



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

September 9, 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
Rence Woitas

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

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

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

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

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

- III. Approval of Minutes for August 26, 2025 (For possible action)
- IV. Approval of the Agenda for September 9, 2025 and Hold, Combine, or Delete any Items.
(For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning
 1. **UC-25-0578-AJB DOUBLE D, LLC:**
USE PERMIT to allow outdoor dining, drinking, and cooking.
WAIVER OF DEVELOPMENT STANDARDS to eliminate the setback for proposed access gates.
DESIGN REVIEW for proposed site and building modifications in conjunction with an existing restaurant on a portion of 1.2 acres in an IL (Industrial Light) Zone. Generally located west of Polaris Avenue and north of Highland Drive within Paradise. JJ/mh/kh (For possible action)
PC 10/7/25
 2. **WS-25-0598-ALMEIDA-VINA, RASIEL & FERNANDEZ, MAYDELIN RUIS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce separation distance for existing accessory structures in conjunction with an existing single-family residence on 0.19 acres in an RS5.2 (Single-Family Residence RS5.2) Zone. Generally located west of San Anselmo Street and north of Hacienda Avenue within Paradise. JG/nai/kh (For possible action)
PC 10/7/25
 3. **AR-25-400089 (WS-24-0366)-VENETIAN VENUE PROPCO, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW:
to exceed the maximum permissible sound levels in conjunction with an existing recreational facility, fairground, and music venue (Sphere Las Vegas) on 18.51 acres in a CR (Commercial Resort) Zone. Generally located south of Sands Avenue and east of Koval Lane within Paradise. TS/tpd/kh (For possible action)
BCC 10/8/25
 4. **UC-25-0439-SLH PROCYON, LLC:**
USE PERMIT to allow a cannabis distributor in conjunction with an existing cannabis establishment (cultivation and production) on a portion of 1.49 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located west of Procyon Street and south of Oquendo Road within Paradise. MN/mh/kh (For possible action)
BCC 10/8/25
 5. **VS-25-0576-HIGHLAND & STERLING, LLC:**
VACATE AND ABANDON a portion of right-of-way being Maryland Parkway located between Pebble Road and Ford Avenue within Paradise (description on file). MN/md/kh (For possible action)
BCC 10/8/25

6. **WS-25-0575-HIGHLAND & STERLING, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.
DESIGN REVIEW for a proposed electric vehicle charging station in conjunction with an existing shopping center on a 0.39 acre portion of 10.45 acres in a CG (Commercial General) Zone. Generally located east of Maryland Parkway and south of Ford Avenue within Paradise. MN/md/kh (For possible action) **BCC 10/8/25**

7. **WS-25-0589-SOSA CARLOS RAFAEL CORDON:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase the fence height; 3) allow non-decorative fences; and 4) waive full off-sites in conjunction with an existing single-family residence on 0.77 acres in an RS20 (Single-Family Residence RS20) Zone. Generally located west of McLeod Drive and north of Florence Avenue within Paradise. JG/nai/kh (For possible action) **BCC 10/8/25**

- VII. General Business (For possible action)
Review previous fiscal year budget requests and take public input regarding requests for the next fiscal year budget
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: September 30, 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

August 26, 2025

MINUTES

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

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

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

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

Dane Detommaso; 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 August 12, 2025 Minutes

Moved by: Sheesley

Action: Approve as submitted

Vote: 4-0 Unanimous

Approval of Agenda for August 26, 2025

Moved by: Williams

Action: Approve as submitted

Vote: 4-0 Unanimous

V. Informational Items (For Discussion only)
None

VI. Planning & Zoning

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

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

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

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

MOVED BY-Swartzlander

APPROVE- Use Permits #1 & #2 Subject to IF approved staff conditions

APPROVE-Waivers #4b & #4c

ADDED Condition

- **Work with Public Works on ingress and egress for the South end of driveway**

APPROVE-Design Review Subject to IF approved staff conditions

DENY- Waiver #1

VOTE: 4-0 Unanimous

2. **SDR-25-0539-FANTICOLA ANTHONY & JOANN FAM, LP**

SIGN DESIGN REVIEW to increase the height of a proposed freestanding sign on 1.82 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Paradise Road and north of Flamingo Road within Paradise. JG/jud/cv (For possible action)
PC 9/16/25

MOVED BY-Sheesley

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

3. **TM-25-500139-BUDGET SUITES AMER, LLC NV-480:**

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

Generally located east of Valley View Boulevard and south of Tropicana Avenue within Paradise. MN/rp/cv (For possible action)
PC 9/16/25

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

4. **UC-25-0537-DELACRUZ GONZALEZ EIDEVER & VAZQUEZ-VIDAL DANISLEYDIS:**
USE PERMIT to allow a home occupation.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) reduced building separation in conjunction with an existing single-family residence on 0.18 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located west of Springhill Avenue and north of Oakhill Avenue within Paradise. TS/tpd/cv (For possible action)

PC 9/16/25

MOVED BY-Swartzlander

APPROVE- Use Permit Subject to staff conditions

ADDED Condition

- 2 year review as public hearing

APPROVE-Waivers #1a, #1b and #2b Subject to staff conditions

DENY- Waivers #2a, #2c #2d and #2e

VOTE: 4-0 Unanimous

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

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

PC 9/16/25

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

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

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

DESIGN REVIEW for an outdoor storage facility on 1.25 acres in an IL (Industrial Light) Zone. Generally located north of Hacienda Avenue and west of Wynn Road within Paradise. MN/rg/cv (For possible action)

PC 9/16/25

MOVED BY-Swartzlander

APPROVE- Waiver #4 and Design Review Subject to staff conditions

DENY-Waivers #1, #2a, #2b and #3

VOTE: 3-1

Woitas opposed

7. **WS-25-0540-RUSSELL, SHAWN & KATHY:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; 2) reduced building separation; 3) increase hardscape area; and 4) increase building height in conjunction with an existing single-family residence on 0.23 acres in an RS10 (Residential Single-Family 10) Zone. Generally located south of Ebony Drive and east of Amigo Street within Paradise. MN/tpd/cv (For possible action)

PC 9/16/25

MOVED BY-Williams

APPROVE- Waivers #1a, #1b, #2b, and #4 Subject to staff conditions

APPROVE- Design Review Subject to staff conditions

DENY- Waivers #1c and #2a

VOTE: 4-0 Unanimous

8. **SDR-25-0549-SG ISLAND PLAZA, LLC ETAL & NAKASH SHOWCASE II, LLC**
SIGN DESIGN REVIEWS for the following: 1) freestanding sign; 2) projecting sign; and 3) increase the area of wall signs in conjunction with a previously approved sign package for an existing shopping center on a 1.82 acre portion of a 6.0 acre site in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Las Vegas Boulevard South and north of Tropicana Avenue within Paradise. JG/rg/cv (For possible action) **BCC 9/17/25**

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

9. **VS-25-0550-S G ISLAND PLAZA, LLC ETAL & NAKASH SHOWCASE II, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Koval Lane, and between Tropicana Avenue and Harmon Avenue within Paradise (description on file). JG/rg/cv (For possible action) **BCC 9/17/25**

MOVED BY-Sheesley

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

10. **VS-25-0548-SPRING MOUNTAIN PROCYON, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Procyon Street and Polaris Avenue, Spring Mountain Road, and Highland Drive; a portion of right-of-way being Procyon Street located between Spring Mountain Road and Twain Avenue; a portion of right-of-way being Spring Mountain Road located between Polaris Avenue and Procyon Street; and a portion of right-of-way being Polaris Avenue located between Spring Mountain Road and Highland Drive within Paradise (description on file). JJ/sd/cv (For possible action) **BCC 9/17/25**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

11. **WS-25-0547-SPRING MOUNTAIN PROCYON, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce setback; 3) reduce approach distance; 4) reduce departure distance; and 5) reduce driveway throat depth.
DESIGN REVIEW for a proposed shopping center on 3.20 acres in a CG (Commercial General) Zone. Generally located south of Spring Mountain Road and west of Polaris Avenue within Paradise. JJ/sd/cv (For possible action) **BCC 9/17/25**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

