



REVISED

Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

March 10, 2026

7:00pm

Note:

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

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

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

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

I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions

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

REVISED

- III. Approval of Minutes for February 24, 2026 (For possible action)
- IV. Approval of the Agenda for March 10, 2026 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning
1. **WS-26-0097-MCNAIR, ALICIA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; and 2) reduce setback for a proposed trellis in conjunction with an existing single-family residence on 0.13 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located west of Segó Glen Circle and south of Segó Drive within Paradise. TS/nai/kh (For possible action) **PC 4/7/26**
 2. **ET-26-400009 (WS-23-0829)-4725 HOLDINGS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for alternative building color palette within a Hillside Development.
DESIGN REVIEWS for the following: 1) Hillside Development; 2) increase building height; and 3) a multi-family residential development on 3.83 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located south of Russell Road and west of Nellis Boulevard (alignment) within Paradise. JG/rr/kh (For possible action) **BCC 4/8/26**
 3. **WS-26-0113-TROPICANA LAND, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for modified driveway geometrics.
DESIGN REVIEW for a resort hotel on a 26.11 acre portion of 35.11 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Tropicana Avenue and east of Las Vegas Boulevard South within Paradise. JG/nm/kh (For possible action) **BCC 4/8/26**

VI. General Business (For possible action)

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

VIII. Next Meeting Date: March 31, 2026.

IX. Adjournment.

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

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



Paradise Town Advisory Board

February 24, 2026

MINUTES

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

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

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

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

Steve De Merritt; Planning, Blanca Vazquez; Community Liaison, Alvaro Lozano; Clark County Administrative Services

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

II. Public Comment:
None

III. Approval of February 10, 2026 Minutes

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

Approval of Agenda for February 24, 2026

Moved by: Sheesley
Action: Approve with changes
Vote: 3-0 Unanimous

IV. Informational Items (For Discussion only)

VI. Planning & Zoning

1. **VS-26-0031-ATRIUM HOLDINGS, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Paradise Road located between Flamingo Road and Harmon Avenue within Paradise (description on file). JG/nai/cv (For possible action) **PC 3/17/26**

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

2. **UC-26-0059-PIACENTE, THOMAS S. & ANDREA:**
USE PERMIT for a communication tower.
WAIVER OF DEVELOPMENT STANDARD for alternative driveway geometrics.
DESIGN REVIEW for a proposed communication tower on 0.10 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Billman Avenue and west of Sandhill Road within Paradise. JG/jam/cv (For possible action) **BCC 3/18/26**

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

3. **UC-26-0063-TAJALLI, HAMID R.:**
USE PERMIT for outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce and eliminate street landscaping; **2)** reduce and eliminate landscape buffering and screening; **3)** eliminate access gate setbacks; and **4)** alternative driveway geometrics.
DESIGN REVIEW for a proposed outdoor storage facility on 0.65 acres in an IP (Industrial Park) Zone. Generally located south of Desert Inn and east of Sandhill Road within Paradise. TS/dd/cv (For possible action) **BCC 3/18/26**

MOVED BY-Williams
DENY
VOTE: 3-0 Unanimous

4. **WS-25-0872-ARCHITECTISTS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow a second driveway in conjunction with an existing single-family residence on 0.27 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Canterbury Court and west of Spencer Street within Paradise. JG/tpd/cv (For possible action) **BCC 3/18/26**

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

5. **WS-25-0895-REINECK PHILLIP JOSEPH & JUDY:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; 2) modify buffering and screening; 3) modify residential adjacency standards; and 4) reduce driveway throat depth.
DESIGN REVIEW for a proposed manufacturing, light facility on 0.53 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Patrick Lane and east of Annie Oakley Drive within Paradise. JG/rg/cv (For possible action) **BCC 3/18/26**

MOVED BY-Sheesley
APPROVE- Subject to staff conditions
VOTE: 2-1 Woitas

6. **WS-26-0042-COLOSO, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) alternative driveway geometrics.
DESIGN REVIEW for an existing office building on 0.96 acres in a CP (Commercial Professional) Zone. Generally located east of Eastern Avenue and south of Rochelle Avenue within Paradise. TS/jud/cv (For possible action) **BCC 3/18/26**

Held per applicant. Return to the March 31, 2026 Paradise TAB meeting

7. **ZC-26-0035-GIPSY, LLC:**
ZONE CHANGE to reclassify 0.25 acres from an RS3.3 (Residential Single-Family 3.3) Zone to a CG (Commercial General) Zone. Generally located north of Naples Drive and west of Paradise Road within Paradise (description on file). JG/jgh (For possible action) **BCC 3/18/26**

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

8. **WS-26-0036-GIPSY, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce parking lot landscaping; 3) reduce and eliminate buffering and screening; 4) increase fence height; 5) increase parking; 6) eliminate parking turnaround; 7) modify residential adjacency standards; and 8) allow attached sidewalk.
DESIGN REVIEW for a proposed parking lot expansion and modifications to an existing restaurant and related services establishment on a portion of 1.17 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located north of Naples Drive and west of Paradise Road within Paradise. JG/dd/cv (For possible action) **BCC 3/18/26**

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

- VI. General Business (for possible action)
Spring Job Fair. March 13, 2026 10:00AM-3:00PM 300 Convention Center Dr.
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be March 10, 2026
- IX. Adjournment
The meeting was adjourned at 8:05 p.m.

DRAFT

04/07/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0097-MCNAIR, ALICIA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; and 2) reduce setback for a proposed trellis in conjunction with an existing single-family residence on 0.13 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located west of Segó Glen Circle and south of Segó Drive within Paradise. TS/nai/kh
(For possible action)

RELATED INFORMATION:

APN:

162-13-510-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height for a proposed chain-link fence along the south and west property lines to 9 feet where 6 feet is the maximum per Section 30.04.03 (a 50% increase).
2. Reduce the side interior setback for a proposed attached trellis along the north property line to 3 inches where 5 feet is required per Section 30.02.07 (a 95% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3431 Segó Glen Circle
- Site Acreage: 0.13
- Project Type: Attached trellis and increase fence height
- Building Height (feet): 13 (trellis)/9 (fence)

Site Plans

The plans depict an existing attached single-family residence with access provided along the east property line from Segó Glen Circle.

The plans also show a new trellis proposed along the full length of the north façade of the residence. With the addition of this attached trellis, the side interior setback on the north side will be reduced to approximately 3 inches, where a minimum setback of 5 feet is required. The trellis will extend only along a portion of the north façade and it will be 13 feet high. The remaining portion of the northwest property line is proposed to include a 9 foot tall chain-link fence.

