



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

October 28, 2025

7:00pm

Note:

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

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

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

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

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

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

- III. Approval of Minutes for October 14, 2025 (For possible action)
- IV. Approval of the Agenda for October 28, 2025 and Hold, Combine, or Delete any Items.
(For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning
 1. **DR-25-0630-KHW 625, LLC & MARRIOTT CORP LEASE:**
HOLDOVER DESIGN REVIEW for a proposed parking garage on 3.83 acres in a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) Overlay.
Generally located south of Kitty Hawk Way and west of Paradise Road within Paradise. JG/jud/kh
(For possible action) **BCC 11/5/25**
 2. **PA-25-700034-CLF, LLC:**
PLAN AMENDMENT to redesignate the land use category from RN (Ranch Estates Neighborhood) to LN (Low-Intensity Suburban Neighborhood) on 2.09 acres. Generally located on the southeast corner of McLeod Drive and Viking Road within Paradise. TS/mc (For possible action)
PC 11/18/25
 3. **VS-25-0559-CLF, LLC:**
VACATE AND ABANDON a portion of right-of-way being Viking Road located between McLeod Drive and Mojave Road; and a portion of right-of-way being McLeod Drive located between Viking Road and Flamingo Road within Paradise (description on file). TS/jud/cv (For possible action)
PC 11/18/25
 4. **WS-25-0560-CLF, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce street intersection off-set.
DESIGN REVIEW for a proposed single-family residential development on 2.09 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Viking Road and east McLeod Drive within Paradise. TS/jud (For possible action)
PC 11/18/25
 5. **TM-25-500140-CF, LLC:**
TENTATIVE MAP consisting of 10 single-family residential lots and common lots on 2.09 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Viking Road and east McLeod Drive within Paradise. TS/jud (For possible action)
PC 11/18/25
 6. **UC-25-0668-FASHION SHOW MALL, LLC:**
USE PERMIT to allow a vehicle rental facility in conjunction with an existing shopping center (Fashion Show Mall) on a portion of 42.8 acres in a CR (Commercial Resort) Zone. Generally located west of Las Vegas Boulevard South and north of Spring Mountain Road within Paradise. TS/hw (For possible action)
PC 11/18/25

7. **UC-25-0721-SGS NORTH AMERICA, INC.:**
USE PERMIT to allow a laboratory within an existing office and office/warehouse complex on a portion of 10.01 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located north of Sunset Road and west of Sandhill Road within Paradise. JG/my/xx (For possible action) **PC 11/18/25**
8. **VS-25-0679-SANCHEZ FAMILY TRUST & SANCHEZ MARGARET W TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Rochelle Avenue and University Avenue, and Arville Street and Cameron Street within Paradise (description on file). MN/tpd (For possible action) **PC 11/18/25**
9. **VS-25-0694-PUBLIC RIGHT OF WAY:**
VACATE AND ABANDON a portion of right-of-way being Arville Street located between Tropicana Avenue and Reno Avenue within Paradise (description on file). MN/ji/xx (For possible action) **PC 11/18/25**
10. **WS-25-0714-REGAL I, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce buffering and screening.
DESIGN REVIEW for modifications to a previously approved recreational vehicle storage facility within an existing commercial complex on a portion of 17.7 acres in a CG (General Commercial) Zone. Generally located on the east of Eastern Avenue and north of Pebble Road within Paradise. MN/rp/cv (For possible action) **PC 11/18/25**
11. **ET-25-400110 (ZC-0425-07)-PACIFIC PLACE SITE, LLC:**
ZONE CHANGE SIXTH EXTENSION OF TIME to reclassify 33.5 acres from an M-1 (Light Manufacturing) Zone to an H-1 (Limited Resort and Apartment) Zone.
USE PERMITS for the following: 1) an expansion of the Gaming Enterprise Overlay District; 2) a resort hotel/casino consisting of 2,700 hotel rooms; 3) 1,120 resort condominiums; 4) public areas including all casino areas, showrooms, live entertainment, cinema, performing arts center, shopping center, indoor and outdoor dining, entertainment, offices, meeting and convention, back-of-house, and parking structures; 5) increase the height of high-rise towers; 6) associated accessory and incidental commercial uses, buildings, and structures; and 7) deviations from development standards.
DEVIATIONS for the following: 1) encroachment into airspace; 2) reduced loading spaces; and 3) all other deviations as shown per plans on file. Generally located on the southeast corner of Spring Mountain Road and Polaris Avenue within Paradise. JJ/jgh/xx (For possible action) **BCC 11/19/25**
12. **VS-25-0702-SCHOOL BOARD OF TRUSTEES:**
VACATE AND ABANDON easements of interest to Clark County located between Jefferys Street and Eastern Avenue, and Saddle Avenue (alignment) and Viking Road; and a portion of right-of-way being Eastern Avenue located between Viking Road and Saddle Avenue (alignment); a portion of right-of-way being Viking Road located between Eastern Avenue and Jefferys Street; and a portion of right-of-way being Jefferys Street located between Saddle Avenue (alignment) and Viking Road within Paradise (description on file). TS/rg/xx (For possible action) **BCC 11/19/25**

13. **WS-25-0701-SCHOOL BOARD OF TRUSTEES:**
WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.
DESIGN REVIEW for proposed redevelopment of a school on 8.94 acres in a PF (Public Facility) Zone. Generally located south of Viking Road and west of Eastern Avenue within Paradise.
TS/rg/xx(For possible action) **BCC 11/19/25**

- VII. General Business (For possible action)
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: November 25, 2025.
- X. Adjournment.

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



Paradise Town Advisory Board

October 14, 2025

MINUTES

Board Members: Kimberly Swartzlander-Chair-**PRESENT**
 John Williams – Vice-Chair- **PRESENT**
 Susan Philipp- **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 Mettitt; Planning, Blanca Vazquez; Community Liaison

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

II. Public Comment:
 None

III. Approval of September 30, 2025 Minutes

Moved by: Sheesley

Action: Approve as submitted

Vote: 5-0 Unanimous

Approval of Agenda for October 14, 2025

Moved by: Williams

Action: Approve as submitted

Vote: 5-0 Unanimous

IV. Informational Items (For Discussion only)

Howl-O-Ween Animal adoptions, Pet-Costume contest 10/25/25 2:00pm-4:00pm Desert Bloom Park 8405 S. Maryland Parkway

**Trunk-or-Treat 10/25/25 6:00pm to 8:00pm Paradise Recreation Center 4775 McLeod Dr.
Sunset Signature Sculpture presentation 10/20/25 2:00pm-3:00pm Sunset Park 2601 E.
Sunset Rd.**

VI. Planning & Zoning

1. **UC-25-0629-815 TWAIN, LLC:**

USE PERMIT for a banquet facility in conjunction with an existing shopping center on 3.33 acres in a CG (Commercial General) Zone within the Maryland Parkway and Airport Environs (AE-60) Overlays. Generally located east of University Center Drive and south of Twain Avenue within Paradise. TS/jam/cv (For possible action) **PC 10/21/25**

MOVED BY-Swartzlander

APPROVE- Subject to IF approved staff conditions

ADDED Conditions

- Hours of operation Monday-Sunday 11:00am-12:00am
- 1 year review as public hearing

VOTE: 5-0 Unanimous

2. **DR-25-0656-COUNTY OF CLARK(AVIATION) ETAL & MCCARRAN MARKETPLACE
S P E L L C LEASE:**

DESIGN REVIEW for a proposed restaurant with drive-thru in conjunction with an existing shopping center on a 1.12 acre portion of a 62.86 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-75) Overlay. Generally located north of Patrick Lane and west of Eastern Avenue within Paradise. JG/rg/kh (For possible action) **PC 11/4/25**

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

3. **UC-25-0671-LAS VEGAS VALLEY WATER DISTRICT:**

USE PERMIT for public utility structures (pumping station, operations building, and surge system) with all ancillary uses and accessory structures.

DESIGN REVIEW for proposed public utility structures (pumping station, operations building, and surge system) with all ancillary uses and accessory structures in conjunction with an existing water reservoir and pumping stations on 18.31 acres in a PF (Public Facility) Zone. Generally located west of Dean Martin Drive and south of Tropicana Avenue within Paradise. MN/md/kh (For possible action) **PC 11/4/25**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

4. **VS-25-0655-SC FLAIMNGO HOLDINGS, LLC:**

VACATE AND ABANDON a portion of right-of-way being Flamingo Road between Boulder Highway and Nellis Boulevard within Paradise (description on file). JG/rp/kh (For possible action) **PC 11/4/25**

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

5. **ET-25-400092 (UC-20-0493)-5051 SLV, LLC:**
USE PERMITS THIRD EXTENSION OF TIME for the following: 1) expand the Gaming Enterprise District; 2) a resort hotel; 3) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, conventions, back of house and parking structures; 4) associated accessory and incidental commercial uses, buildings, and structures; and 5) deviations from development standards.
DEVIATIONS for the following: 1) increase the height of high-rise towers; 2) encroachment into airspace; 3) reduce setbacks; 4) alternative landscaping; and 5) all other deviations as shown per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) for non-standard improvements (landscaping) within the right-of-way; and 2) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) a resort hotel with all associated and accessory uses, structures and incidental buildings and structures; and 2) finished grade on 4.68 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65) Overlay. Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Russell Road (alignment) within Paradise. JG/al/kh (For possible action)
BCC 11/5/25

MOVED BY-Philipp

APPROVE- Subject to IF approved staff conditions

ADDED Condition

- Commence date 8/20/2025

VOTE: 5-0 Unanimous

6. **SDR-25-0657-KOVAL LANE HOSPITALITY, LLC:**
SIGN DESIGN REVIEWS for the following: 1) increase the area of electronic message units, video; 2) increase the number of electronic message units; and 3) increase the height of a directional sign on in conjunction with an existing casino and hotel (Ellis Island) on 5.29 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Koval Lane and north of Rochelle Avenue within Paradise. JG/md/kh (For possible action)
BCC 11/5/25

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

7. **UC-25-0659-TERZIAN LIVING TRUST & TERZIAN ROUPEN & MERYEM TRS:**
USE PERMIT for a mini-warehouse.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) Maryland Parkway Overlay standards; and 2) attached sidewalk.
DESIGN REVIEW for a proposed mini-warehouse facility on a 0.55 acre portion of 3.98 acres in a CG (Commercial General) Zone within the Maryland Parkway Overlay. Generally located east of Maryland Parkway and south of Reno Avenue within Paradise. JG/md/kh (For possible action)
BCC 11/5/25

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

8. **UC-25-0665-WARM SPRINGS CAPITAL MANAGEMENT, LLC:**
USE PERMIT to allow gas station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) attached sidewalk; and 3) reduce throat depth.
DESIGN REVIEW for a retail store and gas station on 0.95 acres in a CG (Commercial General) Zone. Generally located north of Warm Springs Road and west of Eastern Avenue within Paradise. MN/bb/kh (For possible action)
BCC 11/5/25

MOVED BY-Swartzlander
APPROVE- Subject to staff conditions
VOTE: 3-2
Sheesley and Williams opposed

9. **ZC-25-0646-NITE OWL, LLC:**
ZONE CHANGE to reclassify 0.66 acres from an RS3.3 (Residential Single-Family 3.3) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Naples Drive and west of Paradise Road within Paradise (description on file). JG/gc (For possible action)
BCC 11/5/25

MOVED BY-Philipp
APPROVE- Subject to staff conditions
VOTE: 5-0 Unanimous

- VI. General Business (for possible action)
Motion was made by Philipp to Appoint Sheesley as Representative, Woitas as an Alternate to the Community Development Advisory Committee (CDAC0 for the 2025-2026 year Vote was unanimous

- VII. Public Comment
None

- VIII. Next Meeting Date
The next regular meeting will be October 28, 2025

- IX. Adjournment

The meeting was adjourned at 8:30 p.m.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-25-0630-KHW 625, LLC & MARRIOTT CORP LEASE:

HOLDOVER DESIGN REVIEW for a proposed parking garage on 3.83 acres in a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) Overlay.

Generally located south of Kitty Hawk Way and west of Paradise Road within Paradise. JG/jud/kh (For possible action)

RELATED INFORMATION:

APN:

162-27-301-009

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- **Site Address:** 625 Kitty Hawk Way
- **Site Acreage:** 3.83
- **Project Type:** Parking garage
- **Number of Stories:** 6
- **Building Height (feet):** 83
- **Parking Provided:** 2,278
- **Sustainability Required/Provided:** 7/6.5

Site Plan

The site is located west of the Harry Reid International Airport T1 departures ramp and south of Four Corners Road and Kitty Hawk Way (both private roads). The existing building on the site will be demolished to allow the construction of a proposed parking garage, which includes a wash area on the north side of the structure, an office and lounge area, and an operations office on the east side of the structure. The vehicle wash will only be used for the fleet shuttles, so it is an accessory use to the primary use of the parking garage. The proposed building is oriented in a north/south direction. Access to the site is via Marriott Road, a private drive on the east side of the parcel. Two ingress gates and two egress gates are provided along the east side of the garage.