12. **WS-25-0565-MARTINEZ, JORGE A.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) modify buffering and screening standards; 3) increase wall height; 4) reduce access gate setback; 5) increase maximum parking; 6) eliminate bicycle parking; 7) allow attached sidewalks; 8) waive full off-site improvements; and 9) alternative driveway geometrics.
DESIGN REVIEW for a proposed office on 0.60 acres in a CP (Commercial Professional) Zone. Generally located north of Russell Road and west of Oak Street within Paradise. JG/jud/cv (For possible action) **BCC 9/17/25**
- MOVED BY-Swartzlander**
APPROVE- Subject to IF approved staff conditions
VOTE: 4-0 Unanimous
13. **ZC-25-0541-BARBIERI FAMILY LIMITED PARTNERSHIP:**
ZONE CHANGE to reclassify 4.44 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Viking Road and east and west of Euclid Street within Paradise (description on file). TS/gc (For possible action) **BCC 9/17/25**
- MOVED BY-Swartzlander**
DENY
VOTE: 4-0 Unanimous
14. **VS-25-0543-BARBIERI FAMILY LIMITED PARTNERSHIP:**
VACATE AND ABANDON easements of interest to Clark County located between Viking Road and Saddle Avenue (alignment), and between Eastern Avenue and Topaz Street; a portion of right-of-way being Viking Road located between Eastern Avenue and Topaz Street; and a portion of right-of-way being Euclid Street between Viking Road and Saddle Avenue (alignment) within Paradise (description on file). TS/dd/cv (For possible action) **BCC 9/17/25**
- MOVED BY-Swartzlander**
APPROVE- Subject to staff conditions
VOTE: 3-1
Woitak opposed
15. **WS-25-0542-BARBIERI FAMILY LIMITED PARTNERSHIP:**
WAIVER OF DEVELOPMENT STANDARDS to reduce street landscaping.
DESIGN REVIEW for a proposed single-family residential development on 4.44 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east and west of Euclid Street and south of Viking Road within Paradise. TS/dd/cv (For possible action) **BCC 9/17/25**
- MOVED BY-Swartzlander**
DENY
VOTE: 4-0 Unanimous
16. **TM-25-500135-BARBIERI FAMILY LIMITED PARTNERSHIP:**
TENTATIVE MAP consisting of 31 single-family residential lots and common lots on 4.44 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east and west of Euclid Street and south of Viking Road within Paradise. TS/dd/cv (For possible action) **BCC 9/17/25**
- MOVED BY-Swartzlander**
DENY
VOTE: 4-0 Unanimous

VI. General Business (for possible action)
None

VII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be September 9, 2025

IX. Adjournment

The meeting was adjourned at 9:15 p.m.

10/07/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0578-AJB DOUBLE D, LLC:

USE PERMIT to allow outdoor dining, drinking, and cooking.

WAIVER OF DEVELOPMENT STANDARDS to eliminate the setback for proposed access gates.

DESIGN REVIEW for proposed site and building modifications in conjunction with an existing restaurant on a portion of 1.2 acres in an IL (Industrial Light) Zone.

Generally located west of Polaris Avenue and north of Highland Drive within Paradise. JJ/mh/kh (For possible action)

RELATED INFORMATION:

APN:

162-17-202-012 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Eliminate the setback for proposed access gates where a minimum of 18 feet is required per Section 30.04.03E (a 100% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3635 Polaris Avenue
- Site Acreage: 1.2 (portion)
- Project Type: Restaurant with outdoor dining, drinking, and cooking
- Number of Stories: 2
- Building Height (feet): 24
- Square Feet: 3,760
- Parking Required/Provided: 30/17
- Sustainability Required/Provided: 7/2.5

Site Plans

The plans depict an existing restaurant (Polaris Street Cafe) accessed via Polaris Avenue to the east. The existing restaurant is 2,080 square feet, with proposed outdoor dining areas on the ground level and roof level in the northeast corner of the building. The ground level outdoor dining area is 1,000 square feet and the roof deck outdoor dining area is 680 square feet, bringing

the building to a total of 3,760 square feet. The restaurant is set back 84 feet from the north property line, 27 feet from the east property line, and 23 feet from the south property line.

There is an existing 9,400 square foot warehouse building along the west side of the site, with 4 parking spaces located southeast side of the building. The warehouse building is not a part of this application.

There is an existing 1 way driveway along the north property line that continues into a circular fire lane that wraps around the site. The applicant is proposing a second 1 way ingress driveway north of the restaurant, which wraps around the building and leads to an existing 1 way egress driveway along the southeast corner of the site. The applicant is proposing access gates along the front (east) property lines for the proposed ingress driveway and the existing egress driveway, thus requiring a waiver of development standards to eliminate the access gate setbacks.

Parking is provided around the perimeter of the restaurant, with additional parking located east of the warehouse. The site features 17 parking spaces where 30 parking spaces are required. The applicant has provided a parking demand study, which indicates that the number of parking spaces provided will be sufficient based on anticipated parking demand and the availability of on-street parking in the vicinity of the site. The trash enclosure is located along the northwest corner of the restaurant, and a pedestrian walkway connects the sidewalk and parking area to the entrance of the restaurant. There are existing 6 foot high security fences located in the northeast and southeast corners of the site. An existing 5 foot 4 inch screen wall is located along the north, west, and south sides of the restaurant parking area, with a secondary fire access gate located southwest of the restaurant.

Landscaping

The plans depict a proposed 10 foot wide street landscape area located behind an existing attached sidewalk along Polaris Avenue. The street landscape area consists of medium trees, shrubs, and groundcover. Parking area trees and shrubs are proposed within landscape islands and around the perimeter of the restaurant.

Elevations

The plans depict an existing 16 foot high restaurant featuring a tiered, flat roofline, which is proposed to be increased to 24 feet in height for a portion of the building. The façade of the building features painted stucco while the roof is constructed of wood. The building is accessed on the east side, with windows located on the east and west elevations, and an exit door on the north and south elevations.

The roof overhangs the east side of the building and is supported by pillars. There is a proposed expansion of the restaurant to accommodate outdoor dining, which includes an enclosed seating area on the ground level and roof deck on the second level. The floor of the second level is accessed via a proposed staircase, connecting the outdoor dining areas. The existing roof overhang on the east side of the building will serve as the floor for the second level, while also providing shade for the ground level outdoor dining area. A proposed shade structure is located on the second level, featuring a flat roof and covering the second level outdoor dining area.

Floor Plans

The plans depict an existing 2,800 square foot restaurant with a kitchen, restrooms, seating areas, a sales counter, an office, and a storage area. There is a proposed 1,000 square foot outdoor dining area located on the ground level on the east side of the restaurant, along with a proposed 680 square foot outdoor dining area located on the second level, which features a roof deck. A proposed spiral staircase leads to the second level outdoor dining area.

Applicant's Justification

The applicant states that a use permit to allow outdoor dining is appropriate as there are no residential uses within 200 feet of the site and the outdoor dining will be in conjunction with the existing restaurant. A parking demand study has been provided to address the parking reduction, which will be offset by additional on-street parking available within 250 feet of the site. The proposed access gates in the north and south driveways will be open during business hours and closed during non-business hours to prevent unauthorized parking from events at Allegiant Stadium. Lastly, the applicant indicates that there are no proposed changes to the existing warehouse building.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0178	Use permit for on-premises consumption of alcohol (service bar)	Approved by PC	June 2021
ADR-900186-04	Administrative design review for an off-premises advertising sign	Approved Administratively	September 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Entertainment Mixed-Use	IL (ABO)	Office/warehouse & outdoor storage
East	Entertainment Mixed-Use	H-1 (ABO)	Light manufacturing, restaurant, & retail

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

Staff finds that the site has featured a restaurant use for several decades and staff is unaware of any issues that this use has created. The proposed outdoor dining, drinking, and cooking will be in conjunction with the existing restaurant and is not within 200 feet of residential adjacency, meeting the Title 30 conditions that correspond with the use permit requirement to allow the use in the IL Zone. Staff does not anticipate the addition of outdoor dining, drinking, and cooking producing any adverse effects on properties in the surrounding area. Therefore, staff can support this request.

Waiver of Development Standards

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

Staff does not typically support eliminating the setback requirements for access gates, which are important to prevent vehicles from stacking in the right-of-way. However, staff finds that the driveways that will feature access gates are 1 way driveways, which will allow vehicles to enter and exit the site with ease and are unlikely to create vehicle stacking in the Polaris Avenue right-of-way. The access gates will also remain open during business hours, further limiting the potential adverse effects associated with having the gates along the property line. For these reasons, staff can support this request.

Design Review

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

Staff finds that the proposed expansion of the restaurant to add outdoor dining, drinking, and cooking is complementary to the existing restaurant, suitable for the site, and compatible with surrounding development. While the applicant is not meeting the sustainability requirements of Title 30, staff understands that the restaurant building is existing and much of the overall site is not being changed with this application. The applicant is proposing several improvements to the site, including street and parking area landscaping, a pedestrian walkway, and a redesigned parking area. Therefore, staff can support this request.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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

- Reconstruct driveways to commercial curb return per Uniform Standard Drawing 222.1.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AJB DOUBLE D, LLC

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-17-202-012

PROPERTY ADDRESS/ CROSS STREETS: 3635 Polaris Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

A full service restaurant with outdoor dining and drinking

PROPERTY OWNER INFORMATION

NAME: AJB Double D, LLC

ADDRESS: 3625 Polaris Avenue

CITY: Las Vegas

STATE: NV

ZIP CODE: 89103

TELEPHONE: 000-000-0000

CELL 000-000-0000

EMAIL: n/a

APPLICANT INFORMATION

NAME: AJB Double D, LLC

ADDRESS: 3625 Polaris Avenue

CITY: Las Vegas

STATE: NV

ZIP CODE: 89103

REF CONTACT ID # n/a

TELEPHONE: 000-000-0000

CELL 000-000-0000

EMAIL: n/a

CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell -- Anthony Celeste

ADDRESS: 1980 Festival Plaza Dr. #650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # 164674

TELEPHONE: 702-792-7000

CELL 702-792-7048

EMAIL: [REDACTED]

*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.