The existing west boundary wall is 5 feet in height and 41 feet in length. The existing south boundary wall is also 5 feet in height and 31 feet in length. The plans indicate a proposed 9 foot tall chain-link fence to be placed adjacent to the existing CMU walls. The chain-link fence will be installed 3 inches away from the CMU walls.

Elevations

The photos indicate the location of the proposed trellis along the north elevation of the residence. The existing condition includes a CMU boundary wall with 5 foot galvanized tubes, which are connected to the house using 1¼ inch galvanized tubing and silver chain-link fencing. The curved portion of the trellis is proposed to include a mesh material intended to support vine growth and allow vegetation to expand over time.

Additional photos show that the existing west and south boundary walls are 5 feet in height. The photos indicate a proposed 9 foot chain-link fence to be 3 inches away from the CMU walls.

Applicant's Justification

Applicant is applying for a waiver of development standard to resolve CE22-32985, which was issued for building without a permit. For safety reasons, the applicant wants to build a 9 foot chain-link fence along the west, south, and a portion of the north property line. Also, the applicant wants to build an attached trellis on the north façade of the primary residence with a 3 inch side interior setback. This request will address significant safety and security concerns including repeated trespassing and unauthorized entry into the property.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (8 du/ac) & Compact Neighborhood (18 du/ac)	RS3.3 & RM18	Single-family residence & multi-family residence
South & East	Mid-Intensity Suburban Neighborhood (8 du/ac)	RS3.3	Single-family residence
West	Public Use	RS3.3	Flood Channel

Clark County Public Response Office (CCPRO)

CE22-32985 is a code enforcement for building without a permit and increasing the height of a fence without a obtaining a waiver of development standards.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waivers of Development Standards #1

The proposed 9 foot high chain-link along the west and south property lines exceeds the 6 foot maximum allowable height for residential boundary walls not within the front setback. The proposed chain-link fence is neither harmonious nor consistent with typical residential boundary fences and may negatively impact the neighborhood character. Staff does not support this request.

Waivers of Development Standards #2

The proposed trellis reduces the required 5 foot interior side setback along the north property line to approximately 3 inches. This represents a significant deviation from the minimum setback standard. The trellis is proposed to be fully attached to the north façade of the residence, further intensifying the encroachment into the setback and creating a permanent structural feature where such encroachments are not permitted. Staff also does not support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ALICIA MCNAIR

CONTACT: ALICIA MCNAIR, ALICIA MCNAIR, 3431 SEGO GLEN CIRCLE, LAS VEGAS, NV 89121

DRAFT



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 75-101609
ASSESSOR PARCEL #(s): 162-13-570-003

PROPERTY ADDRESS/ CROSS STREETS: 3431 Sego Glen Cir Las, Vegas NV 89121

DETAILED SUMMARY PROJECT DESCRIPTION

Wavier to eliminate setback and for architectural compitability

PROPERTY OWNER INFORMATION

NAME: Alicia McNair
ADDRESS: 3431 Sego Glen Cir.
CITY: Las Vegas NV STATE: NV ZIP CODE: 89121
TELEPHONE: 702.544.8731 CELL 702.544.8731

APPLICANT INFORMATION (information must match online application)

NAME: Alicia McNair
ADDRESS: 3431 Sego Glen Cir.
CITY: Las Vegas STATE: NV ZIP CODE: 89121
TELEPHONE: _____ CELL 702.544.8731 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Same as applicant
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

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

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

Alicia McNair
Property Owner (Signature)*

Alicia McNair
Property Owner (Print)

12/29/2025
Date

Dear Zoning Administrator,

I am submitting this letter in support of the land use application for the property located at **3431 Sego Glen Cir, Las Vegas, NV 89121**. This application is submitted by me, Alicia McNair, to address and resolve Code Enforcement Case No. CE22-32985, which was issued for building without a permit. Specifically, this application requests Waivers of Development Standards for the existing fence and trellis structures on the subject property.

As part of this application, we respectfully request approval of the following waivers:

1. A waiver to increase the height of the trellis to 13 feet, where 6 feet is the maximum permitted pursuant to Section 30.04.03.B.
2. A waiver to increase the height of the fence to 9 feet, where 6 feet is the maximum permitted pursuant to Section 30.04.03.B.
3. A waiver to reduce the required side setback for the attached trellis to 3 inches, where 5 feet is required pursuant to Section 30.02.07.
4. A waiver to allow the trellis design, which supports a green wall system, to differ from the architectural style of the existing residence.

The proposed trellis will be located along the north property line. The 9-foot-tall fence is located along the west property line, the south property line, and a portion of the north property line. Each fence line will incorporate a green component, including flowering vines and climbing vegetation, as part of a continuous landscape design. These living elements will soften the appearance of the fencing, enhance visual appeal, and contribute to the overall environmental function of the project.

The trellis height of 13 feet is necessary to support climbing vegetation and establish a functional green wall system. This green wall has been intentionally incorporated as a core architectural and environmental feature of the property. The vertical plantings create a microclimate that mitigates the extreme summer heat typical in Las Vegas by reducing direct solar exposure and providing natural shading. These improvements enhance outdoor comfort, support energy efficiency, and contribute to the long-term sustainability of the home.

The chain-link fence was selected for its durability, structural integrity, and low maintenance. It also functions as a critical structural component of the green wall system, allowing vegetation to grow vertically while maintaining airflow. The 4-foot galvanized

support tubes attached to the home provide reinforcement and ensure long-term stability and safety of the trellis structure.

In addition to environmental considerations, the requested improvements address significant safety and security concerns. Over the past several months, homeless individuals have been observed walking along and climbing the existing fence, resulting in ongoing trespassing issues. There have also been two separate incidents involving unauthorized entry onto our property, creating serious safety concerns for my family, particularly my two young children, ages 6 and 3. Extending and reinforcing the fence and trellis along the north and west sides is necessary to prevent further unauthorized access and to ensure the safety and well-being of our household.

Furthermore, repeated harassment from a neighboring property over the past seven years has created persistent privacy concerns. A reinforced privacy barrier, enhanced with climbing vegetation, will reduce unwanted interactions, minimize conflict, and provide our family with a reasonable level of privacy and peace of mind while maintaining an aesthetically pleasing streetscape.

The requested waivers will not create adverse impacts on surrounding properties. Rather, they support a cohesive landscape and design plan that integrates environmental sustainability, structural safety, and residential privacy. Approval of these waivers will allow the improvements to remain in place, bring the property into compliance, and formally resolve the pending code enforcement case.