The proposed parking garage consists of the following parking stalls: 2,213 standard, 19 EV installed, 12 EV capable, 8 van accessible, 25 standard accessible, and 4 bicycle charging spaces. Separate charging spaces for the fleet vehicles are provided. The drive aisles consist of two-way drive aisles at 90 degrees and have a minimum width of 24 feet. The setbacks are as follows: 6

feet from the east property line, 15 feet from the west property line, 10 feet 5 inches from the south property line, and 8 feet 3 inches from the north property line.

Landscaping

The plan shows 3 large and 3 medium evergreen trees along the northeast and northwest corners of the parking structure. Additionally, the plan shows shrubs along all property lines. A minimum 5 foot wide walkway is provided along the north, east, and south sides of the parking garage.

Elevations

The proposed partially enclosed structure consists of white concrete walls with a metal staircases. Solar panels are proposed over most of the top level of the parking garage, Level 6. The walkway will be shaded by a metal canopy located on the ground floor on the east side of the parking garage adjacent to Marriott Road. A metal accent panel will run vertically along the northern portion of the east side of the building, adjacent to the northern access gates. The proposed parking garage is shielded (no opening of any kind) on the western side of the structure as well as the ground floor along the north side of the building where the shuttle wash is located. The east elevation shows windows for the lounge and offices.

Floor Plan

The plan depicts a shuttle wash area consisting of 5,608 square feet that is only available to the fleet shuttles operating from the parking garage. A 5 space shuttle parking area is located on the ground floor along the east side of the parking garage. There are 4 EV shuttle stations toward the south end of the ground floor of the parking garage. Additionally, a 2,754 square foot office/lounge area and an 868 square foot operations office south of the office/lounge area are located on the ground floor along the east side of the garage. There is also a 1,100 square foot electrical room to the west of the shuttle wash.

Applicant's Justification

The applicant states the proposed design provides smooth flow of traffic to mitigate congestion. The building provides a large number of parking spaces at the airport without the adverse visual impact of large expanses of an exposed outdoor parking lot. Also, the proposed parking garage is shielded on the western side of the structure due to the existence of the fuel tank farm on the property to the west. Furthermore, the applicant states the proposed parking garage will enhance the visual impact compared to the existing structure and it will respond to transportation and access demands of Harry Reid International Airport.

Prior Land Use Requests

Application Number	Request	Action	Date
PC-10-73	Plan Check to construct and maintain a 28,800 square foot food service kitchen	Approved by BCC	July 1973

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South & East	Public Use	PF (AE-60 & AE-65)	Harry Reid International Airport parking & transit areas
West	Public Use	PF (AE-60 & AE-65)	Harry Reid International Airport fuel tank farm

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 recognizes the intent of the proposed development is to provide additional parking in proximity to the Harry Reid International Airport. The parking garage will be serviced by a network of private roads owned and operated by the Department of Aviation with gated access to the parking garage. The vehicle queue line is proposed on-site off Marriott Road. The proposed request complies with Master Plan Policy 1.4.4 and Winchester/Paradise Policy WP-3.1, which encourage in-fill and redevelopment of existing sites which are compatible in scale and features to the surrounding area. Therefore, staff can support this design review 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.

Airspace surface penetration does not include the additional height of construction cranes, which will add to the airspace penetration.

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

The rooftop solar panels are in very close proximity to airport runways. Glint/glare from lighting and reflective surfaces can create a hazard for aircraft pilots.

Due to the location of the project, completely surrounded by DOA owned land, wayfinding is necessary to ensure traffic and emergency response efficiency on private Airport roads.

This location is entirely serviced by private airport owned roads and certain utilities. Increased traffic congestion is a concern for Airport users and emergency responders to the airport fuel farm fire department connections (FDCs) located at Kitty Hawk Way and Four Corners Rd., and they must not be delayed by traffic related to this development.

Due to the proximity of this development proposal to Harry Reid International Airport's east side fuel farm, which is less than one hundred feet away, this project design presents numerous safety and security concerns, additionally the parking garage will provide an elevated, direct line of sight to large aviation jet fuel tanks and other secure operational areas of the airport.

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 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.

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 and comply with all requirements of any and all determinations, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation (DOA).

- 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 shall be issued until applicant provides evidence that an unexpired "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 DOA;
- 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.
- All cranes and temporary equipment will require separate FAA airspace determinations that provide "Determinations of No Hazard to Air Navigation" and a finding of no significant impact on aircraft activity at Harry Reid International Airport (Airport). A Crane/Temporary Equipment plan that includes the separate FAA airspace determinations must be submitted and approved by the DOA (airspace@lasairport.com) prior to the issuance of building permits.
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised 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 funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.
- Applicant must submit a plan to the DOA (airspace@lasairport.com) for review and approval addressing lighting, solar panels, illuminated signage, and reflective surfaces with potential to impact aviation safety. The plan must include a reflectivity (glare) analysis demonstrating that no significant impact on aircraft activity will occur at Airport. All exterior lighting must be dimmable or otherwise adjustable, with the capability to implement modifications if requested by the DOA or the airlines. Building permits shall not be issued until the DOA Airspace Manager has approved the plan, which may include additional conditions necessary to mitigate glare or reflection hazards to aviation.
- Applicant must prepare a proposed Wayfinding / Signage plan for the DOA's review and approval (landuse@lasairport.com), before building permits can be issued. Applicant must coordinate with and comply with all requirements of Public Works regarding proposed signage within public rights-of-way. The Wayfinding / Signage plan shall show the location of all proposed signage located on public and private Airport roads, sign sizes, sign panels, structures, and denote any power requirements for illumination. The purpose of the plan is to ensure that signage facilitates safe and efficient traffic circulation, prevents driver confusion, and maintains clear routing for emergency responders accessing Airport facilities, including the east side fuel farm.

- Applicant must provide a traffic study (including, but not limited to, Traffic Demand Estimates, Queuing Analysis, 3-Point Turn evaluation, Traffic Mitigation measures, and Traffic Impact Analysis) prepared by a Nevada Registered Engineer with appropriate experience in traffic engineering for the DOA's review and approval, prior to the issuance of building permits (landuse@lasairport.com). Applicant must comply with the recommendations of the traffic study and with any additional requirements imposed by the DOA to mitigate project-generated impacts. Based on the traffic study, the DOA may require Applicant to enter into a cost sharing agreement for the maintenance of private Airport roadways to account for added traffic generated by the project.
- Prior to the issuance of building permits, applicant must demonstrate that emergency response times to the east side Airport fuel farm Fire Department Connections (FDC) are not degraded by project-generated traffic.
- Drainage study and compliance. Submit for DOA review (landuse@lasairport.com) and approval, prior to the issuance of building permits.
- Applicant must establish its own independent connections to public utilities necessary for the project at its sole cost. This includes metered connections to public water and sewer. Any utility alignment(s) across Airport property must be submitted to and approved in writing by DOA (landuse@lasairport.com). At DOA's discretion, the necessary easement(s) may be granted, which shall not be unreasonably withheld.
- Applicant must prepare and submit for DOA (landuse@lasairport.com) review and approval prior to the issuance of building permits, a barrier plan for the western perimeter of APN 162-27-301-009. Applicant must construct the approved barrier (e.g., wall, boulders, bollards) which must include a vehicle crash mitigation rail designed to withstand a Department of Defense K-rating of K12 (15,000-pound vehicle at 50 miles per hour). This requirement is necessary to provide crash protection for the adjacent Airport fuel farm and to mitigate risks to critical aviation infrastructure due to increased traffic generated by the project.
- Applicant must erect 6 foot high decorative fencing around the remainder of the parcel, excluding the above-mentioned barrier and ingress/egress points, to prevent free access of these on foot onto Airport roadways and walking paths and maintain secure boundaries adjacent to fuel farm and Airport operational areas.
- Applicant must revise the building plan to enclose the northern section of the garage to match the western portion of the garage to prevent line of sight to the airfield.
- Applicant must construct solid wall(s) along the western and northern perimeters of the parking garage roof level to eliminate any physical view of the existing aviation fuel tanks and the airfield, subject to FAA airspace determinations that provide "Determinations of No Hazard to Air Navigation" and DOA approval of design. This is required to enhance safety and security by reducing visibility and targeting risks to critical fuel storage and airfield operations. DOA (landuse@lasairport.com) will consider alternative screening methods if they achieve equivalent levels of safety and security mitigation.
- Applicant must preserve existing fire access to the Airport's east side fuel farm.
- Due to the enhanced traffic created by the project and proximity of the project to secure Airport areas, Applicant shall provide 24/7 onsite security patrols or other security measures approved by DOA Security. Applicant must provide to the DOA Security team

(landuse@lasairport.com) direct phone numbers for security and onsite property management.

- Applicant is advised that the project site is a private parcel and will not receive Airport-based emergency services. Emergency response will be provided by the appropriate municipal emergency service providers with jurisdiction. Applicant is responsible for ensuring that site access, circulation, and security measures are designed to accommodate timely response by those providers.
- Due to the close proximity of the project to secure Airport areas and Airport operations, Applicant must work with the DOA Security team (landuse@lasairport.com) to develop, review, and approve a safety and security plan prior to the issuance of building permits, as it pertains to Airport security to include: camera placement, camera type, camera fields of view, procedures for Airport access to video footage in the event of an emergency, safety, or security incidents, and video preservation, storage and retention protocols.
- Prior to the issuance of building permits, applicant must provide a construction plan (landuse@lasairport.com) demonstrating they are able to construct the project on its property (including the temporary laydown area) without encroaching onto Airport property.
- Design review as a public hearing for signage and lighting plan will be required, which may require additional Determinations of No Hazards, Permits from the Director of Aviation or Variances from the AHABA, and/or reflectivity (or glint and glare) analysis.
- Applicant must obtain and comply with all permits, approvals, and authorizations required for the project's commercial uses, whether issued by the DOA or other applicable regulatory authorities, prior to commencing such operations.

Fire Prevention Bureau

- **Does not appear to meet fire code access requirements. Applicant is advised that fire/emergency access must comply with the Fire Code as amended.**

TAB/CAC:

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: October 8, 2025 – HELD – To 11/05/25 – per the applicant.

APPLICANT: KHW 625, LLC

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

11/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700034-CLF, LLC:

PLAN AMENDMENT to redesignate the land use category from RN (Ranch Estates Neighborhood) to LN (Low-Intensity Suburban Neighborhood) on 2.09 acres.

Generally located on the southeast corner of McLeod Drive and Viking Road within Paradise.
TS/mc (For possible action)

RELATED INFORMATION:

APN:

162-13-801-001

EXISTING LAND USE PLAN:

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

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.09
- Existing Land Use: undeveloped

Applicant's Justification

The applicant requests to change the master plan designation of the parcel to LN (Low-Intensity Suburban Neighborhood) in support of a proposed residential subdivision. According to the applicant, the projects site is bounded to the north and west by existing RS5.2 zoned subdivisions with a master plan designation of MN, and the proposed change meets several County land use policies within the Master Plan, including- Goal 1.1 Policy 1.1.1: Mix of Housing Types: Encourage the provision of diverse housing types at varied densities and in numerous locations. According to the applicant, the policy specifically encourages development of smaller single-family lots as a fulfillment of this policy. Goal 1.4 Policy 1.4.4: Infill and Redevelopment: Encourage infill development and redevelopment in established neighborhoods through flexible standards and other regulatory incentives, while promoting compatibility with the scan and intensity of the surrounding area. According to the applicant, development of the proposed lots will help reduce the number of infill parcels within this neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-500538-04	An 8 lot residential subdivision map	Approved by PC	October 2004

Surrounding Land Use

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

Related Applications

Application Number	Request
DR-25-0560	Design review for a 10 lot single-family subdivision is a companion item on this agenda.
VS-25-0559	Vacation and abandonment of patent easements is a companion item on this agenda.
TM-25-500140	Tentative map for a 10 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis**Comprehensive Planning**

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from RN (Ranch Estate Neighborhood) to LN (Low-Intensity Suburban Neighborhood). Intended primary land uses in the proposed Low-Intensity Suburban Neighborhood include single-family detached homes. Supporting land uses include accessory

dwelling units and neighborhood-servicing public facilities, such as parks, trails, open space, places of assembly, schools libraries ad other complementary uses.

