an active violation for zoning violations (setbacks) and building accessory structures (sheds) without a building permit.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

The purpose of building separation and setback requirements is to ensure structures are spaced accordingly to decrease the possibility of fire spread and to reduce the visual burden and other negative impacts that come from an over-clustering of structures on a single site. In this instance, there are several accessory structures located on the subject site generally placed in the rear of the site. The structures are closely placed to each other but also to the existing residence on the site. Staff finds the number of structures and their location on the site is creating a cluttered appearance to the site and that this clustering of structures could also result in unsafe conditions should there be a collapse or fire. Staff also finds, while there are similar structures in the area,

no properties have a similar number or have required reductions in setbacks or building separation. As a result, staff finds the arrangement of structures could create unsafe conditions, can visually impact the neighbors, and is out of place for the neighborhood. Additionally, the applicant has not provided sufficient justification for the requested setback and building separation reductions. The request is also the result of a self-imposed hardship. For these reasons, staff cannot support this request.

The existing accessory structures on the subject site are all considered decorative due to the exterior treatment each structure has, but the design of each structure is generally not complementary to each other nor to the principal structure. The purpose of accessory structures being complementary to each other and the principal structure is to assure a uniform design on the site and with the surrounding neighborhood. Staff finds the design of the proposed structures creates a disorganized design on the site and could be considered a visual burden to the surrounding property owners. Additionally, even though these structures were brought on to the property at various times, staff finds the exterior design of these structures could have been made to be complementary to the principal structure and to each other and this request is ultimately a self-imposed hardship. For these reasons, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 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 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: PATRICIA LOUISE HOLDER

CONTACT: PATRICIA HOLDER, 1240 SPANISH ARMADA ROAD, LAS VEGAS, NV
89123

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-11-113-019

PROPERTY ADDRESS/ CROSS STREETS: 1240 Spanish Armada Rd L.V. NV 89123

DETAILED SUMMARY PROJECT DESCRIPTION

Sheds/Gazebos are for shade.

PROPERTY OWNER INFORMATION

NAME: Dennis & Patricia Holder

ADDRESS: 1240 Spanish Armada Rd

CITY: Las Vegas

STATE: NV ZIP CODE: 89123

TELEPHONE: 702-336-9051 CELL 702-403-3791 EMAIL: [REDACTED]

CENR:

APPLICANT INFORMATION (must match online record)

NAME: _____

ADDRESS: SAME

CITY: _____

STATE: _____

ZIP CODE: _____

REF CONTACT ID # _____

TELEPHONE: _____

CELL _____

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: _____

ADDRESS: SAME

CITY: _____

STATE: _____

ZIP CODE: _____

REF CONTACT ID # _____

TELEPHONE: _____

CELL _____

EMAIL: _____

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

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

Dennis W. Holder
Property Owner (Signature)*

Dennis W. Holder
Property Owner (Print)

6.18.20
Date

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PLUDD

☐ 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 _____

June 20, 2025

TO WHOM IT MAY CONCERN:

Our home, 1862 square feet, is located at 1240 Spanish Armada Road, Las Vegas, NV 89123. It is in the Monterey Springs area off Warm Springs Road. It is a corner lot, parcel number 177-11-113-019, lot size is 8700 square feet (84 x 103).

We have a 10,000 gallon kidney-shaped pool that takes up a small portion of the back yard.

When we first moved here in 1996, we had a Tuff Shed (size 8 x 16) put in which is made out of wood with a shingle roof, tan and brown in color. It was installed on a preexisting slab. The shed is approximately 5 feet from the street side block wall and over five feet from the back wall. This shed is used as a "pool house" changing room. To keep from getting our feet burned upon entering or leaving the "pool house", we installed a gazebo (10 x 12) right next to the "pool house". A year or so later, we installed another shed, tan and brown in color, (6 x 8), also installing it on an existing slap attached to the pool deck. It is used as a storage shed for the pool equipment. It is located approximately 41 feet 3 inches from the Tuff Shed. We later purchased another gazebo (10 x 12) and attached it to the small shed for a lounging area when getting out of the pool.

The purpose of the gazebos is to protect friends and family from the hot Mojave Desert sun.

We are requesting a Waiver of Development Standards regarding the two gazebos. We were not aware that there were required minimum setback and separation distances at the time they were installed.

Dennis W. Holder
Patricia L. Holder

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-25-400071 (UC-0351-15)-COUNTY OF CLARK (AVIATION):

USE PERMIT THIRD APPLICATION FOR REVIEW of a truck staging area in conjunction with an existing parking lot on 16.15 acres in a PF (Public Facility) Zone within the Airport Environs (AE-65, AE-70, & AE-RPZ) Overlay.

Generally located north of Tropicana Avenue and east of Paradise Road within Paradise. JG/gc/cv (For possible action)

RELATED INFORMATION:

APN:

162-22-402-003; 162-22-402-004

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 700 E. Tropicana Avenue
- Site Acreage: 16.15
- Project Type: Truck staging area

Site Plans

The original plans show a truck staging area within an existing parking lot. Jersey rails have been installed along the AE-RPZ boundary on the west portion of the site to prevent truck staging activities within the AE-RPZ area. Access to the site is from Paradise Road and University Center Drive via Thomas and Mack Drive.