Thank you for your time and consideration. Please do not hesitate to contact me should you require any additional information or clarification.

Sincerely,

Alicia McNair

(702) 544-8731

alicia.1mcnair@gmail.com

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400009 (WS-23-0829)-4725 HOLDINGS, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for alternative building color palette within a Hillside Development.

DESIGN REVIEWS for the following: 1) Hillside Development; 2) increase building height; and 3) a multi-family residential development on 3.83 acres in an RM32 (Residential Multi-Family 32) Zone.

Generally located south of Russell Road and west of Nellis Boulevard (alignment) within Paradise. JG/rr/kh (For possible action)

RELATED INFORMATION:

APN:

161-29-803-007

WAIVER OF DEVELOPMENT STANDARDS:

Allow an alternative color palette for a proposed multiple family residential building within a Hillside Development where all exterior walls and roofs shall be colored to blend with the desert environment per Section 30.56.100.

DESIGN REVIEWS:

1. Preliminary grading plan for a Hillside Development where required per Section 30.56.100.
2. Increase the building height to 65 feet where 35 feet is the maximum height allowed per Table 30.40-3 (an 86% increase).
3. A multiple family residential development.

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4725 E. Russell Road
- Site Acreage: 3.83
- Project Type: Multi-family residential development
- Number of Units: 82
- Density (du/ac): 21
- Number of Stories: 5
- Building Height (feet): 65

- Square Feet: 170,030
- Open Space Required/Provided: 8,200 / 87,925
- Parking Required/Provided: 129/133

Site Plan

The approved plans depict the subject parcel as a unique shaped lot that was reclassified to R-4 (currently RM32) zoning via ZC-0184-04. Access to the proposed multi-family residential development is via 1 existing shared private driveway on the southwest corner of the site adjacent to Russell Road. The private drive aisle runs west to east, in an upward direction towards the pad site that was graded prior to the applicant's purchase of the lot. The applicant requested a design review for a proposed multi-family residential development, with 82 units. No documentation was provided showing that early grading was properly permitted through the Building Department, however, since the site is within Hillside Development a design review was a part of the original request. The applicant proposed 1 building, centrally located on the subject parcel. The apartment building with the attached parking garage is set back 56 feet, 11 inches from the northwest property line; 128 feet from the north property line; 92 feet, 7 inches from the east property line and 29 feet from the south property line.

The applicant proposed a 6 foot high wrought-iron fence along the north, northwest, and east side of the complex. Furthermore, a 6 foot high CMU wall along the south property line was proposed. Amenities such as a gym, walking path, and swimming pool were also a part of the development.

Landscaping

The approved plans depict 24 inch box trees throughout the site and a 5 foot wide landscape strip along the south property line. There will be 218 Purple Training Lantana planted along with 54 Desert Willow trees.

Elevations

The approved plans depict the buildings with an overall height of 65 feet (5 stories) where a maximum of 35 feet was allowed under the previous code. A waiver of development standards to increase the building height to 65 feet was approved with the original request. The exterior architectural details of the building include vertical and horizontal stucco popout accents, balcony areas for the tenants, and a yellow and blue color scheme. Varied rooflines are also provided to add a visual interest to the top of the building.

Floor Plans

The approved plans depict a total of 82 units. There will be 23 studio units; 39, one bedroom units; and 20, two bedroom units. The approved plans depict that the overall area for the project is 170,030 square feet.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for WS-23-0829:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a design review is required as a public hearing for final grading plans; that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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.

Department of Aviation

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions; gates must be a minimum of 20 feet; and 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 #0466-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant is seeking an extension of time to commence construction on a previously approved project on the subject site. The applicant intends to proceed within the density granted by the previously approved zone change, ZC-0184-04, and in conformance with conditions imposed on that application, and as amended by WC-23-400181.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0829	Waiver of development standards and design reviews for an 82-unit 5-story multi-family residential development on 3.83 acres	Approved by BCC	February 2024
WC-23-400181 (ZC-0184-04)	Waiver of conditions of a zone change regarding requirements to stabilize a slope	Approved by BCC	February 2024
ZC-0184-04	Zone change for a subject parcel for this application was reclassified (4 acres) from R-E and R-4 zoning to R-4 zoning for a multi-family residential site, use permits for a PUD, condominium/apartments, modify hillside/foothill developments with a design review - only use permits and design review - expired; hard zoned 4 acres to R-4 zoning	Approved by BCC	March 2004
UC-1292-03	Use permit for 21 four-plex buildings and one, 2 plex building in conjunction with a PUD development containing 86 units on the easternmost portion (east of Mesa Ridge Village)	Approved by PC	September 2003
WS-0037-03	Waivers of development Standards for 168 unit apartment complex on the northern portion of a 17.5 acre site south of Russell Road, waivers to reduce parking, reduce back-up distance for garages to zero feet where 8 is required	Approved by PC	February 2003
TM-0534-02	Tentative map for a 86 single-family residential development (townhomes)	Approved by PC	January 2003
UC-1827-02	Use permit allowed a PUD for townhomes on a 7.3 acre portion of 15.0 acre site with a design review of 86 town homes and 2 common elements (east portion of the 15 acre site)	Approved by PC	January 2003
VS-1810-02	Vacated a portion of right-of-way being Nellis Boulevard - recorded	Approved by PC	January 2003
WS-0628-02	Increased building height, waived parking lot landscaping for a multiple family residential complex	Approved by PC	June 2002
ZC-1108-01	Zone Change for 17.5 acres from C-2 to R-4 zoning for a senior housing complex	Approved by BCC	October 2001

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0925-99 (ET-0293-01)	First extension of time of a zone change for a 19 acre site for C-2 zoning for a proposed office complex, shopping center, commercial pad sites, and mini warehouse complex - expired	Approved by BCC	September 2001
ZC-0925-99 (WC-0064-01)	Waiver of conditions of a zone change requiring dedication of 50 feet for Nellis Boulevard and full off-sites	Approved by PC	June 2001
DR-0961-00	Design review for a 127,000 square foot shopping center on 19 acres - expired	Approved by PC	July 2000
TM-0324-99	Tentative map for Mesa Ridge Towne Center Commercial Subdivision (1 lot)	Approved by PC	January 2000
ZC-0925-99	Zone Change for 19 acres from R-E and C-1 zoning to C-2 zoning for a 138,122 square foot office complex and shopping center with restaurant/retail building pad sites and a mini warehouse complex - expired	Approved by BCC	August 1999
ZC-2009-98	Zone Change 16.7 acres from R-E to C-1 zoning for a 155,000 square foot office complex, with a variance to reduce the setbacks from the section line - expired	Approved by BCC	February 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential
South	Public Use	PF	SECTA High School
West	Urban Neighborhood (greater than 18 du/ac) & Public Use	RS5.2	Single-family residential & Flood Channel