The property is currently zoned RS5.2, and a proposal for a 10 lot single-family subdivision is also being requested for the site on this agenda. The request meets Goal 1.1 Policy 1.1.1. Mix of Housing Types of the Master Plan, which encourages the provision of diverse housing types at varied densities and in numerous locations. The surrounding area includes a number of existing single-family subdivisions, and the subdivisions directly north and west of the subject site are designated as Mid-Intensity Suburban Neighborhood (MN). The majority of parcels in the surrounding area are also designated as MN, which are of greater density and intensity then proposed by the applicant. The proposed change to the LN land use category is more compatible to the existing zoning, RS5.2, of the site than the current RN land use category. For these reasons, staff finds the request for the LN land use category is appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 17, 2025 at 9:00 a.m., unless otherwise announced.

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

TAB/CAC:

APPROVALS:

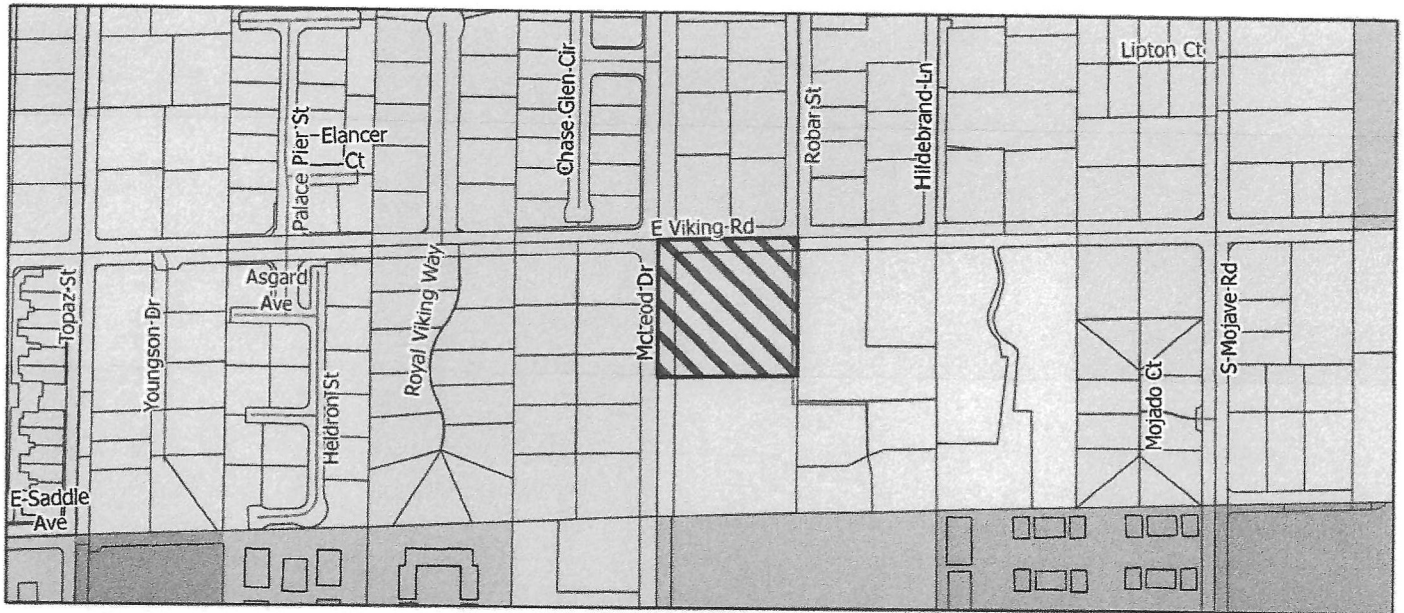
PROTEST:

APPLICANT: STONE LAND HOLDINGS, LLC

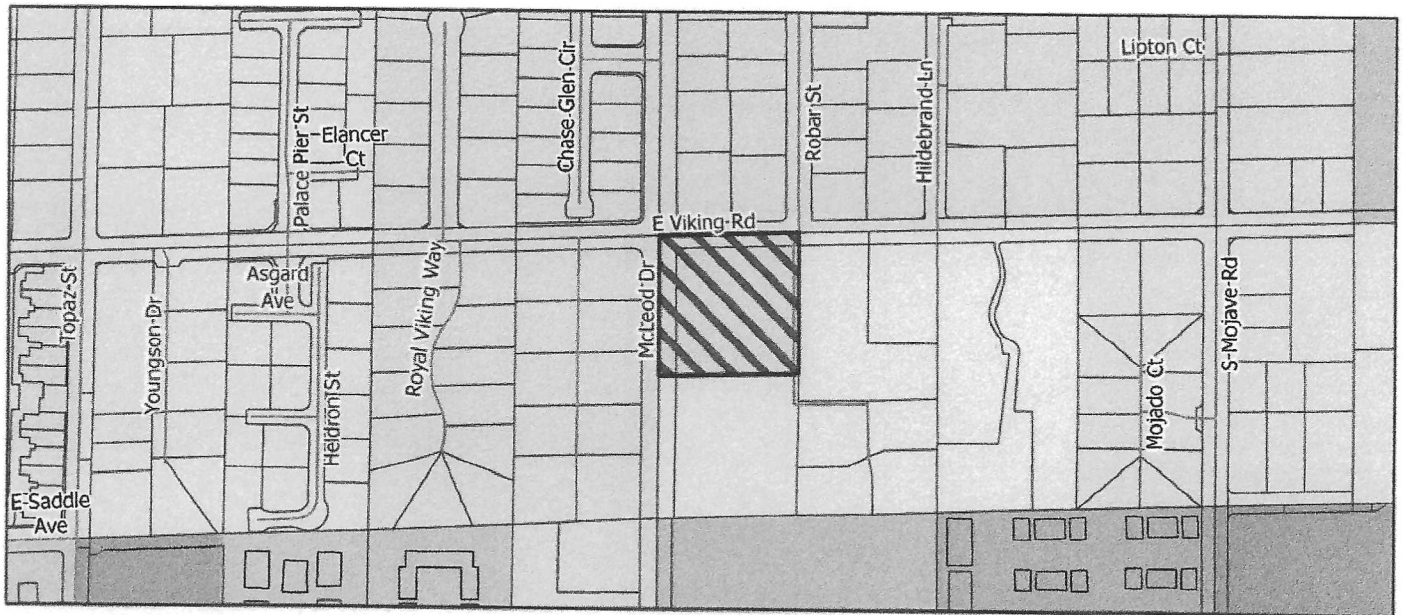
CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300, LAS VEGAS, NV 89120

Planned Land Use Amendment PA-25-700034

DRAFT



Current



Requested

- Requested Area To Change
- Planning Areas

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Suburban Estate Neighborhood (SN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Winchester Paradise Clark County, Nevada

Note: Categories denoted in the legend may not apply to the presented area.

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11/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0559-CLF, LLC:

VACATE AND ABANDON a portion of right-of-way being Viking Road located between McLeod Drive and Mojave Road; and a portion of right-of-way being McLeod Drive located between Viking Road and Flamingo Road within Paradise (description on file). TS/jud/cv (For possible action)

RELATED INFORMATION:

APN:

162-13-801-001

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

The applicant is requesting to vacate portions of rights-of-way being Viking Road and McLeod Drive to construct detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1019-06	Waiver of development standards to allow residential access on collector street	Denied by PC	September 2006
TM-500538-04	An 8 lot residential subdivision map - expired	Approved by PC	October 2004

Surrounding Land Use

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

Related Applications

Application Number	Request
PA-25-700034	A plan amendment to redesignate the site from Ranch Estate Neighborhood to Low-Intensity Suburban is a companion item on this agenda.
WS-25-0560	A waiver of development standards and design review for a single-family detached residential development is a companion item on this agenda.
TM-25-500140	A tentative map for a 10 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

ADDITIONAL CONDITIONS PENDING

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STONE LAND HOLDINGS, LLC

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

DRAFT

11/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0560-CLF, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce street intersection off-set.

DESIGN REVIEW for a proposed single-family residential development on 2.09 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located south of Viking Road and east McLeod Drive within Paradise. TS/jud (For possible action)

RELATED INFORMATION:

APN:

162-13-801-001

WAIVER OF DEVELOPMENT STANDARDS:

- 1 a. Reduce street intersection off-sets between Street A and McLeod Drive to a minimum of 120 feet where a minimum of 125 feet is required per Section 30.04-08.F.1 (a 4% reduction).
- b. Reduce street intersection off-sets between Street A and Robar Street to a minimum of 102 feet where a minimum of 125 feet is required per Section 30.04-08.F.1 (a 19% reduction).

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: NA
- Site Acreage: 2.09
- Project Type: Single-family residential subdivision
- Number of Lots: 10
- Density (du/ac): 4.78
- Minimum/Maximum Lot Size (square feet): 5,250/9,509
- Number of Stories: 2
- Building Height (feet): up to 25
- Square Feet: 1,614 (minimum)/2,643 (maximum)

Site Plans

The plans depict a proposed 10 lot single-family detached residential development located on the south side of Viking Road, and the east of McLeod Drive. The plans show the overall site is 2.09 acres with a density of 4.78 dwelling units per acre. The lot sizes range from 5,250 square feet to 9,509 square feet. There is an existing 30 foot wide access easement running north-south, along the east side of the site and is identified as Common Element C. Access to the site is via Viking Road by a 42 foot wide private street running north-south through the center of the proposed subdivision which terminates as a hammerhead. All the lots will face into and get access from the private street. This application includes a waiver of development standards to reduce street intersection off-set between Street A and McLeod Drive and between Street A and Robar Street.

Landscaping

The plans depict street landscape areas including two, 5 foot wide landscape strips provided on each side of the detached sidewalks along Viking Road and McLeod Drive. The street landscaping consists of large trees and shrubs and meets Title 30 requirements. Common elements A & B are located on the west and north sides of the site, respectively, where common element C is located on the east side of the site. The area of the common elements is 15,263 square feet.

Elevations

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

Floor Plans

Five different floor plans are proposed with this subdivision, with each of the floor plans featuring multiple bedrooms, bathrooms, a kitchen, a 2 car garage, and several other amenities. The proposed homes range in size from 1,614 square feet to 2,643 square feet.

Applicant's Justification

The applicant states the proposed subdivision provides perimeter landscape buffering along McLeod Drive and Viking Road and establishes landscape common elements.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1019-06	Waiver of development standards to allow residential access on collector street	Denied by PC	September 2006
TM-500338-04	An 8 lot residential subdivision map - expired	Approved by PC	October 2004

Surrounding Land Use

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

Related Applications

Application Number	Request
PA-25-700034	A plan amendment to redesignate the site from Ranch Estate Neighborhood to Low-Intensity Suburban is a companion item on this agenda.
VS-25-0559	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-25-500140	A tentative map for a 10 lot single-family residential subdivision 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

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.

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 plans demonstrate that the density and layout of the proposed subdivision is consistent with other subdivisions in the surrounding area. Additionally, 4 sided architecture has been provided for each home design and the internal street network of the proposed subdivision is functional, with the required street landscaping along Viking Road and McLeod Drive which makes the development more appealing. The proposed homes use materials and colors typical of the southwestern United States. The site is well parked with 2 parking spaces provided for each lot

along with 10 on-site guest parking spaces. Furthermore, staff finds the proposed development is in line with Policy WP-1.5 which encourages residential infill of a similar scale, style, and intensity on vacant parcels in areas designated as Low-Intensity Suburban Neighborhood (LN). The proposed single-family residential subdivision also features infill development adjacent to established neighborhoods to promote a cohesive character. Therefore, staff can support this design review request.