[Signature]
Property Owner (Signature)*

Traci Aguilar
Property Owner (Print)

5/13/25
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 _____

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

KAEMPFER

CROWELL

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
D: 702.693.4215

July 10, 2025

VIA EMAIL

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
Las Vegas, Nevada 89106

Re: *Design Review for Expansion to an Existing Restaurant; Special Use Permit to Allow Outdoor Dining, Drinking, and Cooking; and Waiver to Reduce Rolling Security Fence Setback*
APN: 162-17-202-012 (3635 Polaris Ave.)

To Whom It May Concern:

Please be advised our Firm represents the Applicant and property owner in the above-referenced matter. There is an existing 2,080 SF restaurant, know as the "Polaris Café", and a 9,400 SF warehouse building located on approximately 1.2 acres of property at 3635 Polaris Avenue in Clark County, Nevada, more particularly described as APN: 162-17-202-012 (the "Site"). The Site is planned Entertainment Mixed-Use and zoned Industrial Light (IL). The Applicant is now seeking to expand the restaurant use. The Applicant is not making any changes to the existing warehouse building.

DESIGN REVIEW & SPECIAL USE PERMIT

By way of background, on June 1, 2021, the Clark County Planning Commission approved UC-21-0178 allowing for the on-premises consumption of alcohol for an existing restaurant use, the Polaris Cafe. The Applicant is now proposing to add a 1,000 SF patio and a 680 SF roof deck. With special use permit approval, Outdoor Dining, Drinking, and Cooking is allowed in the IL zoned district. A special use permit is appropriate as there are no residential uses within 200-feet of the Site and the outdoor dining, drinking, and cooking will be in conjunction with the existing restaurant.

The proposed 1,000 SF patio will be located between the existing restaurant building and Polaris Avenue. The patio will be located under an existing patio cover. The Applicant is also requesting to add an additional 680 SF roof deck. The roof deck will be located along the west elevation of the existing restaurant building.

The Applicant is proposing to reconstruct and relocate the north driveway to align with the existing drive aisle. The north driveway will be entrance only. The north driveway entrance's throat depth is 25-feet and meets the required throat depth standards. The drive aisle is one way in a counterclockwise direction leading to the south driveway. The south driveway will be exit

only.

Pursuant to Title 30.04.08(C)(5), detached sidewalks are not required since the project is not an initial development or a complete reconstruction. In addition, even if a detached sidewalk was required, the Site cannot accommodate a detached sidewalk based on the location of the driveways. The sidewalk would need to remain attached to appropriately transition to the driveway curb return.

The Site will provide 17 on-site parking spaces where 30 parking spaces are required. There will be 13 parking spaces around the existing restaurant and the remaining 4 parking spaces are near the existing warehouse building. Per Title 30.04.04(F)(6), the Applicant has submitted, as part of this application, a Parking Analysis, stamped by a licensed Nevada PTOE. As indicated in the analysis, "on-street parking may be counted towards the minimum required number of parking spaces." There are 24 on-street parking spaces available within 250-feet of the Site. Therefore, with the combination of on-site parking and on-street parking, the anticipated parking demand will be met.

The Applicant will provide 2.5 sustainability points as follows:

- Title 30.04.05(J)(3)(i) – The Applicant will provide 9 trees where 7 trees are required which greater than 10% more trees than required. **1 Point**
- Title 30.04.05(J)(3)(ii) – The Applicant will provide water efficient landscaping. **1 Point**
- Title 30.04.05(J)(4)(b)(2) – The Applicant will provide shade structures adjacent to the building or sidewalk. **0.5 Points**

WAIVER OF DEVELOPMENT STANDARDS

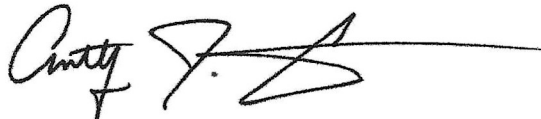
In addition to the south driveway throat depth waiver, the Applicant is requesting a waiver to reduce the setback for the security fence rolling gates for both the north and south driveways to 0-feet where 18-feet is required by Title 30.04.03(E). The security fence rolling gates will be open during the restaurant's business hours and closed during non-business hours. The security gates are needed to prevent unauthorized parking from events at Allegiant Stadium during non-business hours.

Page 3

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

Sincerely,

KAEMPFER CROWELL

A handwritten signature in black ink, appearing to read "Anthony J. Celeste", with a long horizontal flourish extending to the right.

Anthony J. Celeste

AJC/jmd

10/07/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0598-ALMEIDA-VINA, RASIEL & FERNANDEZ, MAYDELIN RUIS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce separation distance for existing accessory structures in conjunction with an existing single-family residence on 0.19 acres in an RS5.2 (Single-Family Residence R85.2) Zone.

Generally located west of San Anselmo Street and north of Hacienda Avenue within Paradise. JG/nai/kh (For possible action)

RELATED INFORMATION:

APN:

161-29-612-021

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the interior side setback for an existing accessory living quarters to 2 feet 6 inches where 5 feet is required per Section 30.02.06 (a 47% reduction).
 - b. Reduce the architectural intrusion interior side setback for an existing accessory living quarters to 1 foot 6 inches where 3 feet is allowed per Section 30.02.25 (a 50% reduction).
 - c. Reduce the rear setback for an existing accessory living quarters to 4 feet where 5 feet is required per Section 30.02.06 (a 20% reduction).
 - d. Reduce the interior side setback for an existing accessory structure (storage building) to 4 feet where 5 feet is required per Section 30.02.06 (a 20% reduction).
 - e. Reduce the rear setback for an existing accessory structure (storage building) to 2 feet 2 inches where 5 feet is required per Section 30.02.06 (a 57% reduction).
 - f. Reduce the architectural intrusion rear setback for an existing accessory structure (storage building) to 1 foot where 3 feet is allowed per Section 30.02.25 (a 67% reduction).
2.
 - a. Reduce the separation distance between an existing accessory living quarters and the main residence to 2 foot 9 inches where 6 feet is required per Section 30.02.04 (a 54% reduction).
 - b. Reduce the separation between an existing accessory living quarters and existing accessory structure (shade structure) to 4 feet where 6 feet is required per Section 30.02.04 (a 33% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5241 San Anselmo Street
- Site Acreage: 0.19
- Project Type: Accessory structures and setbacks
- Building Height (feet): 11 (existing casita)/11 (existing storage building)/8 (shade structure)/14 (house addition)
- Square Feet: 1,323 (main residence)/912 (casita)/135 (storage building)/280 (shade structure)/390 (house addition)

Site Plans

The plans depict an existing single-family residence on 0.19 acres. Access to the site is along the east property line adjacent to San Anselmo Street. Immediately west of the residence are the following existing accessory structures: a shade structure centrally located in the rear yard, an accessory living quarter along the south property line, and a storage building on the northwest corner of the site. In addition, the site plan also depicts an attached 390 square foot addition on the rear (west) portion of the house. There are 2 storage sheds along the west property line and a patio cover attached to the south elevation of the addition that will be removed from the property. Lastly, an access gate is located on the northeast corner of the site.

The applicant is requesting to reduce the setback, architectural intrusion setback, and separation distances for the following:

Accessory Living Quarters:

- Reduce the interior side setback to 2 feet 6 inches where 5 feet is required;
- Reduce the architectural intrusion interior side setback to 1 foot 6 inches where 3 feet is allowed;
- Reduce the rear setback to 4 feet where 5 feet is required;
- Reduce the separation distance between an existing accessory living quarter and the main residence to 2 foot 9 inches where 6 feet is required per Title 30;
- Reduce the separation between an existing accessory living quarter and existing accessory structure (shade structure) to 4 feet where 6 feet is required per Code.

Storage Building:

- Reduce the interior side setback to 4 feet where 5 feet is required per Title 30;
- Reduce the rear setback to 2 feet 2 inches where 5 feet is required per Title 30;
- Reduce the architectural intrusion rear setback to 1 foot where 3 feet is allowed per Title 30.

Elevations

The photos depict that most of the accessory structures are constructed of stucco and shingles that are painted a light beige color. The accessory living quarters, and the storage building have an overall height of 11 feet. Furthermore, the building addition on the west facing elevation of the primary residence has an overall height of 14 feet. The photographs depict that only the shade structure that is centrally located in the rear yard is not architecturally compatible with the

main residence. The shade structure is constructed of a beige plastic roof with black metal support beams. The overall height is 8 feet.