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff finds that no substantial changes have occurred on the subject site or on surrounding properties, or any change in the laws, regulations, or policies affecting the subject property that would warrant the denial of the first extension of time request. Since this is the first extension of time, 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 February 7, 2028 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of the application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

**TAB/CAC:
APPROVALS:
PROTEST:**

APPLICANT: THE SIEGEL GROUP

CONTACT: THE SIEGEL GROUP, 3790 PARADISE ROAD, SUITE 250, LAS VEGAS, NV 89169

04/08/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0113-TROPICANA LAND, LLC:

WAIVER OF DEVELOPMENT STANDARDS for modified driveway geometrics, **DESIGN REVIEW** for a resort hotel on a 26.11 acre portion of 35.11 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay.

Generally located south of Tropicana Avenue and east of Las Vegas Boulevard South within Paradise. JG/nm/kh (For possible action)

RELATED INFORMATION:

APN:

162-28-112-002; 162-28-112-003

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce throat depth for the northern driveway on Las Vegas Boulevard South to 73 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 52% reduction).
- b. Reduce throat depth for the southern driveway on Las Vegas Boulevard South to 68 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 55% reduction).
- c. Reduce throat depth for the driveway on Tropicana Avenue to 27 feet where 150 feet is required per Uniform Standard Drawing 222.1 (an 82% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 35/11
- Project Type: Resort hotel
- Number of Stories: Up to 6 (podium and resort base)/24 (hotel tower)
- Building Height (feet): Up to 350
- Square Feet: 2,869,000
- Parking Provided: 2,360
- Sustainability Provided: 3

History & Request

In October 2024, the Tropicana Las Vegas Casino Resort was demolished to allow redevelopment of the site with The Ballpark and a new resort hotel. Prior to that, in May 2024, the Board of County Commissioners approved a two-year extension of the resort hotel business licenses, with up to two additional six-month extensions, to maintain the existing business licenses during the temporary closure, demolition, and reconstruction of the resort hotel.

In April 2025, the Board of County Commissioners approved UC-25-0125 for development of a The Ballpark and a multi-level parking garage on a portion of the 35.11-acre site, along with associated use permits and waivers of development standards. The remainder of the site is proposed to be developed with a resort hotel, which is the subject of the current application.

Additional applications related to The Ballpark were approved. In November 2025, revised plans were approved via ADR-25-900931 for modifications to the ballpark, including minor design changes and an increase in the number of parking spaces within the parking garage to 3,200 spaces, consisting of 2,500 spaces allocated to The Ballpark and 700 spaces designated for the resort hotel. In January 2026, WS-25-0799 was approved to modify the required number of installed EV charging spaces associated with The Ballpark.

Site Plan

The 35.11 acre site is located on the south side of Tropicana Avenue, the east side of Las Vegas Boulevard South, and the north side of Reno Avenue. The previously approved ballpark is centrally located on APN 162-28-112-002 and occupies approximately 9.0 acres. The previously approved multi-level parking garage is located southeast of the Ballpark on APN 162-28-112-003. The plan also depicts a previously approved central utility plant and service yard along the east property line of APN 162-28-112-003, east of The Ballpark. The central utility plant, service yard, parking garage, shared driveways, loading areas, and other open areas collectively occupy approximately 11.37 acres of APN 162-28-112-003 and will function as shared facilities serving both the proposed resort hotel and the previously approved ballpark. The remaining portion of the parcel, approximately 14.74 acres, is proposed to be developed with a new resort hotel with the current application.

The plans show the proposed resort hotel primarily located on the western half of the site, consisting of a podium and hotel base that house commercial uses such as retail, entertainment, dining, the northwest parking garage, a casino, a hotel tower, and a theater. The hotel tower is situated southwest of the ballpark, and the theater is located at the southwest corner of the site. A surface-level parking area is shown in the northeast corner of the site, which is planned to eventually be developed with another hotel tower.

The site will be accessed via driveways from Reno Avenue, Las Vegas Boulevard South, and Tropicana Avenue, most of which were approved with prior applications. This application proposes one new egress-only driveway along the western portion of Reno Avenue, two new driveways (one ingress/egress and one egress-only) along Las Vegas Boulevard South, and one new ingress/egress driveway along the western portion of Tropicana Avenue. Pedestrian access will be provided from all perimeter streets, as well as from the existing pedestrian bridges over

Tropicana Avenue and Las Vegas Boulevard South. The northwest portion of the site is designed as a plaza to create a coordinated entrance area for the proposed resort hotel.

A total of 2,360 parking spaces are proposed to serve the resort hotel, including 1,660 spaces located within the northwest garage, and the surface-level parking area, and 700 spaces designated for the resort hotel within the southeast parking garage.

Landscaping

Street landscaping was previously approved with the prior land use applications for the entire site. Minor modifications are proposed to the previously approved plans to accommodate updates to the site layout; however, the revised design remains consistent with the previously approved landscape design concept. No landscaping is depicted within the surface-level parking area.

Elevations

Plans show that the podium and resort base, which consists of commercial uses including the retail, entertainment, and dining spaces, the casino, and the parking garage, will range from 1 to 6 stories in height, with staggered floor levels throughout the structure, reaching up to 118 feet in height. One additional parking level is provided below grade. The exterior materials primarily consist of glass window assemblies, EIFS panels with metal finish, metal panel systems, and bronze metal accents. The lower levels incorporate glass storefront systems, metal framing, and faux landscape walls, with concrete backing, with a contemporary color palette of neutral tones including beige, tan, gray, and metallic finishes.

The proposed theater will reach approximately 131 feet in height. The building is architecturally expressed with bold, angular massing with a large-scale LED façade integrated into the primary elevation facing Las Vegas Boulevard South.

The proposed hotel tower will reach approximately 350 feet in height. The tower façade primarily consists of a glass window assembly system with a vertically articulated EIFS and metal panel exterior. The design features a textured, patterned façade with alternating vertical elements and a light neutral color palette, including beige, soft gray, and metallic tones, creating a modern high-rise appearance consistent with contemporary resort architecture.

Floor Plans

The plans depict a multi-level integrated resort hotel.