**Public Works – Development Review
Pending**

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

ADDITIONAL CONDITIONS PENDING

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

APPLICANT: STONE LAND HOLDINGS, LLC

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

11/18/25 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500140-CF, LLC:

TENTATIVE MAP consisting of 10 single-family residential lots and common lots on 2.09 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located south of Viking Road and east McLeod Drive within Paradise. TS/Jud (For possible action)

RELATED INFORMATION:

APN:

162-13-801-001

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: NA
- Site Acreage: 2.09
- Project Type: Single-family residential subdivision
- Number of Lots: 10
- Density (du/ac): 4.78
- Minimum/Maximum Lot Size (square feet): 5,250/9,509

The plans depict a proposed 10 lot single-family detached residential development located on the south side of Viking Road, and the east of McLeod Drive. The plans show the overall site is 2.09 acres with a density of 4.78 dwelling units per acre. The lot sizes range from 5,250 square feet to 9,509 square feet. There is an existing 30 foot wide access easement running north-south, along the east side of the site and is identified as Common Element C. Access to the site is via Viking Road by a 42 foot wide private street running north-south through the center of the proposed subdivision which terminates as a hammerhead. All the lots will face into and get access from the private street. Detached sidewalks are provided along Viking Road and McLeod Drive.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1019-06	Waiver of development standards to allow residential access on collector street	Denied by PC	September 2006
TM-500538-04	An 8 lot residential subdivision map - expired	Approved by PC	October 2004

Surrounding Land Use

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

Related Applications

Application Number	Request
PA-25-700034	A plan amendment to redesignate the site from Ranch Estate Neighborhood to Low-Intensity Suburban is a companion item on this agenda.
VS-25-0559	A vacation and abandonment of patent easements is a companion item on this agenda.
WS-25-0560	A waiver of development standards and design review for a single-family detached residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

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

Building Department - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

ADDITIONAL CONDITIONS PENDING

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STONE LAND HOLDINGS, LLC

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

DRAFT

June 25, 2025



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

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

**Re.: Viking and McLeod
Land Use Justification Letter
in support of a Design Review
APN: 162-13-801-001**

Dear Staff,

On behalf of our client, Stone Land Holdings, LLC, we are requesting review and approval of a Design Review for the subject property. The applicant will also be applying for a Tentative Map, Master Plan Amendment, Re-zone and Vacation as companion items. Viking and McLeod will consist of fourteen (14) single-family detached residential lots and two (2) common lots encompassing the entire 2.09-acre site for a density of 6.69 residential lots per acre.

Project Description

The project consists entirely of 2.09 acres and is generally located on southeast corner of the intersection of Viking Road and McLeod Drive. The project site is located in a portion of West Half (W ½) of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 13, Township 21 South, Range 61 East, MDB&M, Nevada commonly known as APN: 162-13-801-001.

The project site is currently zoned as Residential Single Family 5.2 (RS5.2) with a land use designation of Ranch Estate Neighborhood (RN). The project site is bounded to the North and West by existing residential homes that are zoned as RS5.2 with a land use designation of Mid-Intensity Suburban Neighborhood (MN) and to the South and East that are zoned as RS5.2 with a land use designation of RN. Please see the attached land use designation map for land use designations.

Design Review

The developer is requesting a design review accompanying the request for a tentative map in conjunction with the proposed project site. Cross sections provided with the submittal illustrate the elevations along the project perimeters to the adjacent properties. The project site will utilize a 42-foot private street (38-foot wide with R-curb with a 4 foot sidewalk on one side of the street). The project site will have one access point to Viking Road. The net lot size within the project range in size from 3,675 square feet to 8,242 square feet with an average net lot size of 4,417 square feet.

The applicant will be providing five different floor plans with base livable square footage of 1,614 square feet, 1,845 square feet, 2,170 square feet, 2,430 square feet and 2,643 square feet for the proposed ten lot community. The applicant will offer three different elevation styles for each plan: Spanish, Craftsman, and Tuscan.

The maximum height of the buildings is approximately 24 feet 10 ½ inches from concrete slab to top of roof (see provided *Elevations*), well below the 35-foot maximum height allowed in *Title 30.02.07* for RS3.3 zoning. The elevation materials consist of stucco finished walls with varying elements such as window articulation, varied roof lines and concrete tile roofs. There are decorative stone veneer accents on the Tuscan and Craftsman elevations.

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

- Front Setback (garage): 20 feet
- Side Setback: 5 feet
- Corner Setback: 10 feet
- Rear Setback: 15 feet

The applicant will be providing the necessary perimeter landscape buffering from McLeod Drive and Viking Road by establishing landscape common elements (please see provided *Site Plan*). Cross sections provided with the submittal illustrate the elevations along the project perimeters to the adjacent properties.

Parking Analysis

The required parking for this development as follows:

Spaces per Unit:	28 garage spaces (2 spaces per each of the proposed 14 Units)
<u>Visitor Parking:</u>	<u>3 spaces (1 space per every 5 Units)</u>
Cumulative Spaces:	31 spaces

The current project site provides 28 garage spaces and with 14 guest parking spaces available in each driveway.

Conclusion

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

Sincerely,

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

Darryl C. Lattimore, PE
President

11/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0668-FASHION SHOW MALL, LLC:

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

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

RELATED INFORMATION:

APN:

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

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3200 Las Vegas Boulevard S.
- Site Acreage: 42.8 (portion)
- Project Type: Vehicle rental facility
- Square Feet: 313 (lease area)
- Parking Required/Provided: 4,830/5,543

Site Plans & Request

The plans depict an existing site with 9 different buildings that are individually located on 9 contiguous parcels. The 8 buildings provide interior access to each other, giving the appearance of 1 large building, with a central building connecting the other 8 structures together and providing interior access to the individual buildings. Access to the site is granted via Sammy Davis Jr. Drive, Fashion Show Drive, Las Vegas Boulevard South, Fashion Lane, and Mel Torme Way. The proposed vehicle rental facility will be located within the interior of the shopping center building in an atrium area located in the central building. The vehicle rental facility is on the ground floor of the shopping center with escalator connections to the lower-level parking garage where the rental vehicle fleet will be located directly under the rental desk area. The current parking requirement for the Fashion Show Mall is 4,830 spaces with 5,543 being provided after the 20 proposed rental vehicle spaces are deducted from the overall count.

Landscaping

No additional landscaping is proposed or required with this request.

Floor Plans

The floor plans show the vehicle rental facility will consist of a 313 square foot open air lease area within the western atrium of the central mall building. The lease area will be located under an existing escalator bank with 2 desk structures located at the eastern edge of the lease area. The desks themselves will be 6.45 square feet each and located in front of a 7.8-foot-tall cabinet and storage structure with company branding. The remaining portion of the lease area will be dedicated to a customer queuing and waiting area.

Applicant's Justification

The applicant will add a car rental desk as an accessory use to the existing Fashion Show Mall and with the proposed rental vehicle facility providing visitors with an additional amenity. The proposed use represents a valid use at this property. The desk will be open 7 days a week and will be staffed by a branch manager and two rental agents. Customers will receive their rental agreement and car keys at the Sixth desk inside the mall and then proceed down to the Mall parking garage where 20 parking stalls will be dedicated to the rental vehicle fleet, which represent a minor number of spaces.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-25-0469	Massage as a primary use	Approved by PC	August 2025
ASDR-24-900863	Administrative sign design review for modifications to a previously approved comprehensive sign package	Approved by ZA	January 2025
ADET-24-900854 (WS-22-0416)	Administrative extension of time for waivers of development standards and a design review for a restaurant addition to an existing shopping center	Approved by ZA	January 2025
UC-24-0584	Urgent care facility	Approved by PC	December 2024
ADR-24-900689	Administrative design review for restaurant outdoor dining remodel/façade change	Approved by ZA	November 2024
ASDR-23-900378	Administrative design review for a new restaurant tenant/façade change	Approved by ZA	September 2023
ADR-22-900536	Administrative design review for a canopy	Approved by ZA	September 2022
WS-22-0416	Waivers of development standards and a design review for a restaurant addition to an existing shopping center	Approved by BCC	September 2022
UC-20-0546	Use permits, waivers of development standards, and a design review for a monorail	Approved by BCC	October 2021
UC-19-0769	Recreational facility (Casino Quest)	Approved by PC	November 2019
UC-19-0526	Tattoo shop	Approved by PC	August 2019

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0221	Recreational facility (escape room)	Approved by BCC	May 2019
UC-0409-17	Museum (outdoor public art display) and design review for a museum - expired	Approved by BCC	July 2017
UC-0792-16	Alcohol sales (packaged beer and wine) within an existing outdoor sales structure/booth (Fabulous Freddy's)	Approved by BCC	January 2017
WS-0740-16	Enclosed existing outdoor sales structures/booths, a shade structure, and reduced parking	Approved by BCC	December 2016
UC-0660-16	Outside dining and drinking areas with on-premises consumption of alcohol to have primary means of access not from the interior of the restaurant and façade changes (Sugar Factory)	Approved by BCC	November 2016
WS-0659-16	Modifications to an approved comprehensive sign package (Sugar Factory)	Approved by BCC	November 2016
DR-0060-15	Modifications to a comprehensive sign package and exterior remodel (Dick's Sporting Goods)	Approved by BCC	March 2015
WS-0663-14	Comprehensive sign package	Approved by BCC	September 2014
UC-0259-14	Expansion and remodel of an existing shopping center with outdoor sales structures/booths and use permits for various uses	Approved by BCC	June 2014
WS-0617-11	Allowed a roof sign in conjunction with a shopping center	Approved by PC	February 2012
WS-0494-11	Increased sign area and allowed portions of the signs to be constructed of temporary materials	Approved by PC	December 2011
UC-0129-11	Movie theaters include production, live entertainment, and on-premises consumption of alcohol	Approved by BCC	May 2011
UC-0507-10	Live entertainment beyond daytime hours for a temporary outdoor commercial event (New Year's Eve Party)	Approved by PC	December 2010
WS-0704-09	Increased the average letter height and increased the projection for wall signs for the Forever 21 store	Approved by PC	February 2010
UC-0641-07	Outside bar in conjunction with an existing restaurant	Approved by PC	July 2007
DR-0539-05	Extension of the pedestrian bridge	Approved by BCC	May 2005
DR-1485-00	Modifications to Fashion Show Mall expansion	Approved by BCC	November 2000

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0166-00	Parking garage for Fashion Show Mall	Approved by BCC	March 2000
UC-1493-99	Expansion of the Fashion Show Mall and allowed an increase in overall on-premise sign area	Approved by PC	November 1999
UC-31-78	Established and allowed the construction of the Fashion Show Mall shopping center	Approved by BCC	May 1978

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Trump International Hotel & parking lots
South	Entertainment Mixed-Use	CR	Treasure Island Resort Hotel & parking garages
East	Entertainment Mixed-Use	CR	Wynn & Encore Resort Hotels
West	Business Employment	IL	Office/warehouse & retail buildings

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning Use Permit

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

The proposed vehicle rental facility, including both the fleet parking and desk area, will be entirely contained within the interior of the Fashion Show Mall building and will not be viewable from the street. The proposed structures are essentially moveable desk areas that should not have an impact on the design or floor layout of the building. The existing shopping center is relatively large and already experiences a high amount of car and pedestrian traffic, so the potential increase in both car and pedestrian traffic to access the proposed vehicle facility should be negligible on both the site and the surrounding neighborhood. Additionally, the site will remain well parked even after the fleet spaces are deducted from the overall provided parking space total, so the use of any existing spaces for the 20 fleet vehicles should not be an issue. The use of the site for a vehicle rental facility is both compatible and complementary as the existing shopping center is along the Las Vegas Boulevard South corridor and the proposed site would

allow for both residents and visitors to have convenient access to a rental car. Finally, staff finds the proposed vehicle rental facility would support Master Plan Policies 5.1.3 and 5.1.5 which support the adaptive reuse of existing shopping centers particularly for uses that support the existing economic bases, such as tourism, of the Las Vegas Valley. For these reasons, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 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.

ADDITIONAL CONDITIONS ARE PENDING

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SIXT RENT A CAR, LLC

CONTACT: SIXT RENT A CAR, LLC, 1501 NW 49TH STREET, FORT LAUDERDALE, FL 33309



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-100872

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

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

DETAILED SUMMARY PROJECT DESCRIPTION

Application for a Special Use Permit for Vehicle Rental. Sixt rent a car has a basic agreement with Fashion Show to set up a car rental counter inside the mall in a common area. Cars will be parked on site. No permitted construction is necessary. Fashion Show wants to add this service as an amenity to the mall services.

PROPERTY OWNER INFORMATION

NAME: Fashion Show Mall LLC

ADDRESS: C/O Brookfield PPTYS Retail, PO Box 101042

CITY: Chicago

STATE: IL

ZIP CODE: 60610-9909

TELEPHONE: _____ CELL 702.480.5470

APPLICANT INFORMATION (information must match online application)

NAME: Sixt rent a car LLC

ADDRESS: 1501 NW 49th St

CITY: Fort Lauderdale

STATE: FL

ZIP CODE: 33309

TELEPHONE: 9547287231

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Karsten Jaensch

ADDRESS: 1501 NW 49th St

CITY: Fort Lauderdale

STATE: FL

ZIP CODE: 33309

TELEPHONE: _____

CELL 9547287231

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.