Landscaping

No changes are proposed to the existing landscaping. Existing street landscape widths are 20 feet to 50 feet along Tropicana Avenue, 10 feet to 20 feet along Swenson Street, and 18 feet to 20 feet along Paradise Road. Photos show that the street landscape areas consist predominantly of mature shrubs with a few trees scattered within the area. An existing chain-link fence encompasses the site.

Previous Conditions of Approval

Listed below are the approved conditions for AR-19-400061 (UC-0351-15):

Current Planning

- Until July 21, 2025 to review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

Listed below are the approved conditions for UC-0351-15 (AR-0074-17):

Current Planning

- Until July 22, 2019 to review landscaping.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

Listed below are the approved conditions for UC-0351-15:

Current Planning

- 2 years to review landscaping only (to determine long term landscaping needs for the use);
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Department of Aviation

- No parking within the RPZ,
- No uses permitted within the RPZ without Clark County Department of Aviation's review and approval.

Building/Fire Prevention

- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

Applicant's Justification

The applicant states the site is still ideally situated for truck staging due to its proximity to the Resort Corridor and convention area. There have been no changes to the site and the site remains compatible with the surrounding area. Furthermore, the applicant states they acknowledge Clark County Public Works is at 90% design for the Tropicana Roadway Project, and when construction starts, the project will impact the site making the site unavailable. Due to the future

roadway work and impact to the site, the applicant is not making any changes to the existing landscaping and requests an additional 2 years for review.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-19-400061 (UC-0351-15)	Second application for review for a truck staging area in conjunction with an existing parking lot	Approved by BCC	July 2019
UC-0351-15 (AR-0074-17)	First application for review for a truck staging area in conjunction with an existing parking lot	Approved by BCC	July 2017
UC-0351-15	Truck staging area in conjunction with an existing parking lot	Approved by BCC	July 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Public Use	CG & PF (AE-65, AE-70, & AE-RPZ)	Vehicle rental facility & UNLV (Thomas & Mack Center)
South	Corridor Mixed-Use	CG & RM32 (AE-65 & AE-70)	Convenience store with gas pumps, vehicle sales, communications facility, & sightseeing/tour services facility
East	Public Use	PF (AE-60 & AE-65)	UNLV (Thomas & Mack Center)
West	Public Use	PF (AE-70 & AE-RPZ)	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

A review was required for UC-0351-15 to determine long term landscaping needs for the use. Given that the design for the Tropicana Avenue and University Center Drive roadway project is 90% complete and the applicant's understanding that they will need to vacate the site once construction begins, staff can support the applicant's request for an additional 2 years for review. Furthermore, staff finds that installing permanent upgraded landscaping at this stage would be premature as the landscaping would most likely need to be removed as part of the roadway construction project. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until July 21, 2027 to review or UC-0351-15 will expire.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review; the application for review may be denied if the project has not demonstrated compliance with conditions of approval, and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access and fire protection water supply must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: FREEMAN EXPOSITIONS, LLC

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-22-402-003 & 004

PROPERTY ADDRESS/ CROSS STREETS: Tropicana and Paradise (700 Lot)

DETAILED SUMMARY PROJECT DESCRIPTION

Required review for an approved truck staging area (UC-0351-15)

PROPERTY OWNER INFORMATION

NAME: County of Clark - Department of Aviation
ADDRESS: P O Box 11005
CITY: Las Vegas STATE: NV ZIP CODE: 89111
TELEPHONE: 702-261-5024 CELL 000-000-0000 EMAIL: anthonyper@lasairport.com

APPLICANT INFORMATION (must match online record)

NAME: Freeman Expositions, LLC
ADDRESS: 6665 W. Sunset Road
CITY: Las Vegas STATE: NV ZIP CODE: 89118 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 understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Rosemary A. Vassiliadis

Rosemary A. Vassiliadis (Jun 10, 2025 17:35 PDT)

Rosemary A. Vassiliadis, Director of Aviation

Jun 10, 2025

Property Owner (Signature)*

Property Owner (Print)

Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input 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 _____

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

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

June 16, 2025

VIA UPLOAD

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

**Re: Justification Letter
Required Review for AR-19-400061 (UC-0351-15)
APNs: 162-22-402-003 & 004**

To Whom It May Concern:

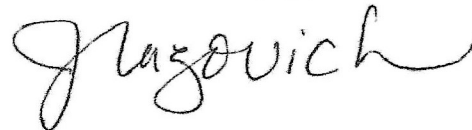
Please be advised our office represents the Applicant in the above-referenced matter. The Site is located on the north side of Tropicana Avenue and in between Paradise Road and University Center Drive, more particularly described as APNs: 162-22-402-003 & 004 (collectively the "Site"). By way of background, in July 2015, the Board of County Commissioners approved UC-0351-15 allowing truck staging in conjunction with an existing parking lot on the Site. As part of the approval, the Applicant has been required to submit a review of the application. In compliance with the condition of approval, the Applicant now submits this third application for review. The Site is still ideally situated for truck staging due to its proximity to the Resort Corridor and convention area. There are no changes to Site. Access to the Site remains from Paradise Road and University Center Drive via Thomas and Mack Drive. Therefore, the Site remains compatible with the surrounding area.

In addition, the Applicant acknowledges Clark County Public Works is at 90% design for the Tropicana Roadway Project and, when construction starts, the project will impact the Site making the Site unavailable. Because of the future roadway work and impact to the Site, the Applicant is not making any changes to the existing landscaping. Therefore, we respectfully request an additional 2-year review.

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

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc

6

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0169-OBJECT DASH, LLC:

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

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

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

Generally located 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