Level P-1 consists primarily of below-grade parking, including valet and public parking, and provides a connection to the southeast parking garage.

Level G and Level 0.5 include a combination of public parking, back-of-house areas, and building service components, with limited retail, entertainment, and dining uses at Level G.

Level 01 functions as the primary activity level and includes the casino floor, retail and dining spaces, plaza areas, and the main concourse connecting to adjacent uses.

Level 1.5 is dedicated primarily to back-of-house and service functions.

Levels 02 and 03 continue the retail, dining, and entertainment uses, with Level 03 also incorporating rooftop amenities and the resort pool deck.

The hotel tower consists of 24 levels and is configured with a curved footprint. The tower floors are primarily composed of guest rooms arranged along double-loaded corridors with a central core containing elevators, stairs, and service areas. The hotel tower includes 1,800 guest rooms, with typical guest room floors designed in a repetitive layout.

Applicant's Justification

The applicant states that the integrated resort (IR) is a vertically integrated entertainment complex designed to seamlessly connect with the adjacent professional sports venue. The project will be developed in four primary phases. Phase 1 focuses on core infrastructure and initial activations required in advance of opening day of the 2028 Major League Baseball season, including the ballpark, shared central utility plant, southeast parking garage, shared access, and shared retail, entertainment, and dining (RED). Phase 2 includes additional RED, the primary hotel tower, and a public plaza. Phase 3 introduces the theater. Phase 4 includes future IR components, including a second hotel tower (approximately 1,200 keys), which is not part of this application. Parking will also be installed in phases to support the various IR components, ensuring scalable parking availability as the resort develops.

The site is located within the Las Vegas Boulevard Gaming Corridor and the Gaming Enterprise District, planned for Entertainment Mixed-Use and zoned Commercial Resort, which allows for intense resort, gaming, and tourist-oriented development. The site is surrounded by similar large-scale resorts and is proximate to major arterials, key interchanges, mass transit stations, and existing pedestrian bridges, making it highly suitable for the proposed development. The resort hotel will include a range of accessory and incidental commercial uses supporting the mixed-use entertainment complex, including retail; outdoor dining, drinking, and cooking; outdoor market; mobile food vendor; catering; personal services; massage; dayclub/nightclub; recreational or entertainment facility; live entertainment; office; medical office; wedding chapel; temporary office; and temporary batch plant, and the design incorporates outdoor recreation and entertainment components to accommodate large-scale events consistent with the entertainment-driven character of the corridor.

The proposed IR is designed to operate efficiently with 2,360 dedicated parking spaces, representing a 30% reduction from Title 30 requirements. However, the resort will have access to additional shared garage capacity on non-event days at The Ballpark, providing sufficient onsite parking for typical daily operations, as supported by a parking demand study prepared by Kimley-Horn.

Due to the site's constrained footprint and integration with the circular ballpark layout, the applicant requests waivers for driveway throat depths. The applicant indicates that the proposed configurations maintain adequate vehicle queuing, turning movements, and acceptable levels of service, as demonstrated by the traffic impact analysis. The waivers are also intended to support future Las Vegas Boulevard South widening projects and long-term infrastructure compatibility while maintaining public safety and operational standards.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0799	Waiver to reduce EV-installed charging spaces in conjunction with The Ballpark	Approved by BCC	January 2026
ADR-25-900931	Revised plans for UC-25-0125	Approved by ZA	November 2025
UC-25-0125	Use permits, waivers, and design reviews for a recreational/entertainment facility (The Ballpark)	Approved by BCC	April 2025

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR (AE-60)	MGM Grand Resort Hotel
South	Entertainment Mixed-Use; Corridor Mixed-Use; & Public Use	CR (AE-60)	Parking lot, multi-family residential, & place of worship
East	Entertainment Mixed-Use	CR (AE-60) & CG (AE-60)	OYO Hotel and Casino & a timeshare motel
West	Entertainment Mixed-Use	CR (AE-60)	Excalibur Resort Hotel

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Design Review

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

The subject site is zoned Commercial Resort (CR) within the Entertainment Mixed-Use land use category and is located within the Las Vegas Boulevard Gaming Corridor, surrounded by large-scale resort hotels and entertainment destinations. The proposed resort hotel, including the

podium, theater, and hotel tower, is consistent in scale, intensity, and architectural expression with other developments along Las Vegas Boulevard South. The podium and resort base incorporate staggered massing, varying building heights, and articulated façades that reduce visual bulk and provide pedestrian-scale interest along the street frontages. The integration of retail, entertainment, and dining uses at the lower levels promotes an active streetscape consistent with the character of the Resort Corridor. The hotel tower's vertically articulated façade, contemporary materials, and textured patterning contribute to a modern high-rise aesthetic that complements nearby resort developments. The proposed theater design is consistent with the entertainment-driven character of the corridor and reinforces the integrated resort concept while maintaining visual compatibility with the surrounding high-intensity commercial uses.

The overall site design reflects a coordinated, master-planned development that functionally integrates with the previously approved ballpark. Pedestrian circulation is enhanced through perimeter access, connections to existing pedestrian bridges, and the proposed plaza area at the northwest portion of the site, creating a cohesive entrance experience for both the resort hotel and the adjacent ballpark.

Additionally, a parking demand study indicates that on a typical non-event day, the total on-site parking supply, including the spaces within the southeast garage, is sufficient to serve the daily operations of the proposed resort hotel. Lastly, although no landscaping is depicted within the surface-level parking area, staff recognizes that this parking area is intended to be interim in nature, as a future hotel tower is planned in that location.

Overall, staff finds that the proposed elevations, building heights, architectural design, massing, and site layout are harmonious and compatible with surrounding resort developments. The project enhances the visual character and energy of the Las Vegas Boulevard South corridor, and staff does not anticipate adverse aesthetic or compatibility impacts to the immediate area. Lastly, certain accessory and ancillary uses proposed in conjunction with the resort hotel were approved under prior applications, some of them are allowed under Title 30, while others are customary and incidental to the operation of a resort hotel. Staff can support the request.

Public Works - Development Review
Waiver of Development Standards

Staff needs the technical studies to further address the circulation concerns that may be caused by the reduction in throat depth.

Staff Recommendation

Pending...