Floor Plans

The plans depict that the house addition has an overall area of 390 square feet. It will include a wet bar and a new great room. The plans also depict the accessory living quarters has an overall area of 912 square feet. There are 2 bedrooms, 2 bathrooms, and 2 kitchenet areas that do not include an oven or stove. However, the floor plan includes an open concept design. There are 2 entry points into the accessory living quarters. One entry is on the east side of the building, and the other entry point is on the north side of the building. The storage building on the northwest corner of the site has an overall area of 135 square feet. The centrally located shade structure has an overall area of 280 square feet. Lastly, the existing residence has an overall area of 1,323 square feet.

Applicant's Justification

The applicant built the casita, storage building, shade structure, and a room addition without a building permit. The applicant utilized roof shingles, a stucco finish, and sand colored paint for the accessory structures. No additional justification was provided by the applicant.

Surrounding Land Use

	Planned Land Use Category		Zoning District (Overlay)	Existing Land Use
North, South, West, & East	Mid-Intensity Neighborhood (up to 8 du/ac)	Suburban	R85.2	Single-family residential

Clark County Public Response Office (CCPRO)

CE24-31541 is an active Code Enforcement for building an accessory structure without a building permit.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waivers of Development Standards

Setbacks and separation distances are intended to promote safety and help maintain consistent structural spacing and a cohesive streetscape within a neighborhood. The accessory living quarters and the storage building are visible from the right-of-way. In addition, the plans show that there is ample room in the rear yard to meet the interior side setback, rear setback, architectural intrusion setback, and the separation distance requirements per Title 30. These waivers of development standards are a self-imposed hardship and the applicant did not provide sufficient justification to mitigate these requests. Staff recommends denial.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RASIEL ALMEIDA-VINA

CONTACT: AL VELASCO, 203 GENESEE POINT STREET, HENDERSON, NV 89074



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 16225212020

PROPERTY ADDRESS/ CROSS STREETS: FLORENCE AND MCLEOD

DETAILED SUMMARY PROJECT DESCRIPTION

- Reduced Front Setback (South side of the property) (Section 30.02.04): A reduction from the required 40-foot front setback to 19 feet.
- Reduced Side Interior Setback (West side of the property) (Section 30.02.04): A reduction from the required 10 feet side interior setback to 7 feet
- Elimination of Access Gate Setback (South side of the property) (Section 30.04.04): Elimination of the required 18-foot access gate setback.
- Allowance of Non-Decorative Fence (East & North side of the property) (Section 30.04.03): Approval of a non-decorative fence along the property line.
- Waive full off sites (sidewalk, curb, gutter, streetlights, and paving) per Section 30.04.08C.
- Request a change of address from 5127 McLeod Drive to 5127 Florence Ave
- Request outside Setback Area Fences or walls proposed outside of a setback area

PROPERTY OWNER INFORMATION

NAME: CARLOS CORDON

ADDRESS: 5127 MCLEOD DRIVE

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89120

TELEPHONE: 7025922439

CELL 7023400882

EMAIL: [REDACTED]

APPLICANT INFORMATION (must match online record)

NAME: CARLOS CORDON

ADDRESS: 5127 MCLEOD DRIVE

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # _____

TELEPHONE: 7025922439

CELL 7023400882

EMAIL: [REDACTED]

CORRESPONDENT INFORMATION (must match online record)

NAME: CARLOS CORDON

ADDRESS: 5127 MCLEOD DRIVE

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # _____

TELEPHONE: 7025922439

CELL 7023400882

EMAIL: [REDACTED]

*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.

carlos cordon

Property Owner (Signature)*

CARLOS CORDON

Property Owner (Print)

1/1/25

Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

Carlos Cordon
5127 McLeod Drive Las Vegas, NV
89120 702.592.2439
cordonllc@gmail.com

Date: August 26, 2024

APR number, 25-100114
Clark County Comprehensive Planning Department
500 S Grand Central Pkwy Las Vegas, NV 89155 Attn: Zoning
Variance Review Board

Property Information

1. **Property Owner/Applicant:** Carlos Cordon
2. **Site Address of the Request:** 5127 McLeod Drive Las Vegas, NV 89120
3. **Assessor's Parcel Number:** 162-25-212-020
4. **Zoning District:** Residential Single-Family 20 (RS20)
5. **Planned Land Use Category:** Ranch Estate Neighborhood (up to 2 du/ac)

Justification Letter

Introduction

This letter serves as a formal justification for my request for waivers of development standards for the property located at 5127 McLeod Drive, Las Vegas, NV 89120. I, Carlos Cordon, property owner/applicant, respectfully request the following waivers:

Land Use Applications and Development Code Sections

The following Land Use Applications are being requested:

- **Reduced Front Setback** (South side of the property) (Section 30.02.04): A reduction from the required 40-foot front setback to 19 feet.
- **Reduced Side Interior Setback** (West side of the property) (Section 30.02.04): A reduction from the required 10 feet side interior setback to 7 feet
- **Elimination of Access Gate Setback** (South side of the property) (Section 30.04.04): Elimination of the required 18-foot access gate setback.
- **Allowance of Non-Decorative Fence** (East & North side of the property) (Section 30.04.03): Approval of a non-decorative fence along the property line.
- **Waive full off sites** (sidewalk, curb, gutter, streetlights, and paving) per Section 30.04.08C.
- **Request a change of address** from 5127 McLeod Drive to 5127 Florence Ave
- **Request outside Setback Area Fences or walls** proposed outside of a setback area

2

The property at 5127 McLeod Drive was built in 1955, prior to current zoning regulations, classifying it as a pre-existing, non-conforming structure. The requests are based on specific site characteristics and the aim of establishing a safe environment for residents and visitors. Adjustments, such as reduced setbacks and modifications, are proposed due to recent mapping updates, twenty-five-foot radius spandrel on Reno and Florence along with ten-foot dedication along McLeod. Waiving off-site improvements considers the neighborhood context, where similar infrastructure is already limited or absent. These requests seek to bring the property into alignment with practical requirements. The deviations from code are attributed to site constraints and the home's original layout, not an attempt to bypass regulations. The application also proposes modifications intended to preserve neighborhood appearance while improving safety for current residents. A change in address is requested to better represent the property's orientation and primary access. Placing fences or walls outside standard setback areas is proposed to improve security and landscape design, consistent with the neighboring properties.

The requested waivers are essential for the following reasons:

- **Preservation of Existing Structure:** The home's current configuration, established prior to the current regulations, necessitates the setback reductions to maintain its functional layout.
- **Enhanced Property Security:** the non-decorative fence will enhance the security of the property.
- **Practical Access:** gate setback elimination will provide more practical access to the property.

We believe that granting these waivers will positively impact the surrounding neighborhood and will allow us to bring the property into compliance while preserving its historical integrity.

Justification and Mitigation Measures

- **Reduced Front Setback:** The landscaping will be maintained, providing a visual buffer and minimizing any perceived encroachment.
- **Reduced Side Interior Setback:** The proposed block wall will act as a sound barrier, reducing any potential noise impacts on adjacent properties.
- **Elimination of Access Gate Setback:** The existing driveway configuration will remain unchanged, ensuring adequate access and minimizing traffic flow disruptions.
- **Allowance of Non-Decorative Fence:** The fence will be constructed using neutral-colored materials that blend with the surrounding environment also providing security measures.
- **Perimeter Enhancements:** Fencing that serve as a visual and physical deterrent while maintaining our community's character. Creating barriers to deter people experiencing homelessness is increasingly important to our neighborhood security and public safety. Over the past few months, several residents and I have observed a noticeable increase in activity and presence around the perimeters of our neighborhood. These observations have raised concerns among us regarding the long-term security of our homes and the preservation of our property values. While the reasons behind these changes are complex, the impact on our shared sense of safety is clear. Residents are looking for proactive measures to ensure our neighborhood remains a secure and desirable place to live.

Conclusion

Sincerely,
Carlos Cordon

2

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-25-400089 (WS-24-0366)-VENETIAN VENUE PROPCO, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW:

to exceed the maximum permissible sound levels in conjunction with an existing recreational facility, fairground, and music venue (Sphere Las Vegas) on 18.51 acres in a CR (Commercial Resort) Zone.

Generally located south of Sands Avenue and east of Koval Lane within Paradise. TS/tpd/kh
(For possible action)

RELATED INFORMATION:

APN:

162-16-702-002

WAIVER OF DEVELOPMENT STANDARDS:

Exceed the maximum permissible sound levels in conjunction with the Sphere Las Vegas where required per Section 30.68.020.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3848 Koval Lane
- Site Acreage: 18.51
- Project Type: Deviation from the noise standard for the Sphere Las Vegas
- Number of Stories: 7
- Building Height (feet): 396
- Square Feet: 12,581 (existing service building)/602,267 (events center/music venue)

History, Site Plan, & Request

The approved plan depicted an existing recreational facility and music venue (Sphere Las Vegas) associated with an existing resort hotel (Venetian/Palazzo) located at the southeast corner of Sands Avenue and Koval Lane. The recreational facility and music venue was originally approved through UC-1096-17 and WS-1095-17 with a subsequent modification to the plans approved through WS-18-0218. WS-20-0145 was approved to eliminate the maximum decibel level allowances and allow for an increase in potential noise levels in conjunction with indoor music events and entertainment associated with the Sphere. This waiver expired as an extension of time was not filed and the Sphere did not complete construction until 2023. With the original

request (WS-24-0366), the applicant requested a waiver of development standards to waive noise requirements per Section 30.68.020 for indoor and outdoor uses within the site. This request is for the first application for review as required by a condition on Notice of Final Action of WS-24-0366.

