



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

June 9, 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
 Bill Kephart

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

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

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

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

- III. Approval of Minutes for May 26, 2026 (For possible action)
- IV. Approval of the Agenda for June 9, 2026 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning

1. **VS-26-0280-SUNSET & SPENCER, LLC:**
VACATE AND ABANDON a portion of right-of-way being Spencer Street located between Sunset Road and Helm Drive within Paradise (description on file). JG/tr/xx (For possible action)
PC 7/7/26

2. **DR-26-0281-SUNSET & SPENCER, LLC:**
DESIGN REVIEW for a proposed gas station and convenience store on 2.23 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located south of Sunset Road and east of Spencer Street within Paradise. JG/tr/kh (For possible action)
PC 7/7/26

3. **VS-26-0287-GOLDSTROM & DEAN II, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Cameron Street, and Dewey Drive and Hacienda Avenue within Paradise (description on file). MN/bb/kh (For possible action)
BCC 7/8/26

4. **WS-26-0286-GOLDSTROM & DEAN II, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) increase maximum parking; and 3) modified driveway geometrics.
DESIGN REVIEW for a warehouse building on 11.84 acres in an IL (Industrial Light) Zone. Generally located north of Diablo Drive (alignment) and east of Decatur Boulevard within Paradise. MN/bb/kh (For possible action)
BCC 7/8/26

5. **WS-26-0300-MARYLAND FORD SPE OWNER, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce front setback.
DESIGN REVIEW for a proposed accessory structure (fire pump enclosure) in conjunction with a multiple family residential development on 4.82 acres in an RM50 (Residential Multi-Family 50) Zone. Generally located south of Ford Avenue and east of Maryland Parkway within Paradise. MN/rk/kh (For possible action)
BCC 7/8/26

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.

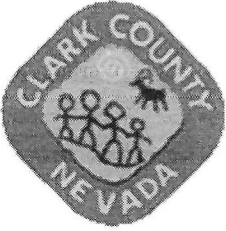
VIII. Next Meeting Date: June 30, 2026.

IX. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Paradise Community Center- 4775 McLeod Dr.

<https://notice.nv.gov>



Paradise Town Advisory Board

May 26, 2026

MINUTES

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

Brady Bernhart; Planning, Blanca Vazquez; Community Liaison

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

II. Public Comment:
None

III. Approval of May 12, 2026 Minutes

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

Approval of Agenda for May 26, 2026

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

IV. Informational Items (For Discussion only)

VI. Planning & Zoning

1. **TM-26-500065-BP FLAMINGO, LLC:**
TENTATIVE MAP consisting of 2 commercial lots on 1.10 acres in a CG (Commercial General) Zone. Generally located north of Flamingo Road and west of Pinecrest Street within Paradise. TS/tpd/cv (For possible action) **PC 6/2/26**

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

2. **UC-26-0245-DIAMOND CREEK HOLDINGS SERIES 15, LLC:**
USE PERMITS for the following: 1) banquet facility; and 2) live entertainment in conjunction with an existing shopping center on 4.74 acres in a CG (Commercial General) Zone within the Maryland Parkway and Airport Environs (AE-60) Overlays. Generally located south of Flamingo Road and east of Tamarus Street within Paradise. TS/rp/cv (For possible action) **PC 6/16/26**

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

3. **ET-26-400038 (Nzc-22-0005)-KAVISON HOMES, LLC:**
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 1.3 acres from an R-E (Rural Estates Residential) Zone to an R-3 (Multi-Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height; and 2) reduced street landscaping.
DESIGN REVIEW for a proposed multi-family residential development. Generally located east side of Pecos Road and the south side of Oquendo Road (alignment) within Paradise. JG/rk/cv (For possible action) **BCC 6/17/26**

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

4. **VS-26-0218-KULIK RIVER CAPITAL, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Mandalay Bay Road and Four Seasons Drive, and Las Vegas Boulevard South and Haven Street; and a portion of a right-of-way being Mandalay Bay Road located between Las Vegas Boulevard South and Haven Street within Paradise (description on file). JG/hw/cv (For possible action) **BCC 6/17/26**

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

5. **UC-26-0219-KULIK RIVER CAPITAL, LLC:**
USE PERMITS for the following: 1) expand the gaming enterprise district; 2) resort hotel; and 3) a recreational facility.
WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements in the right-of-way.
DESIGN REVIEW for a proposed resort hotel and recreational facility on 11.95 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Las Vegas Boulevard South and south of Mandalay Bay Road within Paradise. JG/hw/cv (For possible action) **BCC 6/17/26**

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

6. **TM-26-500056-KULIK RIVER CAPITAL, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 11.95 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Las Vegas Boulevard South and south of Mandalay Bay Road within Paradise. JG/hw/cv (For possible action) **BCC 6/17/26**

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

7. **WS-26-0238-AYERS JOHN EDWARD:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) allow modified driveway geometries in conjunction with an existing single-family residence on 0.46 acres in an RS20 (Residential Single-Family 20) Zone. Generally located west of Palm Street and south of Hacienda Avenue within Paradise. JG/rp/cv (For possible action) **BCC 6/17/26**

MOVED BY-Williams
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 June 9, 2026
- IX. Adjournment
The meeting was adjourned at 7:50 p.m.

07/07/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0280-SUNSET & SPENCER, LLC:

VACATE AND ABANDON a portion of right-of-way being Spencer Street located between Sunset Road and Helm Drive within Paradise (description on file). JG/rr/xx (For possible action)

RELATED INFORMATION:

APN:

177-02-510-006

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a portion of right-of-way being Spencer Street for a proposed detached sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0105	Waiver of development standards and a design review for an office/warehouse - expired	Approved by BCC	May 2024
ZC-24-0104	Zone change from CG to IP zoning	Approved by BCC	May 2024
UC-1453-07 (ET-0359-09)	First extension of time to increase building height for a retail/office building to 55 feet - expired	Approved by PC	February 2010
UC-1435-07	Use permit for increased retail/office building height to 55 feet	Approved by PC	January 2008
ZC-1928-05	Zone change from M-D to C-2 zoning	Approved by BCC	January 2006
AV-1230-05	Administrative minor deviation to increase height of retail/office building to 55 feet - expired	Approved by ZA	November 2005
ZC-1651-02	Zone change from M-D to M-1 zoning	Denied by BCC	January 2003
WT-0167-97	Waived the finished floor elevation for an office/warehouse	Approved by PC	March 1997
ZC-0826-96	Zone change from R-E to M-D zoning	Approved by BCC	June 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF (AE-70 & AE-75)	Harry Reid International Airport
South	Business Employment	IP (AE-65)	Office/warehouse
East	Business Employment	IP (AE-65 & AE-70)	Vehicle wash (under construction)
West	Business Employment	CG (AE-65 & AE-70) & IP (AE-65)	Gas station & office/warehouse with restaurant (under construction)

Related Applications

Application Number	Request
DR-26-0281	A design review for a proposed gas station and convenience store is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

Clark County Water Reclamation District (CCWRD)

- No objection.