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:

- Design Review for the future hotel building;
- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;
- Allow the following permits prior to the adoption of the Development Agreement: all grading, including excavation and underground utilities, construction below grade level and structural first lift with initial foundation work, as depicted on exhibit titled "Permit Package A" on file;
- Applicant to provide a phased landscape plan for staff review and approval, in order to coordinate phased landscape inspections;
- Prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned;
- Bond or other form of financial security, acceptable to Clark County shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

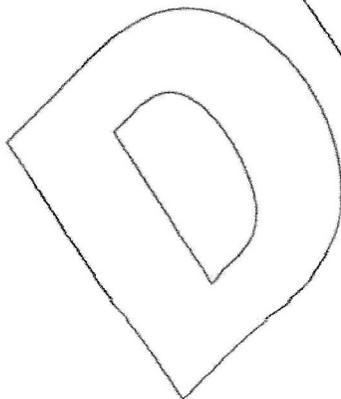
Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- 30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Las Vegas Boulevard improvement project;

- 30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Tropicana Avenue improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Any reconstruction of pedestrian bridges, elevator or escalators shall be coordinated with Public Works;
- Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes;
- Maintenance costs associated with the elevators, escalators, and pedestrian bridges at the intersection of Las Vegas Boulevard South and Tropicana Avenue and/or construction of improvements to pedestrian bridges, escalators and elevators directly connected to the Tropicana parcel to be addressed in the Development Agreement;
- Allow the following permits prior to approval of off-site permits: all demolition, grading, including underground utilities, dewatering, foundation, and structural first level with foundation;
- Bollards to be installed along Reno Avenue from Las Vegas Boulevard to Giles Street including spandrels or the functional equivalent as approved by Public Works;
- Coordinate with Public Works to return any County assets that are removed.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: TROPICANA LAND, LLC
CONTACT: HOLLAND & HART LLP, 5470 KIETZKE LANE #100, RENO, NV 89511





Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # PRE-25-101634 APR-25-101359
 ASSESSOR PARCEL #(s): 162-28-112-003

PROPERTY ADDRESS/ CROSS STREETS: 3801 Las Vegas Boulevard South; Southeast intersection of Tropicana Boulevard and Las Vegas Boulevard South

DETAILED SUMMARY PROJECT DESCRIPTION

The Bally's Integrated Resort is a 26.11-acre mixed-use entertainment complex surrounding the 9-acre Las Vegas Athletics ballpark site on the Las Vegas Strip. The site is planned Entertainment Mixed-Use, zoned Commercial Resort, and bounded by Las Vegas Boulevard, Reno Avenue, and Tropicana Avenue. The project features an 1,800 key hotel tower (a second, 1,200 key hotel tower is contemplated as a future phase, which is not part of this application), multiple casino spaces totaling 100,000 sq ft, 604,000 sq ft of retail/entertainment/dining across multiple venues and plazas, a 2,500-seat theater, and multi-level parking.

PROPERTY OWNER INFORMATION

NAME: Tropicana Land LLC
 ADDRESS: c/o Maren Parry, Ballard Spahr LLP, 1980 Festival Plaza Dr., Suite 900
 CITY: Las Vegas STATE: NV ZIP CODE: 89135
 TELEPHONE: 702-387-3096 CELL _____

APPLICANT INFORMATION (information must match online application)

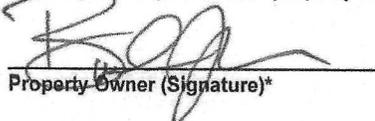
NAME: Tropicana Las Vegas, Inc.
 ADDRESS: c/o Christopher Jewett, Bally's Corporation, 100 Westminster Street
 CITY: Providence STATE: RI ZIP CODE: 02903
 TELEPHONE: 716-860-9990 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Doug Thornley, Holland & Hart LLP
 ADDRESS: 5470 Kietzke Ln. #100
 CITY: Reno STATE: NV ZIP CODE: 89511
 TELEPHONE: 775-327-3020 CELL 775-857-8905 ACCELA REFERENCE CONTACT ID # _____

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

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


 Property Owner (Signature)*

Brandon Moore
 Property Owner (Print)

1/16/26
 Date

January 19, 2026

Negar Masoomi
Clark County Comprehensive Planning
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

Re: Justification Letter – Design Review and Waiver of Development Standards for a Resort Hotel (Bally’s Corporation)

Site Location: ±26.11 acres Southeast intersection of Tropicana Boulevard and Las Vegas Boulevard South (APN: 162-28-112-003)

Planned Land Use: Entertainment Mixed-Use (EM)

Zoning Classification: Commercial Resort (CR)

Dear Ms. Masoomi:

On behalf of Bally’s Corporation and its development partners, we submit this justification letter in support of the entitlement applications for the Bally’s Integrated Resort (IR) surrounding the A’s ballpark project. The IR is a vertically integrated mixed-use entertainment complex that seamlessly connects with the adjacent professional sports venue. Spanning approximately 26.11 acres surrounding the 9-acre ballpark site, the IR will be developed across four primary phases, with detailed subphases in the initial stages to establish foundational elements.

Phase 1 focuses on the core infrastructure and initial activations required in advance of Opening Day of the 2028 Major League Baseball season, divided into subphases: 1A constructs the ballpark as the centerpiece sports venue; 1B develops the shared central plant for utilities; 1C builds the southeast parking garage along with shared parking access off Reno Avenue; 1D creates the shared access way encircling the ballpark; and 1E introduces shared retail, entertainment, and dining (RED) components in the northwest corner of the site. This phase collectively establishes utility systems, structured parking in the southeast and northwest garages, internal access ways, and back-of-house support areas, while also incorporating additional RED elements, plazas, promenade spaces, and public interfaces such as rideshare drop-off zones and potential access to a passenger terminal. Phase 2 advances the IR offerings with subphase 2A adding additional RED adjacent to the shared access way, and 2B constructing the primary hotel tower with approximately 1,800 keys, including back-of-house areas, front-of-house areas, and amenities such as a lobby, valet pickup, and pool deck. Casino areas are distributed across a main casino and an event casino, supplemented by support areas. The complete RED program includes multiple venues, with rooftop activations, food and beverage spaces, retail, and entertainment. The arrival area features a porte cochere, shared internal

circulation via an access way, and a public plaza. Supporting infrastructure consists of a central plant for utilities, loading and trash docks, miscellaneous back-of-house space, and a passenger terminal. Phase 3 introduces the IR Theater, a three-level, 2,500-seat live performance venue. Phase 4 could encompass future IR components, including a second hotel tower with approximately 1,200 keys (described here and shown on the associated site plan for completeness) and associated back and front-of-house areas, but is not a part of this design review application.