Previous Conditions of Approval

Listed below are the approved conditions for WS-24-0366:

Comprehensive Planning

- 1 year to review;
- Allowance for greater noise will be limited to no more than 12 days a year;
- Increase in noise level on those dates will be limited to a frequency no greater than 85 decibels, measured at the Sphere's property line;
- Park Towers and Meridian management will be notified no less than 14 days prior to each waiver event;
- Increase in noise shall be permitted to occur only between 9:00 a.m. and 11:30 p.m. on waiver days, except New Year's Eve which will be 1:00 a.m.
- 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

- Remove boulders in right-of-way on Sands Avenue.

Applicant's Justification

The Board of County Commissioners (BCC) previously approved WS-24-0366, which allowed for increased noise levels for outdoor events. The approval limited the increase to no more than 12 days a year, no greater frequency than 85 decibels measured at the Sphere's property line, notification to Park Towers and Meridian management prior to the event, limited hours, and 1 year to review. Since the approval, the Sphere has held 2 events that were notified per the approved conditions. On September 14, 2024, there was a UFC event, and on April 22, 2025, there was an XO Student Design Challenge event. The applicant has not been informed of any complaints, concerns, or impacts to nearby residents, and respectfully requests the BCC to review the application and find the Sphere to be in compliance. The applicant requests that no additional reviews be required.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-24-400116 (UC-1096-17)	First application for review to reduce on-site parking for a recreational facility	Approved by BCC	December 2024

Prior Land Use Requests

Application Number	Request	Action	Date
AR-24-400117 (WS-18-0218)	First application for review to increase the time period for graphic displays, animated signage, and a design review for signage	Approved by BCC	December 2024
AR-24-400115 (WS-1095-17)	First application for review to reduce on-site parking for a recreational facility	Approved by BCC	December 2024
WS-24-0366	Waiver of development standards for increased noise to an existing recreational facility	Approved by BCC	September 2024
UC-23-0501	Use permit, deviations, and design review for a previously approved comprehensive sign package for the Sphere Las Vegas	Approved by BCC	October 2023
WS-20-0145	Eliminated sound level maximums for the Sphere	Approved by BCC	April 2020
DR-19-0937	Modifications to the north entrance of the Venetian/Palazzo with an increase in wall/animated sign area	Approved by BCC	January 2020
ORD-18-900701 DA-18-0852	Negotiated development agreement	Approved by BCC	December 2018
UC-18-0651	Sphere monorail station	Approved by BCC	December 2018
WC-18-400194 (UC-1096-17)	Waived the condition of a use permit requiring a 15 foot sidewalk/pedestrian access easement	Approved by BCC	December 2018
WS-18-0218	Modifications to an approved recreational facility (Sphere) and pedestrian bridge with an increase in building height and wall/animated sign area	Approved by BCC	May 2018
UC-1096-17	Recreational facility, fairground, retail sales, restaurants, live entertainment, theater, and museum for the Sphere	Approved by BCC	February 2018
WS-1095-17	Pedestrian bridge between Venetian/Palazzo and the Sphere	Approved by BCC	February 2018
DR-0760-13	Modifications to Venetian/Palazzo sign package for additional wall signage	Approved by BCC	January 2014
DR-0165-13	Modifications to Venetian/Palazzo sign package for animated and wall signs	Approved by BCC	May 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Wynn Las Vegas Resort Hotel
South	Entertainment Mixed-Use	CR	Harrah's Las Vegas Resort Hotel & Holiday Inn Club Vacations (timeshare)
East	Entertainment Mixed-Use	CR	Hughes Center office buildings

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Entertainment Mixed-Use	CR	The Hard Rock & Treasure Island Resort Hotels

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**

Since the approval of the waiver application, there has been no violations with Code Enforcement or recent complaints with the Commissioner's office. It appears the applicant has complied with all of the conditions on the Notice of Final Action of WS-24-0366. For these reasons, staff can support this request with an additional review in 2 years to ensure compliance with the original conditions.

Public Works - Development Review

The applicant has complied with all of Public Works conditions. Therefore, staff has no objection to this application for review.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Until September 4, 2027 to review.
- 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: MSG LAS VEGAS, LLC

CONTACT: NANCY AMUNDSEN, BROWN, BROWN, & PREMSRINT, 520 S. 4TH STREET, LAS VEGAS, NV 89101

DRAFT



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101126ASSESSOR PARCEL #(s): 162-16-702-002PROPERTY ADDRESS/ CROSS STREETS: 255 Sands Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

Required Review of WS-24-0366

PROPERTY OWNER INFORMATION

NAME: Venetian Venue Propco LLC c/o MSG Las Vegas LLCADDRESS: Two Pennsylvania PlazaCITY: New YorkSTATE: NYZIP CODE: 10121

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: MSG Las Vegas LLCADDRESS: Two Pennsylvania PlazaCITY: New YorkSTATE: NYZIP CODE: 10121TELEPHONE: 702-581-3733 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Brown, Brown, and Premisrur / Nancy AmundsenADDRESS: 520 S. Fourth StreetCITY: Las VegasSTATE: NVZIP CODE: 89101TELEPHONE: 702-598-1410 CELL 702-994-0490 ACCELA REFERENCE CONTACT ID # _____

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

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

Signed by:

Jennifer Koester
Property Owner (Signature)*

Jennifer Koester

Property Owner (Print)

8/1/2025

Date

LAW OFFICE

Brown, Brown & Premsrirut

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

July 8, 2025

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

RE: Justification letter – Application for Review WS-24-0366 – MSG Sphere
APN: 162-16-702-002, 256 Sands Avenue

To Whom It May Concern:

This office represents the “Applicant” in the above referenced matter. On September 4, 2024, the Board approved WS-24-0366 that allowed for increased noise levels for outdoor events. The approval limited the increase to no more than 12 days a year, no greater frequency than 85 decibels measured at the Sphere’s property line, notification to Park Towers and Meridian management prior to the event, limited hours, and one year to review.

Since the approval, the Sphere has held 2 such events that were notified per the conditions. On September 14, 2024, there was a UFC event, and on April 22, 2025, there was an XO Student Design Challenge event. Applicant has not been informed of any complaints, concerns, or impacts to nearby residents.

Applicant respectfully requests that the Board review the application and find the Sphere to be in compliance. In addition, Applicant requests that no additional reviews be required.

Thank you in advance for your time and consideration of this application. Please feel free to contact me should you need additional information.

Sincerely,



Nancy Amundsen
Brown, Brown, and Premsrirut
520 South Fourth Street
Las Vegas, NV 89101

10/08/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0439-SLH PROCYON, LLC:

USE PERMIT to allow a cannabis distributor in conjunction with an existing cannabis establishment (cultivation and production) on a portion of 1.49 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay.

Generally located west of Procyon Street and south of Oquendo Road within Paradise. MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:

162-32-211-002 through 162-32-211-004 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5975 Procyon Street
- Site Acreage: 1.49 (portion)
- Project Type: Cannabis distributor
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 7,910
- Parking Required/Provided: 28/34

History & Site Plan

The site was approved for an office/warehouse development via ZC-1962-96 in January 1997. Use permits for cannabis cultivation and production were approved via UC-0385-14 and UC-0393-14 in June 2014. The applicant is now requesting a use permit to add cannabis distributor use, with all distribution operations occurring within the same building as the existing cannabis establishment.

The plans depict an existing office/warehouse complex accessed via 2 commercial driveways from Procyon Street to the east. The subject building is the southernmost of the 3 building complex, and is 7,910 square feet. Parking is located on the east side of the site, with a driveway that wraps around the buildings. Trash enclosures are located in the rear of the site, along the west side of the buildings. There are no proposed modifications to the site associated with this application.

Landscaping

There is existing street landscaping along Procyon Street, as well as parking area landscaping along the east side of the building. The landscaping consists of trees, shrubs, and groundcover. There are no proposed changes to landscaping associated with this application.

Elevations

The plans depict an existing 1 story, 24 foot high building with a stucco façade featuring white, grey, and beige paint. The building also features storefront doors and windows and a flat roofline. There are no proposed changes to the exterior of the building or site associated with this application.

Floor Plans

The plans depict an existing building featuring cannabis cultivation and production uses. The applicant is proposing to add a cannabis distributor use, which would occur within a designated distribution room and a secured shipping/receiving area in the rear of the building. The rest of the building currently features a reception area, breakroom, restrooms, employee locker room, boiler rooms, cultivation office, propagation room, dry room, equipment and supply rooms, extracts room, butane extractor room, and product storage vault.