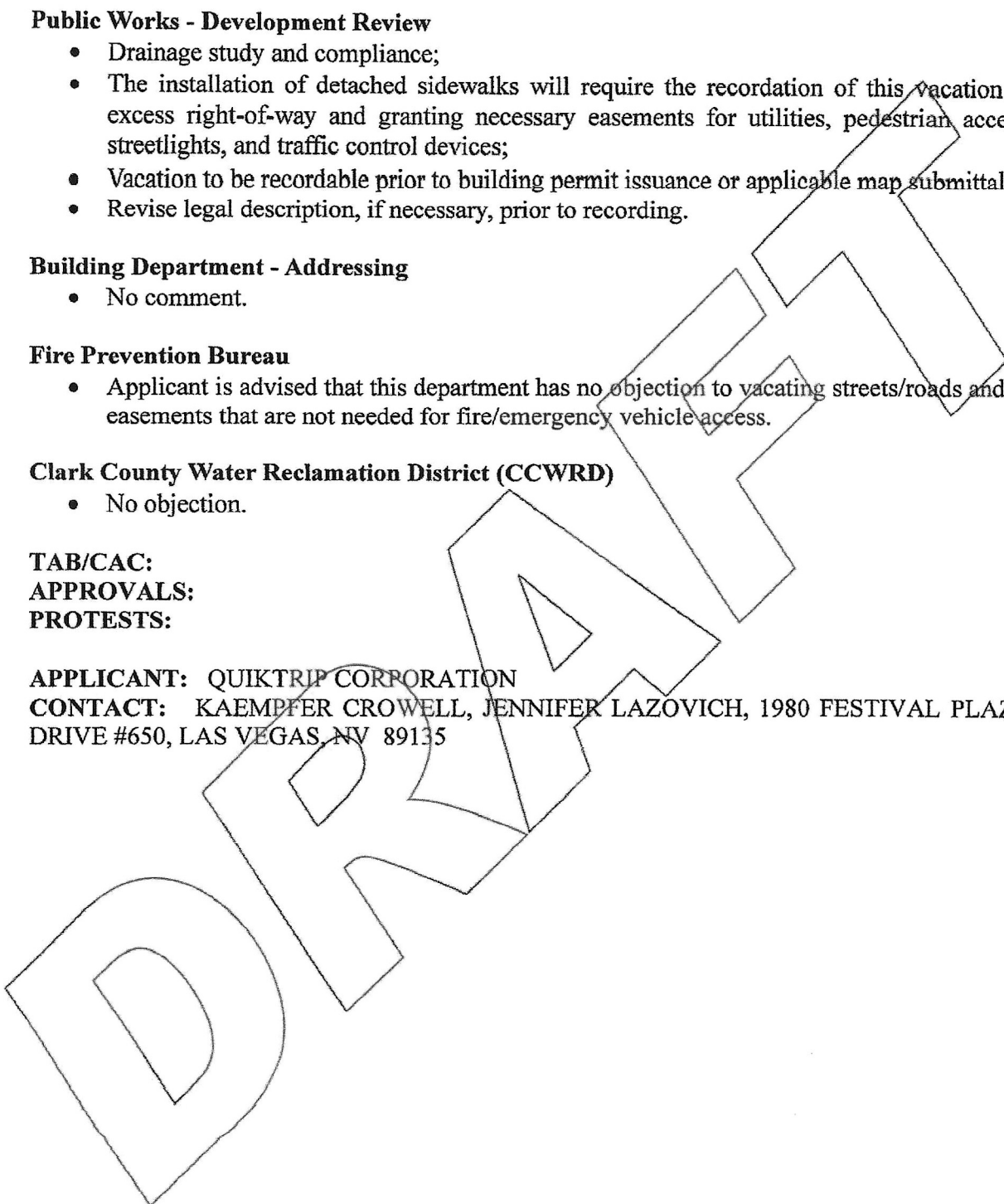
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: QUIKTRIP CORPORATION

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





Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26 - 100244

ASSESSOR PARCEL #(s): 177-02-510-006

PROPERTY ADDRESS/ CROSS STREETS: Sunset and Spencer

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review for a convenience store with gas station
Land Waivers of Development Standards
Vacation of right of way for detached sidewalks

PROPERTY OWNER INFORMATION

NAME: Sunset Spencer, LLC

ADDRESS: 3925 W. Sunset Road

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 000-000-0000

CELL 000-000-0000

APPLICANT INFORMATION (information must match online application)

NAME: QuikTrip Corporation

ADDRESS: 12000 Washington St. Suite 175

CITY: Thornton

STATE: CO

ZIP CODE: 80241

TELEPHONE: 000-000-0000

CELL 000-000-0000

ACCELA REFERENCE CONTACT ID # n/a

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell -- Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Dr. Suite 650

CITY: Las Vegas

STATE: Nevada

ZIP CODE: 89135

TELEPHONE: 702-792-7000

CELL 702-792-7048

ACCELA REFERENCE CONTACT ID # 164674

*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 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.

Signed by: Jason Gerber

Jason Gerber

2/23/2026

Property Owner (Signature)*

Property Owner (Print)

Date

Kimley»»Horn

March 6, 2026
KH Project No. 291443043

Clark County Mapping Team
500 S Grand Central Parkway
Las Vegas, NV 89155

**RE: JUSTIFICATION FOR PUBLIC RIGHT-OF-WAY VACATIONS AT
SUNSET ROAD AND SPENCER STREET**

To Whom It May Concern:

Kimley-Horn represents QuikTrip Corporation (the "Applicant") for the project referenced above. The proposed projects is located southeast of the intersection of Sunset Road and Spencer Street. The project site is approximately +/-2.23 acres and is currently undeveloped within Assessor's Parcel Number: 177-02-510-006.

The applicant is requesting a 5' wide vacation of right-of-way along Sunset Road and Spencer Street to adhere to current Clark County Title 30 Standards. The 5' right-of-way vacation is to accommodate the detached sidewalk requirement by Clark County.

Thank you in advance for your time and consideration. Please do not hesitate to contact me at (702)-786-1841 or at taylor.erdmann@kimley-horn.com if you should have any questions.

Sincerely,
KIMLEY-HORN & ASSOCIATES



Taylor Erdmann, P.E.
Kimley-Horn and Associates
6671 S. Las Vegas Boulevard, Suite #320
Las Vegas, NV 89119



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-26-0281-SUNSET & SPENCER, LLC:

DESIGN REVIEW for a proposed gas station and convenience store on 2.23 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay.