[Signature]
Property Owner (Signature)*

Talida D. Rice
Property Owner (Print)

9/4/2025
Date

As Agent for Fashion Show Mall, LLC

Justification Letter

Company: Sixt rent a car LLC

Location: Las Vegas Fashion Show 3200 Las Vegas Blvd S Ste. 600, Las Vegas, NV 89109, United States

Dear Hunter

Sixt rent a car is applying for a use permit for vehicle rental at the above referenced location.

Sixt rent a car is in agreement with the Fashion Show Las Vegas to add a car rental desk as an accessory use to the Mall and provide visitors with an additional amenity and we are convinced that this represents a valid use at this property.

The exact process is outlined below:

- The desk is open 7 days a week and staffed by a branch manager and two rental agents.
- Customers are receiving their rental agreement and car keys at the Sixt desk inside the mall.
- Sixt will use 20 parking stalls in the garage as shown on the site plan.
- There is no permitted construction necessary as Sixt will just set up two desks and computers in the provided area.
- All Sixt employees will be dressed in Sixt uniforms and comply with Sixt policies.
- Sixt staff is trained according to Sixt training guidelines.
- More information about Sixt can be found here: www.sixt.com

Best regards

Karsten Jaensch
Director of Expansion

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11/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0721-SGS NORTH AMERICA, INC.:

USE PERMIT to allow a laboratory within an existing office and office/warehouse complex on a portion of 10.01 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay.

Generally located north of Sunset Road and west of Sandhill Road within Paradise. JG/my/xx
(For possible action)

RELATED INFORMATION:

APN:

161-31-412-024; 161-31-412-026; 161-31-412-068; 161-31-412-067 (ptn)

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3626 E Sunset Road & 3638 E Sunset Road
- Site Acreage: 10.01 (portion)
- Project Type: Laboratory
- Number of Stories: 1
- Building Height (feet): 21

Site Plan

The site plan shows an existing office and office/warehouse complex with access via E Sunset Road to the south. The southern portion of the complex is zoned CG and consists of 12 office buildings where the northern portion of the complex is zoned IP and consists of 4 office/warehouse buildings. The applicant is proposing to convert the entire office building F and the western half of office building D into a laboratory. Only medical or dental laboratories are permitted in a CG zone, necessitating a use permit for the proposed non-medical/dental laboratory.

Landscaping

Landscaping is not a part of this request.

Elevations

The submitted photos show one-story, 21 feet tall office buildings that feature beige and brick red stucco exteriors.

Floor Plans

The floor plan for the proposed use within building F shows a conference room, an office, a small meeting room, multiple prep rooms, and four labs. The floor plan for the proposed use within building D shows 3 labs, a storage room, a bathroom, a break room/kitchen, an office, an electrical room, a PCR area, and a server /record room.

Applicant's Justification

The applicant states that they acquired the property in July 2022, before the development code changed and required land use. The applicant intends to conduct environmental analyses at this location. This includes testing wastewater and drinking water samples and ensuring that they comply with local and federal guidelines.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0685-14	Use permit for a major training facility	Approved by PC	October 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-65)	Office/warehouse portion of the complex
South, West, & East	Business Employment	CG (AE-65)	Remainder of the office complex

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

Staff finds that this use would be compatible with other uses within the complex. Also, the parking requirement for the proposed laboratory use is the same as office use. Therefore, converting the existing offices into a laboratory does not increase the parking demands. Staff recommends approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

ADDITIONAL CONDITIONS PENDING

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SGS NORTH AMERICA, INC.

CONTACT: CHAN KIM, SGS NORTH AMERICA, INC., 400 BROADACRES DRIVE, SUITE 200, ATTENTION TAX DEPARTMENT, BLOOMFIELD, NJ 07003

11/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0679-SANCHEZ FAMILY TRUST & SANCHEZ MARGARET W TRS:

VACATE AND ABANDON easements of interest to Clark County located between Rochelle Avenue and University Avenue, and Arville Street and Cameron Street within Paradise (description on file). MN/tpd (For possible action)

RELATED INFORMATION:

APN:

162-19-202-002

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon an existing drainage easement within the subject property that is publicly maintained so that it can be rededicated as a privately maintained drainage easement.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-22-0347	Waiver of development standards and design review for an office/warehouse	Approved PC	August 2022
DR-1487-05	Design review for an office/warehouse	Approved by PC	October 2005
WS-1979-03	Waiver of development standards and design review for light manufacturing - expired	Approved by PC	January 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	IL	Manufacturing
South	Public Use	IL	School
East	Entertainment Mixed-Use	IL	Mini-warehouse
West	Entertainment Mixed-Use	IL	Warehouse

STANDARDS FOR APPROVAL:

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

Analysis
Public Works

Pending

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

- 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.

Building Department - Addressing

- No comment.

ADDITIONAL CONDITIONS PENDING

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ACG DESIGN

CONTACT: ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NV 89103



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101276

ASSESSOR PARCEL #(s): 162-19-202-002

PROPERTY ADDRESS/ CROSS STREETS: 4330 CAMERON STREET, LAS VEGAS, NEVADA 89103

DETAILED SUMMARY PROJECT DESCRIPTION

VACATION OF A PUBLIC DRAINAGE EASEMENT [DOC#1998122400620] PUBLICALLY MAINTAINED,
FOR RE-DEDICATION AS A PUBLIC DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED

PROPERTY OWNER INFORMATION

NAME: SANCHEZ FAMILY TRUST

ADDRESS: 8129 MOONSTONE CIRCLE

CITY: LAS VEGAS

STATE: NEVADA ZIP CODE: 89123

TELEPHONE: (702) 296-0540

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: ACG DESIGN

ADDRESS: 4310 CAMERON STREET, SUITE 12-A

CITY: LAS VEGAS

STATE: NEVADA

ZIP CODE: 89103

TELEPHONE: (702) 448-8737

CELL (702) 523-0531

ACCELA REFERENCE CONTACT ID # 254242

CORRESPONDENT INFORMATION (information must match online application)*

NAME: ACG DESIGN

ADDRESS: 4310 CAMERON STREET, SUITE 12-A

CITY: LAS VEGAS

STATE: NEVADA

ZIP CODE: 89103

TELEPHONE: (702) 448-8737

CELL (702) 523-0531

ACCELA REFERENCE CONTACT ID # 254242

*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.

Ramon Sanchez
Property Owner (Signature)*

RAMON SANCHEZ
Property Owner (Print)

9/17/2025
Date

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August 18, 2025

Project Name: 4330 Cameron Street, APR-25-101276

Assessor's Parcels: 162-19-202-002

Please see our justification below for APR-25-101276, 4330 Cameron:

This application is to vacate an existing public drainage easement currently publicly maintained, to be rededicated as a public drainage easement to be privately maintained.

If you have any questions or concerns, please feel free to contact me.

Sincerely,



**Randolph A.
Skorpinski**

Digitally signed by Randolph A.
Skorpinski
Date: 2025.08.18 15:56:58 -07'00'

Randolph Skorpinski, P.E.
Architectural Civil Group, LLC.
Principal/Civil Engineer
(702) 569-9157

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11/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0694-PUBLIC RIGHT OF WAY:

VACATE AND ABANDON a portion of right-of-way being Arville Street located between Tropicana Avenue and Reno Avenue within Paradise (description on file). MN/ji/xx (For possible action)

RELATED INFORMATION:

APN:

162-30-103-003

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon a portion of the existing right-of-way being Arville Street for the installation of a detached sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0573	Waiver of development standards and design review for fire training and maintenance campus with fire station	Approved by BCC	December 2024

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	The Orleans Resort Hotel
South	Business Employment	IL	Retail & office complex
East	Entertainment Mixed-Use & Business Employment	IL	Retail & office complex
West	Entertainment Mixed-Use & Business Employment	IL	Office/warehouse & outside storage

STANDARDS FOR APPROVAL:

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

Analysis
Public Works

Pending

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

- 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.

Building Department - Addressing

- No comment.

ADDITIONAL CONDITIONS PENDING

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: COUNTY OF CLARK(RPM)

CONTACT: HAILEY SHINTON, GCW ENGINEERING, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-30-103-003

PROPERTY ADDRESS/ CROSS STREETS: Arville St and W Bell Dr

DETAILED SUMMARY PROJECT DESCRIPTION

ROW Vacation

PROPERTY OWNER INFORMATION

NAME: Clark County Department of Real Property Management

ADDRESS: 500 S Grand Central Pkwy

CITY: Las Vegas

TELEPHONE: 702-455-4616

CELL

EMAIL: [REDACTED]

STATE: NV

ZIP CODE: 89155

APPLICANT INFORMATION (must match online record)

NAME: Clark County Department of Real Property Management

ADDRESS: 500 S Grand Central Pkwy

CITY: Las Vegas

TELEPHONE: 702-455-2616

CELL 702-373-1148

EMAIL: [REDACTED]

STATE: NV

ZIP CODE: 89155

REF CONTACT ID #

CORRESPONDENT INFORMATION (must match online record)

NAME: GCW, INC

ADDRESS: 1555 S Rainbow Blvd

CITY: Las Vegas

TELEPHONE: 702-804-2000

CELL 702-804-2165

EMAIL: [REDACTED]

STATE: NV

ZIP CODE: 89146

REF CONTACT ID #

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

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned 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.

Shauna Bradley
Shauna Bradley (JUL 30, 2025 11:37:40 PM)

Property Owner (Signature)*

Shauna Bradley

Property Owner (Print)

Jul 30, 2025

Date

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

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810-002

August 19, 2025

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

**Re: ROW Vacation Justification Letter
CC Fire Training Center
APN: 162-30-199-014**

To Whom It May Concern:

GCW, Inc. has been retained by Clark County Department of Real Property Management, to file the subject application.

The purpose of this application is to vacate a portion of the existing ROW as required for detached sidewalks. Per NOFA the installation of detached sidewalk along Arville Street will require vacation of excess right-of-way. The verified survey of the back of curb is located 6' away from the existing right-of-way. We believe the intention is not for Clark County to retain 1' of landscape area; therefore we are requesting the 6' vacation of right-of-way.

We appreciate your review and consideration. Should you have any questions, please feel free to contact me directly at 702-804-2136.

Cordially,

GCW, INC.

A handwritten signature in black ink, appearing to read "Nicole M. Goudie". The signature is fluid and cursive.

Nicole Goudie
Project Manager

A small, handwritten mark or signature in the bottom right corner of the page, possibly a checkmark or a stylized letter.

1555 South Rainbow Boulevard
Las Vegas, Nevada 89146



O 702.804.2000
F 702.804.2299



info@gcwengineering.com
gcwengineering.com

11/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0714-REGAL I, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce buffering and screening **DESIGN REVIEW** for modifications to a previously approved recreational vehicle storage facility within an existing commercial complex on a portion of 17.7 acres in a CG (General Commercial) Zone.

Generally located on the east of Eastern Avenue and north of Pebble Road within Paradise, MN/rp/cv (For possible action)

RELATED INFORMATION:

APN:

177-13-423-003; 177-13-423-005; 177-13-423-007; 177-13-423-009; 177-13-423-011; 177-13-423-026; 177-13-423-029; 177-13-423-030; 177-13-423-032 through 177-13-423-035; 177-13-423-037 through 177-13-423-039; 177-13-423-041 through 177-13-423-044

WAIVER OF DEVELOPMENT STANDARDS:

Allow an existing 8 foot tall decorative fence (2 foot tall decorative screen wall with 6 foot tall wrought iron fence on top) along a portion of the north property line where an 8 foot tall decorative screen wall is required per Section 30.04.02C and a 6 foot tall screen wall was previously approved along the north property line.

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 17.7 (overall shopping center)
- Project Type: Reduce buffering
- Fence Height (feet): 8
- Parking Required/Provided: 706/771

History, Request, & Site Plan

The site plan depicts an existing shopping center with cross access and shared parking arrangements with adjacent commercial buildings. The overall development is located on the northeast corner of Pebble Road and Eastern Avenue within an existing shopping center consisting of an existing tavern, restaurant, offices, and retail shops. A previously existing movie theater on the site was converted into a mini-warehouse, which was approved as a permitted use

under the former Title 30 regulations. UC-24-0605 was previously approved for outdoor storage of recreational vehicles (RVs) adjacent to a portion of the north property line. As part of the previously approved application, the applicant requested a waiver to reduce the required buffer wall height from 8 feet to 6 feet along that portion of the north property line.

At this time, the applicant is requesting to allow the existing 2 foot tall decorative screen wall with 6 foot tall wrought iron fence on top where an 8 foot decorative screen wall is required in accordance with Section 30.04.02C of the development code. No additional changes are proposed to the other structures on the property.