Applicant's Justification

The applicant states the proposed use of the building for a cannabis distributor is complementary with the existing cannabis uses in the building. The facility complies with all necessary separations and location requirements, and should not adversely affect the area. The largest shift will have a maximum of 12 employees, with adequate on-site parking provided.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-900788-17	Administrative design review to allow a retail marijuana cultivation facility	Approved by ZA	July 2017
ADR-900789-17	Administrative design review to allow a retail marijuana production facility	Approved by ZA	July 2017
UC-0385-14 (ET-0138-15)	First extension of time for a use permit for a medical marijuana establishment (cultivation) with a waiver for reduced parking	Approved by BCC	December 2015
UC-0393-14 (ET-0139-15)	First extension of time for a use permit for a medical marijuana establishment (production) with a waiver for reduced parking	Approved by BCC	December 2015
UC-0393-14	Medical marijuana establishment (production) with a waiver for reduced parking	Approved by BCC	June 2014
UC-0385-14	Medical marijuana establishment (cultivation) with a waiver for reduced parking	Approved by BCC	June 2014
SC-0930-97	Street name change from Procyon Street, Procyon Avenue, and Procyon Road to Procyon Street	Approved by BCC	July 1997
TM-0339-96	1 commercial lot subdivision	Approved by PC	January 1997

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1962-96	Reclassified from R-E to M-1 zoning for an office/warehouse complex	Approved by BCC	January 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL (AE-65)	Medical transportation service
South	Business Employment	IL (AE-65)	Distribution center
East & West	Business Employment	IL (AE-65)	Warehouses & outdoor storage

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.

Based on the plans submitted, staff finds the addition of a cannabis distributor use at the site will have negligible impacts on the office-warehouse complex and surrounding area. The cannabis distributor use will complement the existing cannabis cultivation and production uses, which have been operational for several years with no apparent complaints regarding these uses on the property. The addition of a cannabis distributor will not create a need for additional parking, and the on-site parking meets the requirements of Title 30. Staff also finds the addition of the cannabis distributor use will be compatible with the uses in the surrounding area, which include warehouses, distribution centers, and outdoor storage. For these reasons, staff can support this request.

Department of Aviation

The property lies 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 intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- A valid Clark County business license must be issued for the distributor use within 2 years of approval or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Department of Aviation

- 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 that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GREEN THERAPEUTICS, LLC

CONTACT: ANGIE LIM, GREEN THERAPEUTICS LLC, 5975 PROCYON STREET, LAS VEGAS, NV 89118

DRAFT

10/08/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0576-HIGHLAND & STERLING, LLC:

VACATE AND ABANDON a portion of right-of-way being Maryland Parkway located between Pebble Road and Ford Avenue within Paradise (description on file). MN/md/kh (For possible action)

RELATED INFORMATION:

APN:

177-14-410-007

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 foot wide portion of right-of-way being Maryland Parkway. The vacation and abandonment is necessary to accommodate the required detached sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-23-900450	Electric vehicle charging stations	Approved by ZA	November 2023
UC-0347-07	Drive-thru restaurant	Approved by BCC	May 2007
UC-0274-07	Liquor store - expired	Approved by PC	April 2007
WS-1265-06	Alternative fence adjacent to a residential use	Approved by PC	October 2006
UC-0856-06	Service bar with outside dining - expired	Approved by PC	July 2006
UC-0541-06	Major School	Approved by PC	May 2006
WS-0585-03	Increased freestanding sign height	Approved by BCC	July 2003
ZC-0583-03	Reclassified a portion of the site from C-P to C-1 (now CG) zoning with a design review for the overall office/retail center	Approved by BCC	June 2003

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0964-01	Reclassified a 1.3 acre portion of the site from R-E to C-P zoning	Approved by BCC	October 2001
ZC-2013-99	Reclassified the majority of the site from R-E to C-P and C-1 (now CG) zoning	Approved by BCC	March 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Neighborhood Commercial	CG & CP	Shopping center
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-Use	RS3.3	Single-family residential

Related Applications

Application Number	Request
WS-25-0575	A waiver of development standards to reduce throat depth in conjunction with a proposed electric vehicle charging station is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or

regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HIGHLAND & STERLING, LLC

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-14-410-007

PROPERTY ADDRESS/ CROSS STREETS: 177-14-410-022, 006, 007, 005, 018, 014, 015, 021, 009 & 023
Maryland and Ford

DETAILED SUMMARY PROJECT DESCRIPTION

A parking lot FOR EV CHARGING STATIONS IN CONJUNCTION WITH
A SHOPPING CENTER

PROPERTY OWNER INFORMATION

NAME: Highland & Sterling, LLC

ADDRESS: 606 S. Olive Street #600

CITY: Los Angeles

STATE: CA ZIP CODE: 90014

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

APPLICANT INFORMATION (must match online record)

NAME: Highland & Sterling, LLC

ADDRESS: 606 S. Olive Street #600

CITY: Los Angeles

STATE: CA ZIP CODE: 90014 REF CONTACT ID # n/a

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

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell - Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Dr. Suite 650

CITY: Las Vegas

STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164674

TELEPHONE: 702-792-7048 CELL 702-672-6882 EMAIL: [REDACTED]

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

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

Property Owner (Signature)

ROBERT HANASAB
Property Owner (Print)

06/10/2025
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 _____

Kimley»Horn

June 12, 2025

Clark County Public Works
500 S Grand Central Parkway
Las Vegas, NV 89155

RE: JUSTIFICATION FOR PUBLIC RIGHT-OF-WAY VACATION AT MARYLAND PKWY. AND FORD AVE.

To Whom It May Concern:

This letter is to provide justification for the request of the following 5-ft wide vacation along South Highland Drive.

- Public Right-of-Way along the frontage of 8716 S. Maryland Pkwy.
(APN: 177-14-410-007).
 - Area: 789 SF

A portion of Public Right-of-Way is no longer needed along S. Maryland Pkwy. to adhere to Clark County Public Works 5' detached sidewalk requirements for new developments.

Thank you in advance for your time and consideration. Please contact me at Matt.Selkirk@kimley-horn.com if you have any questions.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

Signed:



Printed Name: Matt Selkirk, PE
Title: Project Manager

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0575-HIGHLAND & STERLING, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.

DESIGN REVIEW for a proposed electric vehicle charging station in conjunction with an existing shopping center on a 0.39 acre portion of 10.45 acres in a CG (Commercial General) Zone.

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

RELATED INFORMATION:

APN:

177-14-410-003; 177-14-410-005 through 177-14-410-007; 177-14-410-009; 177-14-410-014; 177-14-410-015; 177-14-410-018; 177-14-410-020 through 177-14-410-023 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth for an existing driveway along Maryland Parkway to 19 feet where a minimum depth of 25 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 24% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.39 (portion)
- Project Type: Electric vehicle charging station
- Number of Stories: 1 (carport)
- Building Height (feet): 14 (carport)
- Parking Required/Provided: 586/671
- Sustainability Required/Provided: 7/1

Site Plans

The plans depict the expansion of a proposed parking lot to accommodate a new EV charging station on APN 177-14-410-007 that serves an existing shopping center. An existing EV charging station is located immediately adjacent to the proposed expansion. The parking lot expansion, located on a 0.39 acre portion of the site along Maryland Parkway, consists of 14 electric vehicle charging spaces covered by 2 carports. One carport is located on the west side of

the vehicle drive aisle while the second carport is located on the east side of the drive aisle. The proposed carport located along the west side of the parking lot is set back a minimum of 10 feet from Maryland Parkway. Access to the parking lot is granted via an existing driveway located along Maryland Parkway that will be modified, necessitating a waiver of development standards to reduce the throat depth to 19 feet. No additional modifications are being proposed to the overall shopping center.

Landscaping

A 5 foot wide detached sidewalk is proposed along the west portion of the parking lot expansion, adjacent to Maryland Parkway. The plans depict a proposed street landscape area, including two, 5 foot wide landscape strips provided on each side of the proposed detached sidewalk on the west side of APN 177-14-410-007 along Maryland Parkway. The street landscape area consists 5 large trees, including shrubs, and groundcover. Seven medium trees are provided within the interior of the parking lot where 4 medium trees are required.

Elevations

The plans depict 2 proposed carport structures measuring up to 14 feet in height. The carports will be constructed with a metal column and roof and painted to match the existing buildings.