Generally located south of Sunset Road and east of Spencer Street within Paradise. JG/rr/kh
(For possible action)

RELATED INFORMATION:

APN:

177-02-510-006

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 1875 E. Sunset Road
- Site Acreage: 2.23
- Project Type: Gas station with convenience store
- Number of Stories: 1
- Building Height: 26 (gas canopy)/22 (convenience store)
- Square Feet: 7,125 (gas canopy)-6,445 (convenience store)
- Parking Required/Provided: 26/50 (parking demand study provided)
- Sustainability Required/Provided: 7/6

Site Plan

Access to the site is from Sunset Road via a driveway near the northeast corner of the site, and Spencer Street via a driveway at the southwest corner of the property. The gas canopy is setback 86 feet from Sunset Road to the north and 79 feet from Spencer Street to the west. The convenience store is south of the gas canopy and is located 182 feet from the north property line and 109 feet from the west property line. Two trash enclosures are located near the southeast corner of the convenience store. Parking is provided surrounding all sides of the convenience store. Bicycle parking is located on the north side of the convenience store near the main entrance. A pedestrian walkways with colored concrete are provided across portions of the parking lot near the northeast and southwest corners of the convenience store. A decorative screen wall is indicated along the southern property line and along a portion of the east property line.

Landscaping

Minimum 5 foot wide landscape strips are provided on both sides of a detached sidewalk along Spencer Street. Landscape areas up to 44 feet in width will be provided along Sunset Road where an existing attached sidewalk is located. Landscaping will also be provided throughout the parking areas in landscape islands located every 6 spaces and at the end of the parking rows. A landscape area a minimum of 22 feet in width is also provided along the east side of the parking area where 8 parking spaces in a row are provided.

Elevations

The 22 foot high convenience store has brick veneer on 4 sides with the main entrance and aluminum storefront windows facing north. The roofline is flat with various heights which include off-set banding on all 4 sides of the building. A covered vestibule is provided for the 2 entrances on the north side of the building. An additional entrance is provided on the west side of the building. The gas canopy is up to 26 feet tall and its supports are surrounded by stone veneer with brushed aluminum and polycarbonate making up to the flat canopy.

Floor Plans

The floor plans show a vestibule at the main entrance, a 2,078 square foot sales floor, a kitchen, walk in cooler, freezer, front and back work rooms, restrooms, office, and check stand areas. The convenience store has an overall area of 6,445 square feet.

Applicant's Justification

A gas station with a convenience store is permitted in the IP (Industrial Park) district, and the gas canopy and fuel pumps are compliant with the setbacks from the streets. The use is compatible with the area due to the proximity to Harry Reid International Airport to the north, light industrial development to the west, east, and south, access from Sunset Road, and no residential zone properties near the site. The building will include enhanced articulated finishes such as canopies, storefront windows, variation of colors, and articulation to break up the building mass. The applicant will reconstruct Sunset Road and Spencer Street off-sites and will provide perimeter landscaping. The parking spaces provided exceed the minimum required parking by more than 15%. However, a Parking Demand Study has been submitted which shows that peak demand will require additional parking on-site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0105	Waiver of development standards and a design review for an office/warehouse - expired	Approved by BCC	May 2024
ZC-24-0104	Zone change from CG to IP zoning	Approved by BCC	May 2024
UC-1453-07 (ET-0359-09)	First extension of time to increase building height for a retail/office building to 55 feet - expired	Approved by PC	February 2010
UC-1435-07	Use permit for increased retail/office building height to 55 feet	Approved by PC	January 2008
ZC-1928-05	Zone change from M-D to C-2 zoning	Approved by BCC	January 2006

Prior Land Use Requests

Application Number	Request	Action	Date
AV-1230-05	Administrative minor deviation to increase height of retail/office building to 55 feet - expired	Approved by ZA	November 2005
ZC-1651-02	Zone change from M-D to M-1 zoning	Denied by BCC	January 2003
WT-0167-97	Waived the finished floor elevation for an office/warehouse	Approved by PC	March 1997
ZC-0826-96	Zone change from R-E to M-D zoning	Approved by BCC	June 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF (AE-70 & AE-75)	Harry Reid International Airport
South	Business Employment	IP (AE-65)	Office/warehouse
East	Business Employment	IP (AE-65 & AE-70)	Vehicle wash (under construction)
West	Business Employment	CG (AE-65 & AE-70) & IP (AE-65)	Gas station & office/warehouse with restaurant (under construction)

Related Applications

Application Number	Request
VS-26-0280	A vacation and abandonment of a portion of right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis
Comprehensive Planning
Design Review

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

Staff finds the proposed gas station with a convenience store and fuel canopy is compatible with the development in the area. The site is proposed to be landscaped with sufficient vegetation provided for street and parking landscaping. Parking exceeding 15% of the minimum parking is

provided on-site, however, this coverage is supported by a Parking Demand Study. Parking is also located in safe locations relative to the convenience store. The on-site driveways and drive aisles are in appropriate locations which will promote the safe circulation of vehicles on-site. Also, the structures on-site have a consistent architectural theme, which is attractive and will enhance the site. The fuel canopy columns are enhanced with brick and the convenience store building has several architectural articulations on each façade. Staff also finds the location of the proposed gas station and convenience store will support Winchester/Paradise Specific Policy WP-3.3, which encourages a mix of employment and aviation-related uses in existing employment areas near Sunset Road to ensure compatibility of airport operations, preserve the viability of warehousing and manufacturing uses, and protect public health, safety, and welfare. For these reasons, staff can support this request.

Department of Aviation

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

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- Applicant is advised that permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 #0580-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: QUIKTRIP CORPORATION

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

DRAFT



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26 - 100244

ASSESSOR PARCEL #(s): 177-02-510-006

PROPERTY ADDRESS/ CROSS STREETS: Sunset and Spencer

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review for a convenience store with gas station
Land Waivers of Development Standards
Vacation of right of way for detached sidewalks

PROPERTY OWNER INFORMATION

NAME: Sunset Spencer, LLC

ADDRESS: 3925 W. Sunset Road

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 000-000-0000

CELL 000-000-0000

APPLICANT INFORMATION (information must match online application)

NAME: QuikTrip Corporation

ADDRESS: 12000 Washington St. Suite 175

CITY: Thornton

STATE: CO

ZIP CODE: 80241

TELEPHONE: 000-000-0000

CELL 000-000-0000

ACCELA REFERENCE CONTACT ID # n/a

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell -- Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Dr. Suite 650

CITY: Las Vegas

STATE: Nevada

ZIP CODE: 89135

TELEPHONE: 702-792-7000

CELL 702-792-7048

ACCELA REFERENCE CONTACT ID # 164674

*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 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.