Landscaping

The original approval included a request for a waiver to reduce the landscaping buffer width along a portion of the north property line to 10 feet with one row of trees, where a 15 foot wide buffer with 2 rows of evergreen trees is required. However, this waiver request was subsequently withdrawn. The proposed plans depict a landscaping buffer that complies with code requirements, including a 15-foot width and two rows of evergreen trees spaced 20 feet on center in each row. No additional changes are proposed.

Elevations

The decorative screen wall exists and varies in height due to grade differences. On the subject site's side, the fence is 8 foot tall consisting of a 2 foot tall decorative screen wall with 6 foot tall wrought iron fence on top.

Applicant's Justification

The applicant requests a waiver of development standards to reduce the required perimeter wall height from 8 feet to 6 feet along the north property line. Outdoor recreational vehicle (RV) spaces for lease are being added at the rear of the site. The applicant indicated last year, approval was granted to add 2 retail buildings, relocate a security gate, and enhance landscaping with an additional five feet of intense planting. The applicant notes that the existing fence aligns with the adjacent property's boundary and is consistent with the neighboring property's improvements.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-24-0605	Use permit, waivers, and design review for outdoor storage and retail building	Approved by PC	December 2024
VS-18-0170	A vacation and abandonment of easements	Approved by PC	March 2018
UC-18-0121	Use permit for a recreational facility within an existing commercial shopping center	Approved by PC	March 2018
UC-17-1049	Use permit for a recreational facility (indoor dog park) and a dog kennel	Approved by PC	January 2018
ZC-1113-95	Reclassified the subject property and other parcels to C-2 zoning for a shopping center	Approved by BCC	September 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Open Lands	RS20 & PF	Public utility structure & undeveloped
East	City of Henderson	RM-10	Single-family residential
West	Corridor Mixed-Use	CG	Commercial shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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 the applicant has not provided sufficient justification for not installing the required 8 foot tall decorative wall. Screen walls are essential to mitigate potential impacts from nonresidential uses adjacent to residential properties, particularly in cases involving outdoor storage, as regulated under Section 30.03.07. Staff finds that the existing fence consisting of wrought iron does not provide sufficient buffering and screening to the adjacent residential property. Therefore, staff does not support the requested waiver.

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 appreciate the applicant's provision of a 15 foot wide landscape buffer with a double row of evergreen trees planted offset from one another. However, staff remains concerned about the potential impacts associated with reducing the height of the decorative screen wall, particularly given the site's proximity to residential properties. As the wall is intended to mitigate these impacts, staff cannot support the design review.

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; 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

Pending...

Fire Prevention Bureau

- No comment

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: OCHOA DEVELOPMENT

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-13-423-017, 022, 024, 025, 027, & 028 038, 039, 041, 042, 43 & 44

177-13-003, 005, 007, 009, 026, 029, & 030 032, 033, 034, 035, 037,

PROPERTY ADDRESS/ CROSS STREETS: NEC Pebble & Eastern

DETAILED SUMMARY PROJECT DESCRIPTION

Use permit, design review, and waivers. Additional retail and mini-warehouse outside storage

1, 005, 007, 009, 026, 029, 030,

PROPERTY OWNER INFORMATION

NAME: Regal I, LLC

ADDRESS: 1370 Jetstar Ave # 100

CITY: Henderson

TELEPHONE: _____ CELL _____ STATE: NV ZIP CODE: 89052

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Ochoa Development Corporation

ADDRESS: 2700 W Richmar Ave OFC

CITY: Las Vegas,

STATE: NV

ZIP CODE: 89123

REF CONTACT ID # _____

TELEPHONE: _____ CELL 760-809-8247 EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: LAS Consulting

ADDRESS: 1930 Village Center Circle Bldg 3-577

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

REF CONTACT ID # 165577

TELEPHONE: _____ CELL 702-499-6469 EMAIL: _____

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

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

Dennis Troesh, Manager

Manager of Regal I LLC (Signature)*

____ Manager of Regal I LLC (Print)

Date _____

DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

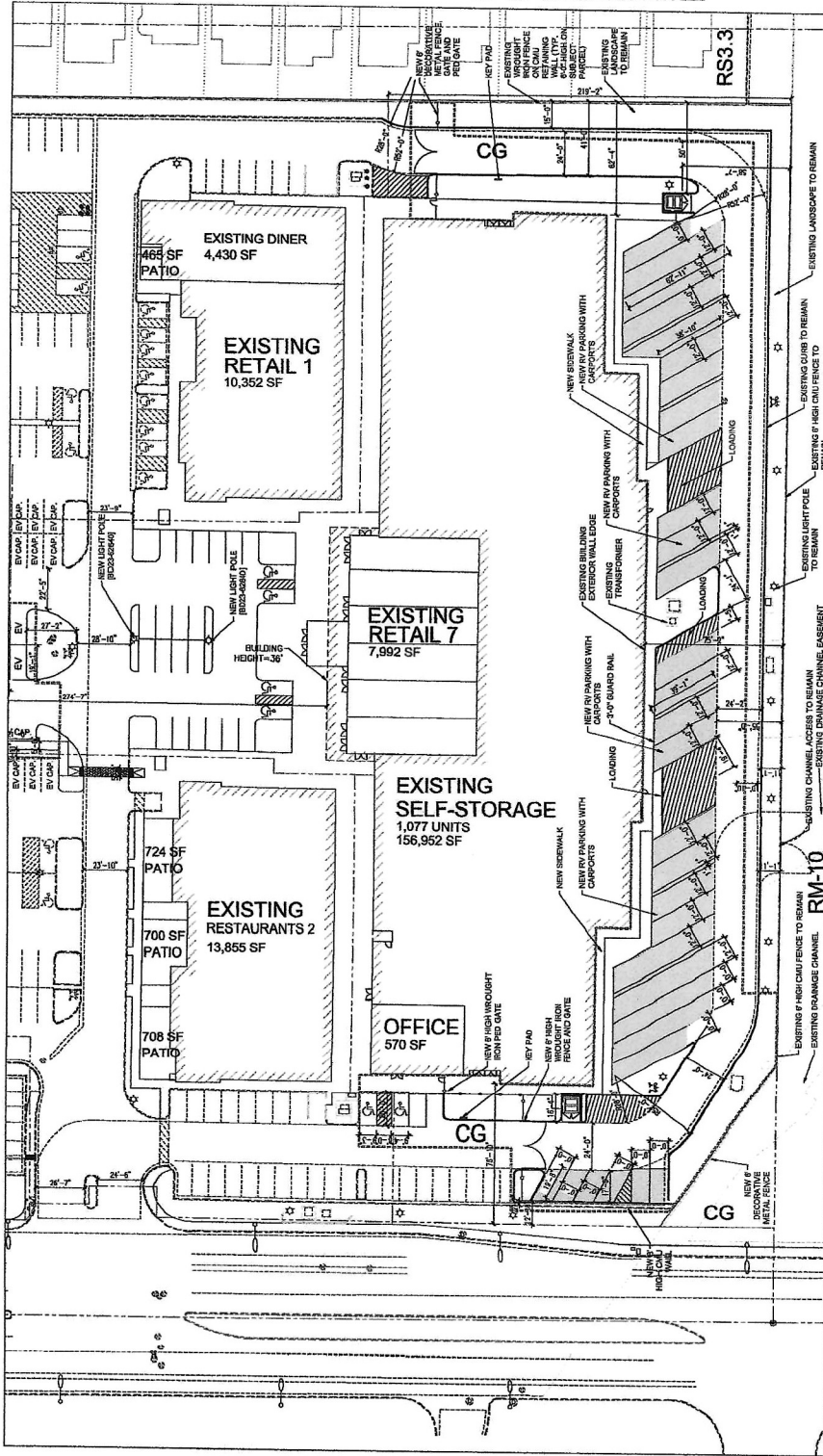
DATE _____

BCC MEETING DATE _____

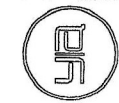
FEES _____

TAB/CAC LOCATION _____

DATE _____



YIHONG LIU + ASSOCIATES
ARCHITECTURE PLANNING INTERIOR

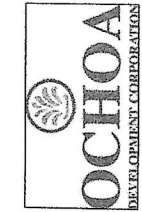


1650 HICKORY RIDGE PARKWAY
SUITE 200
LAS VEGAS, NV 89123
702-778-8231
702-778-8232 FAX

REGAL STORAGE CONVERSION CLARK COUNTY, NEVADA

DR-S03
STORAGE GATE & RV
CARPORTS SITE PLAN
09/21/25

SCALE 1"=30'-0"



10

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400110 (ZC-0425-07)-PACIFIC PLACE SITE, LLC:

ZONE CHANGE SIXTH EXTENSION OF TIME to reclassify 33.5 acres from an M-1 (Light Manufacturing) Zone to an H-1 (Limited Resort and Apartment) Zone.

USE PERMITS for the following: 1) an expansion of the Gaming Enterprise Overlay District; 2) a resort hotel/casino consisting of 2,700 hotel rooms; 3) 1,120 resort condominiums; 4) public areas including all casino areas, showrooms, live entertainment, cinema, performing arts center, shopping center, indoor and outdoor dining, entertainment, offices, meeting and convention, back-of-house, and parking structures; 5) increase the height of high-rise towers; 6) associated accessory and incidental commercial uses, buildings, and structures; and 7) deviations from development standards.

DEVIATIONS for the following: 1) encroachment into airspace; 2) reduced loading spaces; and 3) all other deviations as shown per plans on file.

Generally located on the southeast corner of Spring Mountain Road and Polaris Avenue within Paradise. JJ/jgh/xx (For possible action)

RELATED INFORMATION:

APN:

162-17-210-001; 162-17-210-002; 162-17-211-001; 162-17-212-002; 162-17-212-003; 162-17-212-005; 162-17-213-004; 162-17-214-002; 162-17-215-001; 162-17-216-001; 162-17-217-001; 162-17-218-001; 162-17-219-001; 162-17-220-001; 162-17-221-001 through 162-17-221-003; 162-17-222-001; 162-17-223-001; 162-17-224-001

USE PERMITS:

1. Allow an expansion of the Gaming Enterprise Overlay District.
2. Allow a resort hotel/casino consisting of 2,700 hotel rooms.
3. Allow 1,120 resort condominiums.
4. Allow public areas including all casino areas, showrooms, live entertainment, cinema, performing arts center, shopping center, indoor and outdoor dining, entertainment, offices, meeting and convention, back-of-house, and parking structures.
5. Increase the height of high-rise towers to 590 feet where 100 feet is the standard (a 490% reduction).
6. Allow all associated accessory and incidental commercial uses, buildings, and structures.
7. Allow for deviations from development standards.

DEVIATIONS:

1. Permit encroachment into airspace.
2. Reduce the number of loading spaces from 39 spaces to 7 spaces.
3. Permit all other deviations as shown per plans on file.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3355 Spring Mountain Road
- Site Acreage: 33.5
- Project Type: Resort hotel

History

The original approval included a deviation to reduce the 1:3 height setback ratio from Spring Mountain Road (deviation #1) but was withdrawn. The numbering of the deviations has changed. Also, during the last extension of time application, the design reviews for the project were withdrawn.

Previous Conditions of Approval

Listed below are the approved conditions for (ET-21-400129) ZC-0425-07:

Comprehensive Planning

- Until September 1, 2025 to commence.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 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; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

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;
- 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 30.48 Part B of the Clark County Unified Development Code;
- 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 and is still valid.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Listed below are the approved conditions for (ET-18-400166) ZC-0425-07:

Current Planning

- Until July 18, 2021 to complete;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ZC-0425-07 (ET-0035-16):

Current Planning

- Until July 18, 2018 to complete.
- Applicant is advised that the application is subject to a Development Agreement and conditions of the original application (ZC-0425-07); a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review

- Compliance with previous conditions

Listed below are the approved conditions for ZC-0425-07 (ET-0046-13):

Current Planning

- Until July 18, 2016 to complete.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that at the time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates from all phases of the proposed project at build-out before sewer point-of-connection can be approved; there is an existing public 15 inch sanitary sewer line on the property adjacent to Highland Drive; applicant is required to confirm the existence of the easements, provide any new easements where missing, and to confirm that the applicant's improvements do not encumber the sewer easement, CCWRD must have 24 hour access to maintain public sewer lines; applicant may propose relocation of the public sewer at his expense, maintaining flow capacity and meeting all CCWRD design standards; and that CCWRD has no exception to the requested extension of time.

Listed below are the approved conditions for ZC-0425-07 (ET-0070-10):

Current Planning

- Until July 18, 2013 to complete;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- All applicable standard conditions for this application type.
- Applicant is advised that the application is subject to a Development Agreement; conditions of approval of the original application ZC-0425-07; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Civil Engineering

- Compliance with previous conditions.