Similarly, the IR will employ a phased delivery strategy for parking to support its various components.¹ Phase 1C introduces the shared southeast parking garage with 3,200 spaces total, comprised of 700 IR spaces and 2,500 spaces dedicated to the A's ballpark. In Phase 1E, the northwest podium provides 968 spaces across three levels, while surface parking in the same phase adds 150 IR spaces in the northeast corner of the site. Phase 2 delivers the IR theater with 70 theater-specific spaces. Phase 3A, focused on the IR RED facilities, contributes 472 IR spaces distributed across three levels. Finally, the anticipated future expansion of the IR in Phase 4 (which is not a part of this application) will include parking of yet to be determined amount, ensuring scalable parking availability as the resort develops alongside shared access ways and facilities.

- **Required Design Review:**
 - **Resort Hotel with all Associated and Accessory Uses, Buildings, and Structures and Incidental Buildings and Structures (including overall site layout, access and circulation, building heights up to 350', architectural compatibility, and integration with ballpark)**

The Site is located within the Las Vegas Boulevard Gaming Corridor and the Gaming Enterprise District, planned Entertainment Mixed-Use (EM) and zoned Commercial Resort, which designations allow for the most intense and dense uses like large scale resort-hotels, gaming enterprises, tourist and commercial activity. The gaming-related approvals and Special Use Permit for the former Tropicana Hotel have been maintained during the redevelopment period, and the project is in a high-density tourist corridor surrounded by similar resorts (e.g., MGM Grand, New York-New York). The Site's proximity to major arterials and key interchanges - Las Vegas Boulevard, Tropicana Avenue, Reno Avenue, and the I-15/Tropicana Interchange - combined with access to numerous mass transit stations, makes it highly suitable for development as proposed.

Bounded on the west by Las Vegas Boulevard, on the south by Reno Avenue, and on the north by Tropicana Avenue, with access provided through nine driveways: four along Reno Avenue (the easternmost for fire access only), two along Las Vegas Boulevard, and three along

¹ The level-by-level description of the IR, *infra*, is not segmented by phase and includes the total number of parking spaces on any individual level at completion. This summary is not meant to abrogate the phased delivery plan referenced here.

Tropicana Avenue (the easternmost for fire access only). Pedestrian access is facilitated via existing bridges over Tropicana Avenue and Las Vegas Boulevard, which will connect to a resort plaza serving as a coordinated entrance for both the ballpark and the IR. Streetscapes enhance the perimeter, featuring a minimum 20-foot-wide sidewalk along Las Vegas Boulevard with a 5-foot-wide landscape area at the back along the majority of the frontage (zero width in select portions due to access points); a minimum 12-foot-wide sidewalk along Tropicana Avenue with a 5-foot-wide landscape zone at the back frontage (zero width in select portions due to access points); and along Reno Avenue, a 6-foot-wide landscape zone behind the sidewalk, a 10-foot-wide sidewalk, and a minimum 5-foot-wide landscape zone at the back of curb (zero width in select portions due to access points). The applicant will coordinate with Clark County on phasing the perimeter pedestrian realm during ballpark development and IR construction.

The IR will include various accessory and incidental commercial uses, buildings, and structures that support the overall mixed-use entertainment complex: retail; outdoor dining, drinking, and cooking; outdoor market; mobile food vendor (more than one establishment per lot); catering; personal services; massage; dayclub/nightclub; recreation facility; live entertainment; passenger terminal; offices; wedding chapel; emergency or urgent care; temporary offices (construction); temporary batch plant (construction); and outdoor storage (construction). To provide maximum operational flexibility and eliminate the recurring need for temporary event permits, the design permanently incorporates outdoor recreation and entertainment components that accommodate large-scale events, fully aligning with the entertainment-driven character of the Las Vegas Boulevard corridor.

The IR will be developed across seven vertical levels: P-1, G, 0.5, 1, 1.5, 2, and 3:

- **Level P-1** (12 feet below field level):
 - Includes 365 parking spaces on the first floor of the northwest parking garage.
 - Provides 340 valet parking spaces.
 - Potential location for passenger terminal.

- **Level G:**
 - Parking: 315 spaces on the second floor of the northwest garage, 70 spaces tucked under the theater in the southeast corner of the site, and 150 spaces in the northeast surface parking lot.
 - RED (Retail, Entertainment, Dining): 58,400 square feet, extending south along Las Vegas Boulevard from the intersection with Tropicana Avenue.
 - Back-of-house areas abutting the shared access way between the IR and ballpark, with 5 loading docks for deliveries, 2 docks for linens, and 4 docks for trash.
 - First level of the theater: 75,000 square feet.

- **Level 0.5:**
 - Includes 420 parking spaces on the third level of the northwest parking garage.
 - Back-of-house areas.

- **Level 1:**
 - RED: 171,700 square feet.
 - Casino area: 85,000 square feet over two casinos.
 - Theater space: 83,000 square feet in the southwest corner of the site.
 - Main entrance to the ballpark on the north side of the facility.

- **Level 1.5:**
 - Includes 25,000 square feet of back-of-house and service areas.

- **Level 2:**
 - RED: 199,300 square feet, with about 25,400 square feet comprising activated rooftop spaces.
 - Third level of the theater: 48,300 square feet.

- **Level 3:**
 - RED: 47,400 square feet, with about 30,200 square feet comprising activated rooftop.
 - Pool deck area: 66,000 square feet, including RED “sports” rooftop pool area.
 - Pool water surface area: 27,046 square feet, which complies with Title 30.04.10(B) using only the rooms from the hotel tower included in this application and not any future phase.
 - First floor of the 24-level hotel.

This phased, mixed-use development will significantly enhance the energy and appeal of the south Strip while maintaining complete functional harmony with surrounding resorts, transportation infrastructure, and the new A's ballpark. Bally's does not anticipate requiring separate design review for grading, as finished floor elevations and site grading will remain within parameters previously approved under Title 30. The site grading and development will meet or exceed these standards, ensuring compliance with all relevant standards for elevation, drainage, and structural integrity.

On September 23, 2025, Bally's submitted five separate FAA Form 7460-1 Notices of Proposed Construction or Alteration through the Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) system for the proposed Integrated Resort, which includes an initial hotel tower reaching 350 feet in height and a potential future second tower up to 420 feet. The associated

Aeronautical Study Numbers (ASNs) are 2025-AWP-14930-OE, 2025-AWP-14932-OE, 2025-AWP-14933-OE, 2025-AWP-14934-OE, and 2025-AWP-14936-OE. These filings formally initiate the FAA's aeronautical study process to evaluate potential impacts on navigable airspace near Harry Reid International Airport and to issue Determinations of No Hazard to Air Navigation for the proposed structures.