Applicant's Justification

The throat depth waiver is appropriate as it is minimal and there are multiple entrances into the commercial center. Additionally, the access point to the shared driveway will provide better on-site circulation for the parking lot.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-23-900450	Electric vehicle charging stations	Approved by ZA	November 2023
UC-0347-07	Drive-thru restaurant	Approved by BCC	May 2007
UC-0274-07	Liquor store - expired	Approved by PC	April 2007
WS-1265-06	Alternative fence adjacent to a residential use	Approved by PC	October 2006
UC-0856-06	Service bar with outside dining - expired	Approved by PC	July 2006
UC-0541-06	Major School	Approved by PC	May 2006
WS-0585-03	Increased freestanding sign height	Approved by BCC	July 2003
ZC-0583-03	Reclassified a portion of the site from C-P to C-1 (now CG) zoning with a design review for the overall office/retail center	Approved by BCC	June 2003
ZC-0964-01	Reclassified a 1.3 acre portion of the site from R-E to C-P zoning	Approved by BCC	October 2001

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-2013-99	Reclassified the majority of the site from R-E to C-P and C-1 (now CG) zoning	Approved by BCC	March 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Neighborhood Commercial,	CG & CP	Shopping center
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-Use	RS3.3	Single-family residential

Related Applications

Application Number	Request
VS-25-0576	A vacation and abandonment of a right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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 layout of the parking lot expansion is functional, and the overall design is compatible with the existing parking lot and shopping center. Staff finds the addition of the electric vehicle charging spaces complies with Policy 3.2.4 of the Master Plan which encourages the expanded

use of electric and alternative fuel vehicles and other emerging technologies that support the County's sustainability goals. However, since Public Works is not supporting the waiver of development standards request to reduce throat depth, staff recommends denial of the design review.

Public Works - Development Review

Waiver of Development Standards

The existing commercial driveway on Maryland Parkway was designed to provide sufficient throat depth for the entire commercial site. The reduction of throat depth would negatively affect not only those trying to reach the EV charging stations but also all vehicles accessing the commercial site. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 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

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: HIGHLAND & STERLING, LLC

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

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-14-410-007

177-14-410-022, 006, 007, 008, 018, 014, 015, 021, 009 & 023
PROPERTY ADDRESS/ CROSS STREETS: Maryland and Ford

DETAILED SUMMARY PROJECT DESCRIPTION

A parking lot FOR EV CHARGING STATIONS IN CONJUNCTION WITH
A SHOPPING CENTER

PROPERTY OWNER INFORMATION

NAME: Highland & Sterling, LLC
ADDRESS: 606 S. Olive Street #600
CITY: Los Angeles STATE: CA ZIP CODE: 90014
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

APPLICANT INFORMATION (must match online record)

NAME: Highland & Sterling, LLC
ADDRESS: 606 S. Olive Street #600
CITY: Los Angeles STATE: CA ZIP CODE: 90014 REF CONTACT ID # n/a
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell - Jennifer Lazovich
ADDRESS: 1980 Festival Plaza Dr. Suite 650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164674
TELEPHONE: 702-792-7048 CELL 702-672-6882 EMAIL: [REDACTED]

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

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

[Signature]
Property Owner (Signature)

ROBERT HANASAB
Property Owner (Print)

06/10/2025
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

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

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

July 23, 2025

VIA UPLOAD

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

**Re: *Justification Letter
Design Reviews for an EV Parking Lot and Alternative Landscape Plan and
Waiver of Development Standards to Reduce Throat Depth
Subject APN: 177-14-410-007
Commercial Shopping Center APN's: 177-14-410-005, 006, 007, 009, 014, 015,
018, 021, 022 and 023***

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The Applicant is seeking to develop a parking lot for EV charging parking spaces, on property located on Maryland Parkway and south of Ford Avenue. The property is more particularly described as APN: 177-14-410-007 (the "Site"). The Site is approximately 0.39 acres.

DESIGN REVIEWS

• **EV Parking Lot**

The Site is zoned Commercial General (CG). A parking lot is permitted in the CG zoned district. Not only is a parking lot permitted in the CG zoned district, but the surrounding uses are commercial comprising of general retail uses. Therefore, the proposed EV parking lot is compatible with the area.

The Applicant is proposing to design and develop a 14-EV space parking lot. The EV charging station parking spaces will be located under carports. There will be 7 EV chargers with each charger serving 2 vehicles. Access to the Site is from Maryland Parkway via a shared driveway with the commercial shopping center.

The Applicant will reconstruct the off-sites to provide a detached sidewalk along the Site's Maryland Parkway frontage. With respect to landscaping, the Site complies with all perimeter landscaping as well as on-site parking landscaping requirements for carport parking spaces.

The Applicant will provide 1 sustainability point as follows:

- Title 30.04.05(J)(3)(ii) – The Applicant is providing water efficient plants. **1 Point**

- **Alternative Landscape Plan**

Due to the configuration of the parking lot design and carports, the Applicant is unable to evenly distribute the landscaping. However, the Applicant is meeting the landscaping requirements. The Site will provide 8 trees where 8 trees are required and will provide 83 shrubs where only 27 shrubs are required.

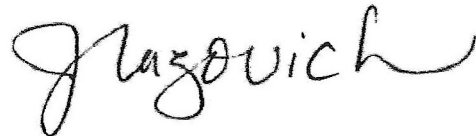
WAIVER OF DEVELOPMENT STANDARDS – REDUCE THROAT DEPTH

The Applicant is adding an on-site entry to the proposed parking lot from the shared driveway entrance off Maryland Parkway. The proposed entry is approximately 19-feet from the Maryland Parkway right-of-way where 25-feet is required. Therefore, the Applicant is requesting a waiver to reduce the throat depth by 6-feet. The throat depth waiver is appropriate as it is minimal and there are multiple entrances into the commercial center. Additionally, the access point to the shared driveway will provided better on-site circulation for the parking lot.

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

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc

10/08/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0589-SOSA CARLOS RAFAEL CORDON:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase the fence height; 3) allow non-decorative fences; and 4) waive full off-sites in conjunction with an existing single-family residence on 0.77 acres in an RS20 (Single-Family Residence RS20) Zone.

Generally located west of McLeod Drive and north of Florence Avenue within Paradise. JG/nai/kh (For possible action)

RELATED INFORMATION:

APN:

162-25-212-020

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the front setback for an existing primary residence to 19 feet where 4 feet is required per Section 30.02.04 (a 53% reduction).
b. Reduce the side interior setback for an existing primary residence to 7 feet where 10 feet is required per Section 30.02.04 (a 30% reduction).
2. Increase the fence and gate height along and within 15 feet of the front property line to 4.5 feet where 3 feet is the maximum allowed per Section 30.04.03.B (a 50% increase).
3. Allow a non-decorative fence and gate along Florence Avenue where fences and walls along streets shall be decorative per Section 30.04.03B.
4. a. Waive full off-site improvements (sidewalk, curb, gutter, streetlights, and partial paving) along McLeod Drive where required per Section 30.04.08C.
b. Waive full off-site improvements (sidewalk, curb, gutter, streetlights, and partial paving) along Reno Avenue where required per Section 30.04.08C.
c. Waive full off-site improvements (sidewalk, curb, gutter, streetlights, and partial paving) along Florence Avenue where required per Section 30.04.08C.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5127 McLeod Drive
- Site Acreage: 0.77
- Project Type: Single-family residence
- Building Height (feet): 12 (primary residence)/18 (shade structure)

- Square Feet: 1,442 (primary residence)/324 (shade structure)

Site Plans & Elevations

The plans depict an existing single-family residence on a 0.77 acre lot. The lot is located on the northwest corner of Florence Avenue and McLeod Drive. Access to the property is provided via an existing driveway along the south property line, adjacent to Florence Avenue. The single-family residence is located on the southwest corner of the lot, 19 feet and 7 feet from the south and west property lines, respectively. Records indicate that the house was built with east property line as the front property line, south and north property lines as side street, and west property line as rear, with an address off McLeod Drive. The applicant is requesting to change the address to be off Florence Avenue. As a result, the south property line becomes the new front, and the west property line becomes the side interior. This will necessitate a waiver to reduce the front and side interior setbacks to 19 feet and 7 feet, respectively.

Along Florence Avenue, there is an existing chain-link fence and gate, 4 foot 6 inches tall, which will continue along McLeod Drive. The applicant is proposing to remove it along McLeod Drive. However, with the new front being the south property line, a waiver is needed for the height and non-decorative material of the fence within and along the front property line. Also, a 6 foot tall wall is existing along the entire north and west property lines.

Applicant's Justification

The applicant wants to change the address for this property from 5127 McLeod Drive to 5127 Florence Avenue submitting these waivers of development standards requests will re-establish the new frontage and setbacks distances for this property.

Surrounding Land Use

	Planned Land Use Category		Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood	(up to 18 du/ac)	RS20	Single-family residence
South	Ranch Estate Neighborhood	(up to 2 du/ac)	RS20	Single-family residence
East	Mid-Intensity Suburban Neighborhood	(up to 8 du/ac)	RS5.2	Single-family residence
West	Ranch Estate Neighborhood	(up to 2 du/ac)	RS20	Single-family residence & undeveloped

Clark County Public Response Office (CCPRO)

CE-25-02009 is an active code enforcement for having materials kept on the property as outdoor storage.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waivers of Development Standards #1 through #3

Staff normally does not support the reductions in setback requirements, increased fence height, or non-decorative fences. However, staff finds that the single-family residence and all other structures remain unchanged, and these requests are the result of the change of address from McLeod Drive to Florence Avenue. This change will not impact the surrounding properties and the change of address is appropriate request as the driveway and the identifiable front of the house currently face Florence Avenue. Therefore, staff can support these requests.