Listed below are the approved conditions for ZC-0425-07:

Current Planning

- A Development Agreement as agreed upon by the applicant to mitigate 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;
- Design review as a public hearing for the tower buildings in the northwest corner of the site;
- Pedestrian realm to be provided per plans on file;
- All applicable standard conditions for this application type.
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license, or approval; any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must be completed within 3 years of approval date or it will expire.

Civil Engineering

- Compliance with Development Agreement with Clark County;
- Dedication of additional right-of-way to complete a 60 foot half street width on Spring Mountain Road;
- Construct full off-site improvements;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control which may require a vacation of excess right-of-way or execute a license and maintenance agreement for non-standard improvements in the right-of-way;
- Drainage study and compliance;
- Traffic study and compliance;
- Traffic study to also address: a) any additional right-of-way dedications required for construction of turning lanes for Spring Mountain Road and Polaris Street, b) dedication of right-of-way for bus turnout relocation and/or passenger loading/shelter areas in accordance with Regional Transportation Commission standards, c) minimum required width of all public access walkway segments so that a minimum Level of Service "C" is

achieved under peak pedestrian volumes, d) turnover analysis for the porte-cochere and recommendation of mitigation measures as applicable;

- Reconstruct any unused driveways with full off-sites;
- Driveway widths and locations to be approved by Clark County Civil Engineering Division;
- Nevada Department of Transportation approval.

Department of Aviation

- No building permits shall be released for the project prior to the Department of Aviation notifying Zoning Plan Check that the applicant has received all necessary airspace approvals;
- 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 30.48 Part B of the Clark County Unified Development Code.
- 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.

Applicant's Justification

The applicant indicates that the property was purchased in 2018 to be developed as a resort hotel and casino. Unfortunately, the economy has only recently begun to stabilize to allow for such a development. The applicant is requesting a 2-year extension.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400129 (ZC-0425-07)	Fifth extension of time on a zone change to reclassify 33.5 acres from M-1 to H-1 zoning for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	August 2023
ET-18-400166 (ZC-0425-07)	Fourth extension of time on a zone change to reclassify 33.5 acres from M-1 to H-1 zoning for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	September 2018
ZC-0425-07 (ET-0035-16)	Third extension of time on a zone change to reclassify 33.5 acres from M-1 to H-1 zoning for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	May 2016

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0425-07 (ET-0046-13)	Second extension of time on a zone change to reclassify 33.5 acres from M-1 to H-1 zoning for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	July 2013
ZC-0425-07 (ET-0070-10)	First extension of time on a zone change to reclassify 33.5 acres from M-1 to H-1 zoning for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	June 2010
ZC-0425-07	Original application to reclassify 33.5 acres from U-V to H-1 zoning with use permits to expand the gaming enterprise overlay district, a resort hotel/casino, resort condominiums, public areas, increased building height, associated accessory uses, buildings and structures and deviations from development standards and design reviews for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	July 2007
NZC-1687-04	Reclassified from M-1 to U-V zoning for a mixed-use development - expired	Approved by BCC	February 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	CR & IL	Adult use, check cashing, & retail sales
South	Entertainment Mixed-Use	H-1	Retail & office spaces
East	Entertainment Mixed-Use	H-1	Industrial buildings
West	Entertainment Mixed-Use	CG & IL	Vehicle repair & industrial buildings

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.

Since approval of the original zone change in July 2007 there have been no technical studies submitted to Clark County for review. The application has been extended 5 times (with this request making 6 times); once in June 2010 with ZC-0425-07 (ET-0070-10), once in July 2013 with ZC-0425-07 (ET-0046-13), once in May 2016 with ZC-0245-07 (ET-0035-16) one in September 2018 with ET-18-400166 (ZC-0425-07) and most recently in August 2023 with ET-21-400129. This is the sixth extension of time. During the last review, staff indicated there is an expectation for progress, progress being proof of technical studies or a complete Development Agreement and neither has been provided. Although staff understands the fluctuation of the economy, no progress has been made, therefore staff cannot support the request to extend this application.

Public Works - Development Review
PENDING.

Department of Aviation

The development still penetrates 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.

More importantly, the development still penetrates the Part 77 airspace surface (Airport Airspace Overlay District), as defined by Section 30.02.26B.2(i) of the Clark County Unified Development Code. Therefore, as required by Section 30.06.03D.7(iv) of the Clark County Unified Development Code, final action cannot occur until the FAA has issued an airspace Determination of No Hazard that is still valid, and the Department of Aviation has reviewed the latest determination. (Note that section 30.06.03D.7(iv) requires that the FAA Determination of No Hazard shall be submitted two weeks prior to final approval for any proposed structure that intrudes into Airport Airspace Overlay District [see chapter 30.02.26B].)

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:

- Until September 1, 2027 to commence or the application will expire unless extended with approval of an extension of time.

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.

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

Public Works - Development Review

- Compliance with previous conditions.

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 and is still valid, 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.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: PACIFIC PLACE SITE, LLC

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 162-17-210-001, 002, 162-17-211-001, 162-17-212-002, 003, 005, 162-17-213-004, 162-17-214-002, 162-17-215-001, 162-17-216-001
162-17-217-001, 162-17-218-001, 162-17-219-001, 162-17-220-001, 162-17-221-001 thru 003, 162-17-222-001, 162-17-223-001, and 162-17-224-001

PROPERTY ADDRESS/ CROSS STREETS: Spring Mountain Road and Polaris Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

ET for ET-21-400129 (ZC-0425-07)

PROPERTY OWNER INFORMATION

NAME: Pacific Place Site, LLC

ADDRESS: 6330 Spring Mountain Road, Suite D

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-827-8276

CELL 702-827-8276

APPLICANT INFORMATION (information must match online application)

NAME: Pacific Place Site, LLC

ADDRESS: 6330 Spring Mountain Road, Suite D

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-827-8276

CELL 702-827-8276

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Stephanie Gronauer - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

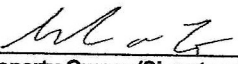
TELEPHONE: 702-792-7000

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.


Property Owner (Signature)*

Kwokon Lo / Pacific Place Site LLC
Property Owner (Print)

August 25, 2025
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 Gronauer
sgronauer@kcnvlaw.com
D: 702.792.7045

August 28, 2025

VIA EMAIL

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

**Re: Justification Letter - Extension of Time
Pacific Place Site, LLC
Spring Mountain and Polaris**

To Whom It May Concern:

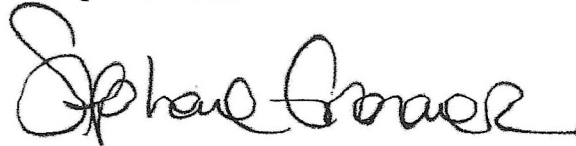
This firm represents Pacific Place Site, LLC, (the "Applicant") in the above referenced matter. The proposed project is located on the southeast corner of Spring Mountain Road and Polaris Avenue (the "Property"). The Applicant is requesting another extension of time for a previously approved zone change and expansion of the gaming enterprise district under application ZC-0425-07.

The Property was purchased by the Applicant in 2018 to be developed as a resort hotel and casino. Unfortunately, the economy has only recently began to stabilize to allow for such a development. The Applicant is requesting one additional extension of time for two (2) years to preserve the valuable gaming entitlement.

Thank you in advance for your consideration. Please do not hesitate to contact me with any questions or concerns.

Sincerely,

Kaempfer Crowell



Stephanie H Gronauer

11/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0702-SCHOOL BOARD OF TRUSTEES:

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

RELATED INFORMATION:

APN:

162-14-803-001

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

Project Description

The applicant requests the vacation and abandonment of portions of the rights-of-way being Eastern Avenue, Viking Road, and Jefferys Street. The vacation of these rights-of-way are necessary to accommodate for a detached sidewalk adjacent to the existing school. The applicant is also requesting to vacate and abandon patent easements which are no longer necessary for the development of this site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0011-72	Use permit for a public school	Approved by PC	February 1972

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Neighborhood Commercial	RS5.2 (HDO) & CP	Single-family residential & office
South	Public Use & Corridor Mixed-Use	RS5.2 & CG	Congregate care & offices
East	Neighborhood Commercial	CP & CG	Office complex

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

Related Applications

Application Number	Request
WS-25-0701	Waivers of development standards and design review for a proposed school redevelopment 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

PENDING.

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**

- 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.

Building Department - Addressing

- No comment.

ADDITIONAL CONDITIONS PENDING

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY SCHOOL DISTRICT

CONTACT: CLARK COUNTY SCHOOL DISTRICT, REAL PROPERTY MGMT., 1181
MILITARY TRIBUTE PL., HENDERSON, NV 89074

DRAFT

11/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0701-SCHOOL BOARD OF TRUSTEES:

WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.

DESIGN REVIEW for proposed redevelopment of a school on 8.94 acres in a PF (Public Facility) Zone.

Generally located south of Viking Road and west of Eastern Avenue within Paradise. TS/rg/xx
(For possible action)

RELATED INFORMATION:

APN:

162-14-803-001

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce driveway throat depth along Jefferys Street to 23 feet where 25 feet is the minimum required per Uniform Standard Drawing 222.1 (an 8% reduction).
- b. Reduce the driveway approach distance along Viking Road to 139 feet where 150 feet is the minimum required per Uniform Standard Drawing 222.1 (a 7% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2375 E. Viking Road
- Site Acreage: 8.94
- Project Type: School
- Number of Stories: 1
- Building Height (feet): 27 (proposed school building)/28 (proposed portable classrooms)/20 (proposed fabric shade structure)/18 (proposed metal shade structure)
- Square Feet: 72,900 (proposed school building)/5,750 (proposed portable building)/6,240 (proposed fabric shade structure)/1,776 (proposed metal shade structure)
- Parking Required/Provided: 59/123
- Sustainability Required/Provided: 7/7

History & Site Plan

The existing school was approved via UC-0011-72 by the Planning Commission in February 1972.

The site plan depicts a reconfigured layout featuring multiple new buildings designed to support updated educational programming and meet current building and accessibility standards. The applicant proposes a phased redevelopment of the existing school campus. The proposed redevelopment includes the demolition of the current school building and the construction of new, modern school facilities.

The project will be completed in 3 phases:

Phase 1

This phase consists of the demolition of a portion of the existing building, the removal of some landscaping, and the demolition of playground equipment, a greenhouse, portables, and shade structures. The remainder of the existing building will remain operational for school use until it is demolished under Phase 3.

Phase 2

During this phase, 5 temporary portables will be installed and utilized as classrooms during construction. Furthermore, the northeast parking lot will be demolished along with existing canopies. The new school facilities are expected to be occupied at the beginning of the 2028-2029 school year.

Phase 3

This last phase is when the temporary portable will be removed, and the demolition of the remaining portion of the old school building will occur. Per the applicant, the construction of new play areas and outdoor recreation spaces on the western portion of the site will also occur during Phase 3. Lastly, the applicant states that the project completion date is anticipated by summer of 2028.

The site provides a total of 123 parking spaces, including 11 ADA-accessible stalls, resulting in 112 standard parking spaces. The project requires 59 parking spaces. The proposed parking supply exceeds the requirement by 64 spaces, ensuring compliance with applicable development standards.

Three vehicular access points are provided for staff, visitors, and student drop-off and pick-up. Two access points are located along Jefferys Street on the west side of the site and serve as the primary entrances. An additional access point is located along Viking Road on the north side of the site, providing secondary access. These entrances connect to internal drive aisles and parking areas. The 2 driveways along Jefferys Street feature driveway throat depths of 23 feet, where 25 feet is required per Uniform Standard Drawing 222.1, and a driveway approach distance of 139 feet, where 150 feet is required - both of which are subject to waivers of development standards requests.

Landscaping

The proposed landscape plan features detached sidewalks along the street frontages (Jefferys Street, Viking Road, and Eastern Avenue). Each sidewalk is 5 feet in width and flanked by landscaped strips on both sides. Along Eastern Avenue, a portion of the sidewalk is located within the public right-of-way, specifically where the RTC bus turnout is situated; however, the

majority of this frontage maintains a detached sidewalk configuration consistent with the overall site design. It should be noted that the proposed landscape materials, including tree species and placement, do not meet Title 30 requirements for large-size trees and the required spacing standards. As part of an alternative landscape plan, the applicant is proposing medium-size trees with approximately 30 feet of separation between each tree where 20 feet is required per code. Additionally, the landscape plan shows the appropriate parking lot landscape finger islands along the north and west property lines, however the visitor parking and the employee parking areas north of the school building do not have trees within the landscape finger islands.