Jason Gerber

Jason Gerber

2/23/2026

Property Owner (Signature)*

Property Owner (Print)

Date

2

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

May 4, 2026

VIA EMAIL

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

**Re: *Justification Letter – Design Review for Convenience Store with Gas Station
Sunset Road/Spencer Street
APNs: 177-02-510-006***

To Whom It May Concern:

Please be advised this office represents QuikTrip (the “Applicant”) in the above-referenced matter. The Applicant is proposing to develop a convenience store with gas station on approximately 2.23 acres of property located at the southeast corner of Sunset Road and Spencer Street. The property is more particularly described as APN: 177-02-510-006 (the “Site”). As such, the Applicant is requesting a design review. Submitted separately and concurrently with the design review and waiver of development standards application, the Applicant is also submitting a request to vacate and abandonment portions of the Sunset Road and Spencer Street rights-of-way.

DESIGN REVIEW

• **Convenience Store with Gas Station**

The Site is zoned Industrial Park (IP). A convenience store with gas station is permitted in the IP zone district subject to (1) the canopies and fuel pumps being located 30-feet from a section line street and 20-feet from a non-section line street and (2) the canopies and fuel pumps are not within 200-feet of residential zone property. Here, the canopies and fuel pumps are located greater than 30-feet from Sunset Road, a section line street, and greater than 20-feet from Spencer Road, a non-section line street. In addition, the Site is not within 200-feet of any residential zone property. Additionally, the proposed convenience store with gas station is compatible with the area for the following reasons: (1) runways for Harry Reid International Airport are located to the north, (2) light industrial development and warehousing exists to the west, east, and south, (3) the Site is accessible from Sunset Road, a 100-foot right-of-way, and (4) there are no residential zone properties near the Site. Therefore, a convenience store with gas station is an allowed use on the Site and compatible with the surrounding area.

The Applicant is proposing to develop a 6,445 SF convenience store. An 18-foot 6-inch-tall canopy with seven (7) fuel pumps will be located along the northern portion of the Site adjacent to Sunset Road. The convenience store will be located behind the canopy and fuel pumps. The convenience store will be less than 22-feet in height. The building will include enhanced articulated finishes such as canopies, storefront windows, variation of colors, and building articulation to break up the building mass.

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The Site will be accessible from one driveway on Sunset Road and one driveway on Spencer Street. The Applicant will reconstruct the Sunset Road and Spencer Street off-sites to replace the existing attached sidewalks with detached sidewalks. The Site will provide perimeter landscaping.

The Site will provide 50 parking spaces where 26 parking spaces are required. Since the provided parking exceeds the minimum required parking by more than 15%, the Applicant through their traffic engineer, Kimley-Horn, submits, concurrently with this application, a Parking Demand Study stamped by a PTOE. The Parking Demand Study shows that peak parking demand will exceed the required parking by greater than 15%. Therefore, an increased number of parking spaces are required.

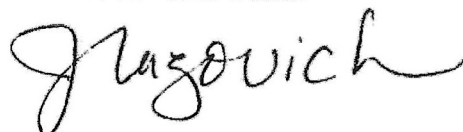
The Site will provide the following sustainability elements:

- Landscaping
 - Title 30.04.05(J)(3)(ii) – The plants provided are all categorized under the Very Low or Low water needs. As such, this equals *1 point*.
 - Title 30.04.05(J)(3)(iv)(a) – The Site will provide trees in the parking area whose canopies, when matured, will cover at least 50% of the paved parking area. As such, this equals *1 point*.
- Building/Site Design
 - Title 30.04.05(J)(4)(i) – The building will provide cool roof design with appropriate slope ratio. As such, this equals *1 point*.
 - Title 30.04.05(J)(4)(ii)(a) – The buildings orientation will be within 30 degrees of true east-west direction. As such, this equals *1 point*.
 - Title 30.04.05(J)(4)(ii)(c)(5) – The buildings will have low-emissivity glass on all south-and west-facing windows. As such, this equals *0.5 points*.
 - Title 30.04.05(J)(4)(ii)(c)(6) – Shading devices are at the building entrances. As such, this equals *0.5 points*.

We thank you in advance for your time and consideration. Should you have any further questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc

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07/08/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0287-GOLDSTROM & DEAN II, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Cameron Street, and Dewey Drive and Hacienda Avenue within Paradise (description on file). MN/bb/kh (For possible action)

RELATED INFORMATION:

APN:

162-30-311-001

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is proposing to vacate easements within the subject parcel that are no longer necessary for the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0290	Waiver of development standards for outdoor storage, setbacks, and landscaping	Approved by PC	June 2025
VS-25-0291	Vacate right-of-way and easements	Approved by PC	June 2025
WS-0009-12	Waiver of development standards for overhead communication line on multiple parcels	Approved by PC	March 2012
TM-500098-08	Tentative map for 1 lot industrial subdivision	Approved by PC	June 2008
ET-4000285-01 (UC-213-87)	Use permit fourth extension of time	Approved by PC	November 2001
UC-213-87	Use permit third extension of time	Approved by PC	September 1996
ET-332-91 (UC-213-87)	Use permit second extension of time	Approved by BCC	November 1991
UC-213-87	Use permit first extension of time	Approved by PC	September 1989
UC-213-87	Use permit to maintain a mobile home as a watchman's residence in conjunction with an equipment storage yard	Approved by PC	August 1987

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL	Office/warehouse development & vehicle maintenance & repair
South	Business Employment	IL	Vehicle maintenance & repair, vehicle paint/body shop; veterinarian clinic; & outdoor storage
East	Business Employment	IL	Office/warehouse complex & equipment rental
West	Business Employment	IP & IL	Office/warehouse building & vehicle maintenance & repair complex

Related Applications

Application Number	Request
WS-26-0286	Waiver of development standards and design review for a warehouse building is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Public Works - Development Review

Staff has no objection to the vacation of easements that are not needed for site, drainage, or roadway development.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

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

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LEXA GREEN

CONTACT: LEXA GREEN, KAEMPFER CROWELL, 8120 PYRENEES LANE, LAS VEGAS, NV 89161



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100111
ASSESSOR PARCEL #(s): 162-30-311-001

PROPERTY ADDRESS/ CROSS STREETS: 5455 Cameron Street

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation and abandonment

PROPERTY OWNER INFORMATION

NAME: Goldstrom & Dean II, LLC.
ADDRESS: 5375 Cameron Street, # M
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

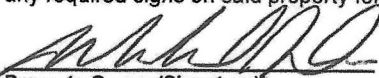
NAME: EBS Realty Partners LLC
ADDRESS: 5980 Procyon St Ste A
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: 702-597-0705 CELL 972-974-5332 ACCELA REFERENCE CONTACT ID # _____

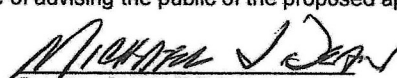
CORRESPONDENT INFORMATION (information must match online application)*

NAME: Stephanie Gronauer - Kaempfer Crowell
ADDRESS: 1980 Festival Plaza Drive, Ste. 650
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-792-7000 CELL 702-792-7031 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 understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.