The proposed Integrated Resort is designed to operate efficiently with 2,360 dedicated parking spaces, consisting of 1,660 spaces within the IR podium and on the site itself, supplemented by an additional 700 IR-exclusive spaces in the shared southeast garage. In sum, this represents a 30% reduction from the standard requirements prescribed by Title 30, *See* Table 30.04-2. However, the IR will also have full access to the ballpark's remaining garage capacity on non-game days, providing 4,860 total onsite parking spaces for typical daily operations – nearly 1,500 more parking spaces than required by the code.

This parking plan has been carefully optimized to match real-world visitor behavior on the Las Vegas Strip and to capitalize on the project's unique site advantages, as outlined in the Parking Demand Study prepared by Kimley-Horn for the IR. The study calculates a Title 30 requirement of 3,370 spaces for the 1,800-room hotel, 100,000 SF casino, 2,500-seat theater, and ancillary amenities, but justifies a 30% reduction to 2,360 on-site spaces, supplemented by shared access to additional in the southeast garage for total parking volume far in excess of the code's prescribed minimum, based on economic incentives for Strip resorts to avoid under-parking, the theater's role as an integrated amenity not needing its full allocation, and non-event day surpluses. Key factors include extensive shared-parking synergies with the adjacent A's ballpark, robust multimodal transportation options (direct pedestrian bridges to neighboring resorts, dedicated rideshare zones, taxi and limousine stands, RTC transit access, monorail connectivity, and an on-site passenger terminal), and current visitor patterns documented in the 2024 LVCVA Visitor Profile Study. That study shows that only 48% of visitors use personal vehicles for local transportation and just 15% rent cars, while approximately 61% arrive and circulate using ridesharing (31%), taxis (16%), hotel shuttles (5%), the monorail (4%), or buses (2%) - meaning most guests do not require onsite parking.

To further maximize usable parking within the available footprint, certain parking islands in the northwest parking lot will be striped for parking rather than landscaped - an efficient surface-lot strategy successfully employed at Allegiant Stadium. Additional demand-reduction benefits come from the fully integrated nature of the resort and a phased development approach that allows ongoing monitoring and adaptive parking management. These strategies, together with proven shared-parking arrangements, mirror successful precedents on the Resort Corridor previously approved by the Clark County Commission and ensure ample parking capacity for guests and staff while accurately reflecting actual demand patterns on the Las Vegas Strip.

The project incorporates 22 dedicated EV charging spaces strategically installed throughout the parking facilities and clearly identified by icon on levels P-1 and G. This provision responds to current and projected customer demand, available power infrastructure, and operational considerations specific to a high-turnover resort environment. Additionally, the parking plan

fully complies with accessibility requirements by incorporating 34 ADA-compliant spaces, consisting of 28 standard accessible spaces and 6 van-accessible spaces.

The Integrated Resort features an efficient centralized loading system with 5 primary loading docks, 4 dedicated trash and compactor docks, and 2 linen service docks. Deliveries and service vehicles are managed through an on-site dock master system - a proven, widely adopted approach among Strip resorts that maximizes dock utilization, minimizes truck queuing, and prevents encroachment into public rights-of-way. Although 115 loading spaces are required by Title 30, *See* Table 30.04-7, this configuration mirrors successful loading strategies implemented at numerous comparable properties along Las Vegas Boulevard.

A comprehensive signage package will be submitted separately.

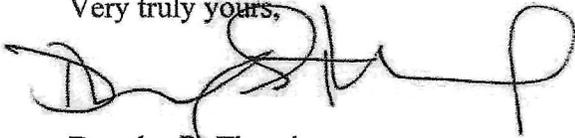
- **Waiver of Development Standards:**
 - **Reduction in required throat depth (Clark County Uniform Standard Drawing 222.1)**

Due to the site's irregular parcel boundaries and integration with existing Strip infrastructure, the proposed design requires a waiver from Clark County Uniform Standard Drawing 222.1 for throat depths of certain IR driveways, as full compliance would necessitate prohibitive encroachments or reductions in functional space for its mixed-use elements. Specifically, this request applies to three driveways identified in the entitlements site plan: the northern egress-only driveway on Las Vegas Boulevard (73.5' throat depth), the southern ingress/egress driveway on Las Vegas Boulevard (68.0' and 73.0' throat depths, respectively), and the driveway on Tropicana Avenue (27.8' throat depth). These dimensions fall short of the minimum 150' throat depth requirement due to the site's constrained footprint, which is dictated by the circular ballpark layout and the need to optimize pedestrian and vehicular circulation within a high-density urban environment. The comprehensive traffic impact analysis, demonstrates that the proposed configurations maintain adequate vehicle queuing and turning radii, with acceptable levels-of-service at all access points. This is supported by simulation modeling showing minimal spillover onto adjacent arterials, ensuring public safety and operational efficiency comparable to standard-compliant designs. Development of similar Las Vegas Strip developments affirm that such waivers can be granted without compromising traffic flow. Additionally, these waivers support the anticipated future widening of Las Vegas Boulevard South, as outlined in Clark County's ongoing Las Vegas Boulevard Roadway Improvement Projects. This approach promotes long-term infrastructure compatibility and economic efficiency, allowing the resort to integrate seamlessly with the evolving Strip while maintaining public safety and operational standards. Moreover, these waivers preemptively address any driveway adjustments necessitated by the anticipated widening, ensuring no future redesign is required. Modifications to approved driveways, sidewalks, or other improvements along Las Vegas Boulevard impacted by the County's widening efforts will be performed by Clark County. These deviations are necessitated by the site's irregular parcel boundaries and the integration with existing Strip infrastructure, where full compliance would require prohibitive encroachments or reductions in functional space

for the IR's mixed-use elements. Granting these waivers will enable a balanced development that enhances economic vitality without undue burden on public resources, consistent with prior approvals for high-impact projects in the area.

The IR is not merely a redevelopment project; it is a reinvention of an iconic Las Vegas site into a 21st-century mixed-use destination that is economically catalytic, architecturally distinctive, and socially impactful. The project achieves a balanced and thoughtful integration of high-density resort development, entertainment programming, and public realm activation in a manner that advances Clark County's land use, economic development, and tourism policies. Policies on land use harmony, infrastructure availability, and environmental resilience are met through designs that maintain the Strip's aesthetic via architecture, promenades, plazas, and pedestrian environments. We respectfully request favorable consideration of the proposed entitlements. Our team remains available to meet, present, or respond to staff and Commission questions at your convenience.

Very truly yours,



Douglas R. Thornley
Of Counsel
for Holland & Hart LLP