Elevations

The proposed school building has an overall height of 27 feet. The design incorporates steel canopies, vertical ribbed metal panels, CMU walls, and a standing seam metal roof. Windows and doors include storefront systems, hollow metal doors, and a sliding automatic entrance. Mechanical units are screened by parapets, and additional features include aluminum letters and a mechanical yard louver system. Finishes are specified with colors such as Dorian Gray and Light Champagne, and metal cap flashing is painted in a matching neutral tone.

Floor Plan

The plan depicts a proposed school building with a gross floor area of 75,900 square feet contain within a single building with 4 interior courtyards for outdoor educational activities and a portable building with a gross floor area of 5,750 square feet.

Applicant's Justification

The applicant has determined the school is past its useful life cycle and needs replacement. It should be noted that the school serves students with diverse and complex needs, necessitating extensive site adjustments and accommodations to support students with mobility and developmental differences. The school was originally constructed in 1972 and during the most recent 2024-2025 school year had a capacity of approximately 220 students. The current 2025-2026 school year has a projected enrollment of 123 students. The site includes a potential area for the use of portables. The portables are typical at 5,750 square feet and a maximum height of 15 feet. Per the applicant, in event the portables are utilized, this does not necessarily signify there has been an increase in student enrollment. The use of portables is site-based and is determined by the Principal based on their current spacing needs for students and staff. Additionally, the applicant is requesting waivers from development standards for 2 driveways located along Jefferys Street. Both driveways fall slightly short of the required driveway approach distance and throat depth. The waivers are necessary to preserve essential site functions, as expanding the throat depth would result in the loss of on-site bus queuing capacity, required landscaping, and programmable space. These impacts would diminish the overall efficiency and functionality of the campus layout.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0011-72	Use permit for a public school	Approved by PC	February 1972

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Neighborhood Commercial	RS5.2 (HDO) & CP	Single-family residential & office
South	Public Use & Corridor Mixed-Use	RS5.2 & CG	Congregate care & offices
East	Neighborhood Commercial	CP & CG	Office complex
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

Related Applications

Application Number	Request
VS-25-0702	Vacation and abandonment of portions of public rights-of-way and patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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.

Design Review

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

The proposed design demonstrates a balance code compliance with the operational needs of the campus without compromising site character. The site is over parked, supporting operational efficiency and accessibility.

The proposed redevelopment is compatible with adjacent development and maintains harmony with the surrounding neighborhood through its scale, layout, and continued use. The architectural

elevations and design characteristics reflect a contemporary and cohesive aesthetic appropriate for a modern educational facility and are not considered unsightly or undesirable in appearance. Site access and circulation are designed to support safe and efficient movement for vehicles and pedestrians, with three access points and internal drive aisles facilitating traffic flow. Staff finds no objections to the design review request, as the proposed will not negatively impact the surrounding design area.

Public Works – Development Review

Waivers of Development Standards #1a & #1b

PENDING.

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.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.
- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

ADDITIONAL CONDITIONS PENDING

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY SCHOOL DISTRICT

CONTACT: CLARK COUNTY SCHOOL DISTRICT, REAL PROPERTY MGMT., 1181
MILITARY TRIBUTE PLACE, HENDERSON, NV 89074

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-14-803-001

PROPERTY ADDRESS/ CROSS STREETS: 2375 East Viking Rd. (SWC E. Viking Rd. & S. Eastern Ave.)

DETAILED SUMMARY PROJECT DESCRIPTION

On-Site Replacement of Helen J. Stewart Special School

PROPERTY OWNER INFORMATION

NAME: Board of School Trustees

ADDRESS: 1180 Military Tribute Place

CITY: Henderson

TELEPHONE: _____ CELL _____ EMAIL: _____ STATE: NV ZIP CODE: 89074

APPLICANT INFORMATION

NAME: Clark County School District

ADDRESS: 1180 Military Tribute Place

CITY: Henderson

TELEPHONE: _____ CELL _____ EMAIL: _____ STATE: NV ZIP CODE: 89074 REF CONTACT ID # _____

CORRESPONDENT INFORMATION

NAME: Paulette Marshall, Clark County School District - Real Property Management

ADDRESS: 1180 Military Tribute Place

CITY: Henderson

TELEPHONE: (702) 799-5214 CELL (725) 265-0763 EMAIL: _____ STATE: NV ZIP CODE: 89074 REF CONTACT ID # _____

*Correspondent will receive all project communication

(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.

Brandon McLaughlin
Property Owner (Signature)

Brandon McLaughlin, Assistant
Superintendent of Construction
Property Owner (Print)

7-9-25
Date

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

DATE _____

September 9, 2025

VIA UPLOAD

CLARK COUNTY
Department of Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155

BOARD OF SCHOOL TRUSTEES

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Emily Stevens, Member

Jhone Ebert, Superintendent

Re: Design Reviews and Waivers of Development Standards for
The Replacement of Helen J. Stewart Special School
Revised Justification Letter

Pursuant to Title 30 of the Clark County Code, the Clark County School District (District) respectfully request approval of a Design Review (DR) and Waiver of Development Standards (WS) for the replacement of Helen J. Stewart Special School (School). The School is currently located at 2375 E. Viking Road, Las Vegas, Nevada 89169; Assessor's Parcel Number (APN): 162-14-803-001. The School site is zoned P-F (Public Facility) on approximately 8.94 acres. The District is requesting design reviews for a school, as well as, waivers for approach distance and throat depth reductions.

The District has determined the School is past its useful lifecycle and is in need of replacement. It should be noted that the School serves students with diverse and complex needs, necessitating extensive site adjustments and accommodations to support students with mobility and developmental differences. The School was originally constructed in 1972 and during the most recent 2024-2025 school year (SY) had a capacity of approximately two-hundred twenty (220) students. The current 2025-2026 SY has a projected enrollment of one-hundred twenty-three (123) students. Phase 1 construction of the New School will commence after the 2026-2027 SY and open in the 2028-2029 SY. The students will be staying on the existing School site to minimize disruption in learning. Once the New School has been constructed, the students will begin occupying those facilities at the beginning of the 2028-2029 SY. *Phase 2 consists of re-constructing portions of the northeast parking lot and re-striping. Phase 3 will demolish the existing school and construct the outdoor recreational areas.*

Phase 1 will consist of the demolition of a portion of the existing building, portions of exterior landscaping, and the structures located in the southwest portion of the site (playground equipment, greenhouse, portables and shade structures). The remainder of the existing building will be left intact for operational and school use until its demolition in Phase 3. Phase 2 will consist of the installation of five (5) temporary portables for classroom use during construction, the demolition of the existing northeast parking lot and adjacent canopies, and construction of the New School on the southeastern portion of the site where the play areas are currently located. The students will begin occupying the New School facilities at the beginning of the 2028-2029 SY. Phase 3 will consist of removing the five (5) temporary portables, demolishing the old School, then constructing the play areas and outdoor recreation areas on the western portion of the site where the old School is currently located. Phase 3 and project completion is anticipated by Summer 2028.

The New School will have 30 classrooms and a gross building square footage of approximately 75,900 contained within one (1) building, and will include four (4) interior courtyards for outdoor educational

opportunities. The building is designed with CMU walls, aluminum storefront windows, and metal wall panels. The building elevations are a combination of prefinished metal roofs and flat roofs with parapets.

The New School building is a one-story building with a maximum height of 26'-8". The building is setback more than 201' from the northern property line and 281' from the single-family residential located to the north across E. Viking Road; setback more than 58' the southern property line with commercial and public use (Kindred Hospital) adjacent; setback more than 52' from the eastern property line and 160' from the commercial located to the east across Eastern Avenue, which includes a bus/fire lane, bus queueing area, landscaping buffer, detached sidewalk, RTC bus stop and pull out, and a 100 ft. right-of-way; and setback more than 215' from the western property line and 275' from the single-family residential located to the west across Jefferys Street, which includes the New School's outdoor recreational area, bus queueing area, bus/fire lane, multiple landscaping buffers and a 60 ft. right-of-way.

The New School will have two (2) on-site parking lots: the northeast parking lot with an ingress/egress driveway off E. Viking Road and the northwest parking lot with two (2) ingress/egress driveways off Jefferys Street. There will also be a student drop-off/pick-up lane on-site located on the north side adjacent the School main entrance; however, it should be noted that the majority of the student population is bused to the school. The northeast parking lot's driveway off E. Viking Road has an approach distance of 170'-1", where 150' is required, from the Eastern Avenue intersection. The throat depth is 84'-5" where 25'-0" is the minimum required. The northwest parking lot driveways on Jefferys Street are both ingress and egress. The northerly driveway has an approach distance of 139'-5", where 150' is required, from the E. Viking Road intersection. The throat depth is 23'-1" where 25'-0" is the minimum required. A WS for approach distance and throat depth are requested. The southerly driveway has a throat depth of 23'-1" where 25'-0" is the minimum required. A WS for throat depth is requested. It is anticipated that the southerly driveway will be used mostly by school buses. An increase to throat depth for either driveway would necessitate the loss of most of the on-site bus queueing areas, several feet of landscaping, as well as the loss of required programmable space. The on-site parking lots will have a total of 123 parking spaces, where 59 are required, and includes 11 accessible spaces, where 3 are required.

A bus drop-off/pick-up area will be located on-site on the south side of the project, with queueing areas also located on-site and situated around the campus. The bus lane will have an ingress-only lane beginning at the south side of the northeast parking lot, proceeding south and west along the New School, then exiting via the southerly ingress/egress driveway off Jefferys Street. There will be 9 bus loading spaces, and 3 queueing areas able to accommodate an additional 11 buses.

There are several fire access lanes on-site including a fire access lane bisecting the site between the bus lane to the west and loading area in the center, an access lane off the northeast parking lot that proceeds south on-site through 24 ft. wide chain link access gates, access lanes around the perimeter of the New School, as well as, through the parking lots.

New landscaping will be installed throughout the project, including along E. Viking Road, Jefferys Street and S. Eastern Avenue. A 10' detached sidewalk will be provided along E. Viking Road and 5' detached sidewalks along both S. Eastern Avenue and *Jefferys Street* to provide a safer pedestrian environment. For School security, trees will not be planted within 20' of the building and landscaping will be greatly reduced in the parking lot. Trees will not be installed in areas that may interfere with security camera sight lines. The new play field area will consist of a lighted natural turf field, a 12' walking track and a new 18' shade structure adjacent to same. The lighted field will have 25 ft. high

field lighting in various intervals. There will also be an outdoor recreational and educational area south of the turf field that will consist of shaded accessible playground structures, shaded seating and gathering areas, an additional meandering walking path, a butterfly/sensory garden, and a tortoise habitat.

The New School design includes four (4) new signs that consist of one (1) animated sign and three (3) monument signs. The one (1) 8'-0" x 4'-0" animated LED wall sign will be located on the north elevation near the New School's main entrance adjacent the student drop-off/pick-up lane. The animated portion of the sign will be approximately 32 sq. ft. and over 250' from the single-family residential north across E. Viking Road. The animated sign will convey school-related information to the parents and students and is similar to other animated signs previously approved by this jurisdiction.

There will be three (3) 12'-0" x 3'-6" monument signs located at the northeast parking lot driveway entrance off E. Viking Road, the northwest parking lot's northerly driveway entrance, and the northwest parking lot's southerly driveway entrance. The northeast driveway monument sign is setback approximately 23'-8" from the north property line and is more than 100' from the residential properties on the north side of E. Viking Road. The northwest northerly and southerly driveway monument signs are setback approximately 14'-6" from the west property line and are more than 80' from the residential properties on the west side of Jefferys Street.

The site plan includes a potential area for use of portables in the event they are needed at a future time. The portables are typical at 5,750 square feet and a maximum height of 15'. The total on-site parking provided includes the required parking for the potential portables. It should be understood that in the event the portables are erected in the future, this does not necessarily signify there has been an increase in student enrollment. The use of portables is site-based, and as such, is determined by the Principal based on their current spacing needs for students and staff.

Additionally, floor plans will not be disclosed for security reasons. Please refer to NRS 393.045.

The District believes the design and construction of the New School will enhance the District's ability to accommodate the educational needs of the children in the area. Based on the above information, the District respectfully requests approval of these applications. If you should have any questions or require additional information, please do not hesitate to contact me at (702) 799-5214 extension 5414 or via email at Marshp1@nv.ccsd.net.

Sincerely,



Paulette Marshall, Coordinator II
Real Property Management
Clark County School District

Cc: Brian Henley, KGA Architects
Tawney Cano, CCSD Construction Management
File

/pm