Property Owner (Signature)*


Property Owner (Print)

3/23/26
Date

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

KAEMPFER

CROWELL

STEPHANIE H. GRONAUER
sgronauer@kcnvlaw.com
D: 702.792.7045

March 26, 2026

VIA ELECTRONIC UPLOAD

Clark County Department of Comprehensive Planning
500 S. Grand Central Parkways, 1st Floor
Las Vegas, Nevada 89106

Re: Justification Letter – Vacation and Abandonment
APN: 162-30-311-001

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The subject site is approximately 11.84 acres, located on the northwest corner of Camerson Street and West Diablo Drive, more particularly described as Assessor's Parcel Number (APN) 162-30-311-001 (the "Property"). The Applicant requests the vacation and abandonment of a drainage easement and pedestrian access easement.

By way of background, the property has served as an outdoor storage site for nearly four (4) decades. More recently, on June 17, 2025, the Clark County Planning Commission approved applications WS-25-0290 and VS-25-0291 for an outdoor storage yard and the vacation of a portion of certain public rights-of-way and easements related to streetlights, traffic control devices, and pedestrian access. The Applicant now submits this vacation application, along with a companion design review and waiver of development standards.

The Applicant now requests to vacate and abandon a pedestrian access easement along South Decatur Boulevard, as well as a drainage easement along the southern property line. The vacation of these easements is necessary, as they are no longer required for the development of the Property.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Stephanie H. Gronauer

SHG/lbg

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0286-GOLDSTROM & DEAN II, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) increase maximum parking; and 3) modified driveway geometrics.
DESIGN REVIEW for a warehouse building on 11.84 acres in an IL (Industrial Light) Zone.

Generally located north of Diablo Drive (alignment) and east of Decatur Boulevard within Paradise. MN/bb/kh (For possible action)

RELATED INFORMATION:

APN:
162-30-311-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the retaining wall height along the north property line to 11 feet where 6 feet is the maximum permitted per section 30.04.03 C (an 83.4% increase).
2. Increase the maximum allowed parking to 197 spaces where 151 spaces are permitted per section 30.04.04 D (a 30% increase).
3.
 - a. Reduce the throat depth for the north driveway along Decatur Boulevard to 9 feet where 75 feet is required per Uniform Standard Drawing 222.1 (an 88% reduction).
 - b. Reduce the throat depth for the south driveway along Decatur Boulevard to 19 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 75% reduction).
 - c. Reduce the throat depth for the north driveway along Cameron Street to 8 feet where 75 feet is required per Uniform Standard Drawing 222.1 (an 89% reduction).
 - d. Reduce the throat depth for the south driveway along Cameron Street to 10 feet where 75 feet is required per Uniform Standard Drawing 222.1 (an 87% reduction).
 - e. Reduce the driveway radius along Cameron Street (northwest corner) to 15 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 40% reduction).

LAND USE PLAN:
WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

- General Summary
- Site Address: 5455 Cameron Street

- Site Acreage: 11.84
- Project Type: Warehouse
- Number of Stories: 1 story warehouse/2 story office
- Building Height (feet): 50
- Square Feet: 257,230
- Parking Required/Provided: 131/210 (including 9 ADA spaces and 4 EV-installed spaces)
- Sustainability Required/Provided: 7/6

Site Plan

The site plan depicts a proposed warehouse building with accessory office spaces centrally located within the site. Access is provided from Decatur Boulevard to the west and Cameron Street to the east, with access drive aisles around the building on all sides. There are 40 loading docks located on the south side of the building with gated access to the docks. Trash enclosures are located on the southeast and southwest corners of the building. Detached sidewalks are shown along Decatur Boulevard and Cameron Street with a bus shelter and turn out lane located at the northwest corner of the property. There are 210 parking spaces, including 13 accessible spaces and EV-installed spaces, are located on the west, north, and east sides of the warehouse building. 46 additional parking spaces are requested above the maximum parking allowed, and is the subject of a waiver request. The building and gates meet setback requirements.

Landscaping

The landscape plan depicts street landscaping along Decatur Boulevard and Cameron Street in compliance with Title 30 standards. Parking lot landscaping has also been provided in compliance with Title 30 standards for the majority of the spaces, except for a few parking lot finger islands along the west side of the building that are shown without trees. However, parking lot trees have been provided in excess of Title 30 requirements, with 41 parking lot trees provided where 35 trees are required.

Elevations

The warehouse includes concrete tilt-up panel construction with a variety of paint colors, return wall depth variation, aluminum storefront with tinted window glazing, and metal canopy coverings over entry areas. The roof is shown with variable elevations and up to 4 foot variations to break up the roof line. The south side façade of the building includes 40 loading docks with roll up doors.

Floor Plans

The floor plans depict warehouse space with potential office space at the corner of the building that could include a 2nd floor. Four concrete ramps are shown on the south side of the building with 40 loading docks and roll up doors providing access to the warehouse space. Four potential office spaces are shown along the north side of the building with 1 potential office space shown at the southwest corner of the building.

Applicant's Justification

The applicant is requesting to develop a 257,230 square foot warehouse with a maximum height of 50 feet in the IL zone district. This property was previously used for many years for outdoor

storage of equipment and industrial materials. Access is provided from Decatur Boulevard and Cameron Street with 2 driveways located on each street. The proposed plan includes a 50% increase in parking above the 131 required parking spaces. The required street landscaping will be installed along Cameron Street and Decatur Boulevard. Parking lot landscaping will be met except for 2 landscape finger islands without trees. There are 41 parking lot trees are provided where 35 trees are required and support approval of the alternative parking lot landscape plan. An 11 foot high retaining wall is proposed along a portion of the north property line where a 6 foot maximum wall is allowed with an open fence on top. The north property line is adjacent to another industrial use and will not impact the public. The 4 driveways will each have a throat depth waiver and as a result, traffic will be distributed more evenly throughout the property. The northern most driveway on Decatur Boulevard will have a reduced turn radius at 15 feet where 25 feet is required.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0290	Waiver of development standards for outdoor storage, setbacks, and landscaping	Approved by PC	June 2025
VS-25-0291	Vacate right-of-way and easements	Approved by PC	June 2025
WS-0009-12	Waiver of development standards for overhead communication line on multiple parcels	Approved by PC	March 2012
TM-500098-08	Tentative map for 1 lot industrial subdivision	Approved by PC	June 2008
ET-4000285-01 (UC-213-87)	Use permit fourth extension of time	Approved by PC	November 2001
UC-213-87	Use permit third extension of time	Approved by PC	September 1996
ET-332-91 (UC-213-87)	Use permit second extension of time	Approved by BCC	November 1991
UC-213-87	Use permit first extension of time	Approved by PC	September 1989
UC-213-87	Use permit to maintain a mobile home as a watchman's residence in conjunction with an equipment storage yard	Approved by PC	August 1987

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL	Office/warehouse development & vehicle maintenance & repair
South	Business Employment	IL	Vehicle maintenance & repair, vehicle paint/body shop; veterinarian clinic; & outdoor storage

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Business Employment	IL	Office/warehouse complex & equipment rental
West	Business Employment	IP & IL	Office/warehouse building & vehicle maintenance & repair complex

Related Applications

Application Number	Request
VS-26-0287	A vacation and abandonment of easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

The proposed 11 foot high retaining wall will face an existing industrial property along the north property line. A 5 foot 1 inch wide area with a 3:1 slope will be located between the proposed wall and the north property line, creating a buffer area adjacent to the neighboring property. A 42 inch high open metal fence will be located on top of the 11 foot wall for safety. Additionally, the location of the increased wall height has limited visibility from public view. Those being said, staff finds the proposed height to be excessive and there are alternatives in Title 30 that allows tiering of retaining walls to limit the excessive height in one location, which the applicant is not using. Staff cannot support the waiver request.

Waiver of Development Standards 2

The maximum parking is intended to limit the surface area of pavement used for parking and decrease the urban heat effect in developed areas. This application includes adequate landscaping and tree cover that is required for the corresponding increase in parking spaces. However, staff finds the 30% increase in parking spaces to be excessive and does not support the waiver request.

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.

The lack of 2 trees in 2 landscape finger islands on the west side of the building will not significantly impact the aesthetic appeal of this property when considering the applicant is planting 6 additional trees above the 35 trees required for parking lot landscaping. The proposed warehouse development is compatible with the adjacent development and is harmonious and compatible with development in the surrounding industrial area. The elevations and design characteristics of the proposed warehouse are not unsightly or undesirable in appearance when considering the roof variation, wall returns, and loading docks facing south and away from public view. However, since staff is not supporting the waiver requests, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #3a, #3b, #3c, & #3d

Staff finds the reduced throat depth for the commercial driveways on Decatur Boulevard and Cameron Street will negatively impact the safety of vehicles entering and exiting the site. The auto-turn plan shows commercial vehicles utilizing multiple lanes of traffic to enter and exit the site for both streets. This will cause vehicles to come to an abrupt stop in the right-of-way increasing the potential for collisions. Additionally, Decatur Boulevard is an arterial street that generates a high volume of traffic. It is important that traffic can flow without the impediment of commercial vehicles attempting to utilize the opposing traffic lanes on Cameron Street to enter and exit the site, creating dangerous conditions for the public. Therefore, staff cannot support this request.

Waiver of Development Standards #3e

Staff has no objection to the reduction in driveway radius for the north commercial driveway on Decatur Boulevard. The applicant worked with staff to create a right turn lane for the north commercial driveway, combined with the existing median on Decatur Boulevard, allows vehicles to safely exit the right-of-way to gain access to the site. However, since staff cannot support this application in its entirety, staff cannot support this request.

Department of Aviation

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

Staff Recommendation

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.
- 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;
- Reconstruct any unused driveways with full off-site improvements;
- Applicant to provide an auto-turn to demonstrate truck access into the site;
- Applicant to coordinate with Public Works - Development Review for all driveways.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on

petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- Minimum outside turning radius is 52 feet. inside is 28 feet. Ensure all radii in fire lanes throughout meet fire code.
- 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; that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 #0583-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LEXA GREEN

CONTACT: LEXA GREEN, KAEMPFER CROWELL, 8120 PYRENEES LANE, LAS VEGAS, NV 89161



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100111

ASSESSOR PARCEL #(s): 162-30-311-001

PROPERTY ADDRESS/ CROSS STREETS: 5455 Cameron Street

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review and Waivers of Development Standards for a Warehouse

PROPERTY OWNER INFORMATION

NAME: Goldstrom & Dean II, LLC.

ADDRESS: 5375 Cameron Street, # M

CITY: Las Vegas STATE: NV ZIP CODE: 89118

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: EBS Realty Partners LLC

ADDRESS: 5980 Procyon St Ste A

CITY: Las Vegas STATE: NV ZIP CODE: 89118

TELEPHONE: 702-597-0705 CELL 972-974-5332 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Stephanie Gronauer - Kaempfer Crowell

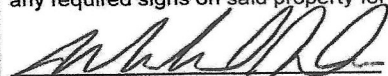
ADDRESS: 1980 Festival Plaza Drive, Ste. 650

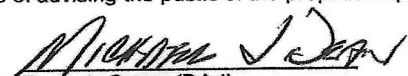
CITY: Las Vegas STATE: NV ZIP CODE: 89135

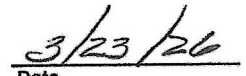
TELEPHONE: 702-792-7000 CELL 702-792-7031 ACCELA REFERENCE CONTACT ID # _____

*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)*


Property Owner (Print)


Date

LAS VEGAS OFFICE
1980 Festival Plaza Drive, Suite 650
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T: 702.792.7000
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KAEMPFER

CROWELL

STEPHANIE H. GRONAUER
sgronauer@kcnvlaw.com
D: 702.792.7045

May 11, 2026

VIA ELECTRONIC UPLOAD

Clark County Department of Comprehensive Planning
500 S. Grand Central Parkways, 1st Floor
Las Vegas, Nevada 89106

**Re: Justification Letter – Design Review and Waivers of Development Standards
APN: 162-30-311-001**

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The subject site is approximately 11.84 acres, located on the northwest corner of Camerson Street and West Diablo Drive, more particularly described as Assessor's Parcel Number (APN) 162-30-311-001 (the "Property"). The Applicant requests a design review and waivers of development standards for a warehouse facility.

By way of background, the property has served as an outdoor storage site for nearly four (4) decades. On June 17, 2025, the Clark County Planning Commission approved applications WS-25-0290 and VS-25-0291 for an outdoor storage yard and the vacation of a portion of certain public rights-of-way and easements related to streetlights, traffic control devices, and pedestrian access. The Applicant now submits for a design review and waiver of development standards for a warehouse facility, along with a companion vacation application.

Design Review

Warehouse

The Applicant proposes a 257,230 square foot warehouse building with a maximum building height of 50 feet, as permitted within the Industrial Light (IL) zoning district. The exterior design will feature painted concrete tilt-up panels, metal canopies above all entrances, and aluminum storefront windows. The development will feature 210 parking spaces, exceeding the 132 required parking spaces. Parking will be located on the north, east and west sides of the building, while the south will include a drive aisle and loading docks secured by two (2) motorized sliding gates. The EV parking requirements of Title 30.04.04.H are met. Seven (7) EV-capable parking spaces are proposed along the northern row of the building, and four (4) EV-installed parking spaces are proposed near the northwest corner of the building. Additionally, bike racks and electric bike chargers are proposed near the northwestern "Potential Office." Landscaping is provided along the perimeter of the site, with detached sidewalks and code compliant landscaping along Cameron Street and South Decatur Boulevard. The design of the perimeter wall along the southern property line includes a CMU retaining wall with an 8-foot tubular metal fence on top. The perimeter wall along the northern property line includes a retaining wall with 42 inches of guardrail on top.

4

Parking

The Applicant requests a design review to allow a 34% increase in parking spaces beyond what is required by Title 30. To support the request, a parking demand study conducted by a Professional Traffic Operations Engineer has been provided, in accordance with 30.04.04.G. According to the Institute of Transportation Engineers publication entitled "Parking Generation – 6th Edition," the 85th percentile parking rate for warehouse facilities is 1.11 parking spaces per 1,000 square feet. Based upon this rate, the recommended parking stall count for the proposed project is 286 parking spaces. Based on this study and the anticipated parking needs for the warehouse facility, the 34% increase in parking is reasonable and justified.

Parking Lot Landscaping

The Applicant requests a design review to implement alternative landscaping in the parking lot. Specifically, in the row of the parking located to the west of the building, the Applicant proposes two (2) landscape fingers that do not include the required trees. Despite the removal of the trees for these two (2) landscape fingers, the Applicant exceeds the required number of parking lot trees, providing a total of 41 trees, where only 35 trees are required.

Waiver of Development Standards

Retaining Wall and Fill

The Applicant requests to increase the heights of the retaining walls to 11 feet, 6 feet and 5 feet along the northern property line, southern property line, and near the southwest corner of the building, respectively. The current topography of the Property slopes downward from west to east, necessitating substantial fill in certain areas of the Property, ranging from 4 feet to 11.07 feet, with some of these fill areas falling within 5 feet of adjacent property lines. The proposed increases in retaining wall heights are necessary for the development of the Property, as they will stabilize the slope, mitigate soil erosion, and create level, usable ground, making the Property developable.

Throat Depth

The Applicant proposes 210 parking spaces along with four (4) driveways, each requiring a throat depth of 75 feet. To facilitate this, a waiver of the 222.1 Uniform Standard Drawings is requested, allowing the following throat depth reductions:

- Reduce the ingress throat depth for the northernmost driveway on South Decatur Boulevard to 9 feet and 9.5.
- Reduce the ingress throat depth for the northernmost driveway on Cameron Street to 8 feet and 9 inches.
- Reduce the ingress throat depth for the southernmost driveway on Cameron Street to 10 feet.
- Reduce the egress throat depth for the southernmost driveway on South Decatur Boulevard to 19 feet and 1 inch.

Each of the four (4) driveways will provide access to all parking spaces, enabling drivers to utilize any of the four (4) access points. This design aims to distribute traffic more evenly, thereby minimizing

vehicle conflicts and reducing stacking along South Decatur Boulevard and Cameron Street. Additionally, the Applicant worked with Public Works to design a right-hand turn lane aimed at addressing the waiver for the northern driveway on South Decatur Boulevard. This improvement is expected to reduce the overflow of cars on South Decatur Boulevard. Given that Cameron Street experiences lighter traffic, the reduced throat depths are not expected to adversely affect the functionality of the two driveways.

Radius

The Applicant requests to reduce the turn radius for the northernmost driveway on South Decatur Boulevard to 15 feet and 6 inches, where a minimum of 25 feet is required. This reduction is due to the driveway's design, which includes a deceleration lane for right-hand turns for northbound traffic. This feature aims to alleviate traffic congestion on South Decatur Boulevard and minimize the risk of potential conflicts. The Applicant has worked closely with Public Works in designing this driveway to alleviate safety concerns.

Sustainability

The Applicant proposes to achieve 6 sustainability points where 7 points are required by 30.04.05.J. The Applicant proposes the following project improvements:

- Trees: The Applicant proposes to provide 10% more trees than what is required by Title 30. (1 point)
- Water-Efficient Planting: The Applicant proposes to provide 95% or more plants that have low or very low water needs. (1 point)
- Electric Bicycles: The Applicant proposes bicycle charging. (1/2 point)
- Cool Roofs: The Applicant proposes to provide a roof that meets the cool roof requirements. (1 point)
- Building Orientation: The Applicant proposes a roof that meets the building orientation requirement. (1 point)
- Daylighting Strategies: The Applicant proposes windows and skylights that will minimize the need and use of artificial lighting. (1/2 point)
- Nonresidential Ventilation: The Applicant proposes to provide floor to ceiling heights of 11 feet on all floors. (1/2 point)
- Low-Emissivity Glass: The Applicant proposes to provide low-emissivity glass on all south and west facing windows. (1/2 point)

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Stephanie H. Gronauer

SHG/l dg

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0300-MARYLAND FORD SPE OWNER, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce front setback.
DESIGN REVIEW for a proposed accessory structure (fire pump enclosure) in conjunction with a multiple family residential development on 4.82 acres in an RM50 (Residential Multi-Family 50) Zone.

Generally located south of Ford Avenue and east of Maryland Parkway within Paradise.
MN/rk/kh (For possible action)

RELATED INFORMATION:

APN:

177-14-401-001; 177-14-410-010; 177-14-410-011

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the front setback for accessory structure (fire pump enclosure) to 12 feet where a minimum of 20 feet is required per Section 30.02.11B (a 40% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1275 E. Ford Avenue
- Site Acreage: 4.82
- Project Type: Accessory structure
- Building Height (feet): 10.5
- Square Feet: 340

Site Plan

The plans depict a gated multiple family project consisting of 2 buildings and clubhouse currently under construction. The site design shows Ford Avenue separating the northern half of the development from the southern half of the development. There will be 2 driveways to the northern half of the development from Ford Avenue and 1 access point and a crash gate on the southern half of the development from Ford Avenue. The proposed fire pump enclosure will be located on the southern half of the development within a landscape planter along Ford Avenue. The structure is set back a little over 12 feet from the north property line along Ford Avenue.

Elevations

The plan depicts the enclosure will be 10.5 feet in height. It will have a stucco finish and will be constructed of similar materials and colors as the multi-family apartment buildings.

Floor Plans

The plan depicts the enclosure will be 340 square feet with one door facing interior to the site.

Applicant's Justification

The applicant states after the approval of the zone change application and diligently working through the development process, the location of the required fire booster pump was identified. The builder went on to apply for permits to build the enclosure but was required to go through the waiver process because the south enclosure is within 20 feet of the north property line. According to the applicant, this is the location where the fire booster pump must be located. The enclosure will have minimal to no adverse impact on the surrounding area. The enclosure is not within the sight visibility zones of the driveway along Ford Avenue and traffic will not be impacted with the approval of this request.

Prior Land Use Requests

Application Number	Request	Action	Date
AV-26-900343	Revision to add a fire pump enclosure on the north side of Ford Avenue	Approved by ZA	May 2026
PA-23-700024	Plan amendment to re-designate the land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN)	Approved by BCC	November 2023
ZC-23-0538	Zone change to R-5 zoning (now RM50) for a multiple family development	Approved by BCC	November 2023
VS-23-0539	Vacate patent easements and right-of-way	Approved by BCC	November 2023
ZC-17-1114	Zone change a portion of the overall site to R-3 zoning for a multi-family residential development	Approved by BCC	February 2018
ZC-0780-14	Zone change a portion of the overall site to R-3 zoning for a multiple family complex	Approved by BCC	November 2014
ZC-0583-03	Established the C-1 zoning for a portion of this site in conjunction with a larger office/commercial complex	Approved by BCC	June 2003
ZC-0964-01	Established the C-P zoning for a portion of this site in conjunction with a larger office/commercial complex	Approved by BCC	October 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial, Compact Neighborhood (up to 18 du/ac) & Urban Neighborhood (greater than 18 du/ac)	CG, RM18 & RM50	Multi-family residential developments
South	Neighborhood Commercial	CG & CP	Commercial development
East	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential development
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM3.3	Single-family subdivision

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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 by allowing construction of the fire pump enclosure at this location will provide a needed life safety service for the multi-family development. Public safety is of vital importance to every citizen within Clark County and the key factor is the ability to quickly deliver sufficient fire suppression during an emergency. Therefore, staff can support the waiver of development standards request.

Design Review

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

The architectural elevation of the fire pump enclosure incorporates stucco finishes and recessed lines which provides a consistent design theme with the apartment buildings. Staff finds adding an accent color to the recessed lines will break up the façade that is near the street. While the landscaping is modified in front of the structure, there should not be impact the surrounding area, which includes the multi-family dwellings across the street that is part of the same development,

since ample landscaping was provided throughout the site with the amount of passive and active open space exceeding code requirements by 26,408 square feet. Therefore, for these reasons, staff can support the design review as proposed.

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

- Incorporate at least one accent color on the elevation to be compatible with the multi-family dwellings.
- 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

- Right-of-way dedication to include 18 feet to 30 feet for Ford Avenue and an off-set cul-de-sac at the east end of Ford Avenue.

Fire Prevention Bureau

- Accessory structure setback, 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 #0262-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARK MULHALL

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100763
 ASSESSOR PARCEL #(s): 177-14-401-001, 177-14-410-010, 177-14-410-011
 PROPERTY ADDRESS/ CROSS STREETS: Maryland Pkwy and Ford Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver and Design Review for fire booster pump enclosure.

PROPERTY OWNER INFORMATION

NAME: Maryland Ford SPE Owner LLC
 ADDRESS: 10777 West Twain Avenue, Suite 115
 CITY: Las Vegas STATE: NV ZIP CODE: 89135
 TELEPHONE: N/A CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: The Calida Group LLC
 ADDRESS: 10777 West Twain Avenue, Suite 115
 CITY: Las Vegas STATE: NV ZIP CODE: 89135
 TELEPHONE: N/A CELL N/A ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Mark Mulhall
 ADDRESS: 1980 Festival Plaza Dr, Suite 650
 CITY: Las Vegas STATE: NV ZIP CODE: 89135
 TELEPHONE: 7027927000 CELL 7026934205 ACCELA REFERENCE CONTACT ID # 289392

*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 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)* Douglas Eisner Property Owner (Print) 4-15-20 Date

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

KAEMPFER

CROWELL

MARK W. MULHALL
mmulhall@kcnvlaw.com
D: 702.792.7000

May 14, 2026

VIA ONLINE SUBMITTAL

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

**Re: *Justification Letter – Waiver of Development Standards
The Calida Group LLC
APNs: 177-14-401-001, -010, & -011***

To Whom It May Concern:

Please be advised this firm represents The Calida Group LLC (the “Applicant”) in the above referenced matter. The site is approximately 4.82 acres generally located on the south side of Ford Avenue and east of Maryland Parkway. The site is more particularly described as Assessor’s Parcel Numbers (“APNs”) 177-14-401-001, -010, & -011 (the “Site”). The Site has a planned land use designation of Urban Neighborhood (UN) and a zoning designation of Residential Multi-Family 50 (RM50). The Applicant is requesting a waiver of development standards and design review to the previously approved design review in ZC-23-0538.

ZC-23-0538 was approved by the Clark County Board of County Commissioners on November 8, 2023. ZC-23-0538 included a design review for two, four-story apartment buildings consisting of 272 units, as well as a clubhouse. Following the approval of ZC-23-0538 and as the Applicant diligently progressed on project development, the locations of the required fire booster pumps and the associated enclosures were identified. The Applicant went to apply for permits to build the enclosures, but the Applicant is required to apply for a waiver of development standards because the south enclosure is within 20 feet of the north property line.

Waiver of Development Standards

To allow an enclosure to be 12 feet from the right-of-way where 20 feet is required. As mentioned above, the fire booster pump enclosures were identified during the building permit process. This is the location on Site where the fire booster pump enclosure must be located. It is a minor reduction to the setback standard. The Applicant is developing the property across Ford Avenue from the Site as well. The enclosure will have minimal to no adverse impact on the surrounding area. The enclosure is not within the sight visibility zones of the driveway along Ford Avenue. Traffic will not be impacted by the enclosure. The fire booster pumps are necessary for development.

Design Review

The fire pump booster enclosure located on the north portion of the Site to the east of the driveway of the Site. The fire pump booster enclosure is 12 feet and 7.875 inches from the public right-of-way. The enclosure is 10.5' in height. The enclosure is approximately 339.81 square feet. The enclosure's exterior is light gray splitface blocks with stucco finish and a wood roof. This is compatible with the light gray stucco included on the approved apartment building.

The fire pump boosters are required for the development. Applicants are generally not aware of fire pump boosters and their exact locations at the time of entitlement submittals and approvals. The Applicant respectfully requests approval of this minor deviation for the fire pump booster enclosure so that the Applicant may obtain a permit to construct the fire pump booster enclosures to continue the construction of the development.

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL



Mark W. Mulhall