Public Works - Development Review

Waiver of Development Standards #4

Staff cannot support this request to not install full off-site improvements on McLeod Drive when there are existing full off-site improvements to the east of the site. McLeod Drive is a collector road which accommodates a high volume of traffic; therefore, compliance with the standard is of utmost importance. Additionally, full width paving, curb, and gutter allows for better traffic flow and drainage control, and sidewalks on public streets provide safer pathways for pedestrians.

Staff Recommendation

Approval of waivers of development standards #1 through #3; denial of waiver of development standards #4.

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:

- 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



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

September 9, 2025

7:00pm

Note:

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

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

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

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

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

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

- III. Approval of Minutes for August 26, 2025 (For possible action)
- IV. Approval of the Agenda for September 9, 2025 and Hold, Combine, or Delete any Items.
(For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning
 1. **UC-25-0578-AJB DOUBLE D, LLC:**
USE PERMIT to allow outdoor dining, drinking, and cooking.
WAIVER OF DEVELOPMENT STANDARDS to eliminate the setback for proposed access gates.
DESIGN REVIEW for proposed site and building modifications in conjunction with an existing restaurant on a portion of 1.2 acres in an IL (Industrial Light) Zone. Generally located west of Polaris Avenue and north of Highland Drive within Paradise. JJ/mh/kh (For possible action)
PC 10/7/25
 2. **WS-25-0598-ALMEIDA-VINA, RASIEL & FERNANDEZ, MAYDELIN RUIS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce separation distance for existing accessory structures in conjunction with an existing single-family residence on 0.19 acres in an RS5.2 (Single-Family Residence RS5.2) Zone. Generally located west of San Anselmo Street and north of Hacienda Avenue within Paradise. JG/nai/kh (For possible action)
PC 10/7/25
 3. **AR-25-400089 (WS-24-0366)-VENETIAN VENUE PROPCO, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW:
to exceed the maximum permissible sound levels in conjunction with an existing recreational facility, fairground, and music venue (Sphere Las Vegas) on 18.51 acres in a CR (Commercial Resort) Zone. Generally located south of Sands Avenue and east of Koval Lane within Paradise. TS/tpd/kh (For possible action)
BCC 10/8/25
 4. **UC-25-0439-SLH PROCYON, LLC:**
USE PERMIT to allow a cannabis distributor in conjunction with an existing cannabis establishment (cultivation and production) on a portion of 1.49 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located west of Procyon Street and south of Oquendo Road within Paradise. MN/mh/kh (For possible action)
BCC 10/8/25
 5. **VS-25-0576-HIGHLAND & STERLING, LLC:**
VACATE AND ABANDON a portion of right-of-way being Maryland Parkway located between Pebble Road and Ford Avenue within Paradise (description on file). MN/md/kh (For possible action)
BCC 10/8/25

6. **WS-25-0575-HIGHLAND & STERLING, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.
DESIGN REVIEW for a proposed electric vehicle charging station in conjunction with an existing shopping center on a 0.39 acre portion of 10.45 acres in a CG (Commercial General) Zone. Generally located east of Maryland Parkway and south of Ford Avenue within Paradise. MN/md/kh (For possible action) **BCC 10/8/25**

7. **WS-25-0589-SOSA CARLOS RAFAEL CORDON:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase the fence height; 3) allow non-decorative fences; and 4) waive full off-sites in conjunction with an existing single-family residence on 0.77 acres in an RS20 (Single-Family Residence RS20) Zone. Generally located west of McLeod Drive and north of Florence Avenue within Paradise. JG/nai/kh (For possible action) **BCC 10/8/25**

- VII. General Business (For possible action)
Review previous fiscal year budget requests and take public input regarding requests for the next fiscal year budget
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: September 30, 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

August 26, 2025

MINUTES

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

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

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

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

Dane Detommaso; 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 August 12, 2025 Minutes

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

Approval of Agenda for August 26, 2025

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

V. Informational Items (For Discussion only)
None

VI. Planning & Zoning

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

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

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

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

MOVED BY-Swartzlander

APPROVE- Use Permits #1 & #2 Subject to IF approved staff conditions

APPROVE-Waivers #4b & #4c

ADDED Condition

- **Work with Public Works on ingress and egress for the South end of driveway**

APPROVE-Design Review Subject to IF approved staff conditions

DENY- Waiver #1

VOTE: 4-0 Unanimous

2. **SDR-25-0539-FANTICOLA ANTHONY & JOANN FAM, LP**

SIGN DESIGN REVIEW to increase the height of a proposed freestanding sign on 1.82 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Paradise Road and north of Flamingo Road within Paradise. JG/jud/cv (For possible action)
PC 9/16/25

MOVED BY-Sheesley

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

3. **TM-25-500139-BUDGET SUITES AMER, LLC NV-480:**

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

Generally located east of Valley View Boulevard and south of Tropicana Avenue within Paradise. MN/rp/cv (For possible action)
PC 9/16/25

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

4. **UC-25-0537-DELACRUZ GONZALEZ EIDEVER & VAZQUEZ-VIDAL DANISLEYDIS:**
USE PERMIT to allow a home occupation.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) reduced building separation in conjunction with an existing single-family residence on 0.18 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located west of Springhill Avenue and north of Oakhill Avenue within Paradise. TS/tpd/cv (For possible action)
PC 9/16/25
- MOVED BY-Swartzlander**
APPROVE- Use Permit Subject to staff conditions
ADDED Condition
- 2 year review as public hearing
- APPROVE-**Waivers #1a, #1b and #2b Subject to staff conditions
DENY- Waivers #2a, #2c #2d and #2e
VOTE: 4-0 Unanimous
5. **VS-25-0570-NELSON DENNIS F LIVING TR 2003 & NELSON NANCY A LIVING TRUST 2003:**
VACATE AND ABANDON a portion of right-of-way being Wynn Road located between Hacienda Avenue and Ali Baba Lane (alignment) within Paradise (description on file). MN/rg/cv (For possible action)
PC 9/16/25
- MOVED BY-Swartzlander**
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous
6. **WS-25-0569-NELSON DENNIS F LIVING TR 2003 & NELSON NANCY A LIVING TRUST 2003:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback; 2) reduce street landscaping; 3) eliminate parking area landscaping; and 4) increase retaining wall height.
DESIGN REVIEW for an outdoor storage facility on 1.25 acres in an IL (Industrial Light) Zone. Generally located north of Hacienda Avenue and west of Wynn Road within Paradise. MN/rg/cv (For possible action)
PC 9/16/25
- MOVED BY-Swartzlander**
APPROVE- Waiver #4 and Design Review Subject to staff conditions
DENY-Waivers #1, #2a, #2b and #3
VOTE: 3-1
Woitas opposed
7. **WS-25-0540-RUSSELL, SHAWN & KATHY:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; 2) reduced building separation; 3) increase hardscape area; and 4) increase building height in conjunction with an existing single-family residence on 0.23 acres in an RS10 (Residential Single-Family 10) Zone. Generally located south of Ebony Drive and east of Amigo Street within Paradise. MN/tpd/cv (For possible action)
PC 9/16/25
- MOVED BY-Williams**
APPROVE- Waivers #1a, #1b, #2b, and #4 Subject to staff conditions
APPROVE- Design Review Subject to staff conditions
DENY- Waivers #1c and #2a
VOTE: 4-0 Unanimous

8. **SDR-25-0549-SG ISLAND PLAZA, LLC ETAL & NAKASH SHOWCASE II, LLC**
SIGN DESIGN REVIEWS for the following: 1) freestanding sign; 2) projecting sign; and 3) increase the area of wall signs in conjunction with a previously approved sign package for an existing shopping center on a 1.82 acre portion of a 6.0 acre site in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Las Vegas Boulevard South and north of Tropicana Avenue within Paradise. JG/rg/cv (For possible action) **BCC 9/17/25**

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

9. **VS-25-0550-S G ISLAND PLAZA, LLC ETAL & NAKASH SHOWCASE II, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Koval Lane, and between Tropicana Avenue and Harmon Avenue within Paradise (description on file). JG/rg/cv (For possible action) **BCC 9/17/25**

MOVED BY-Sheesley

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

10. **VS-25-0548-SPRING MOUNTAIN PROCYON, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Procyon Street and Polaris Avenue, Spring Mountain Road, and Highland Drive; a portion of right-of-way being Procyon Street located between Spring Mountain Road and Twain Avenue; a portion of right-of-way being Spring Mountain Road located between Polaris Avenue and Procyon Street; and a portion of right-of-way being Polaris Avenue located between Spring Mountain Road and Highland Drive within Paradise (description on file). JJ/sd/cv (For possible action) **BCC 9/17/25**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

11. **WS-25-0547-SPRING MOUNTAIN PROCYON, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) reduce setback; 3) reduce approach distance; 4) reduce departure distance; and 5) reduce driveway throat depth.
DESIGN REVIEW for a proposed shopping center on 3.20 acres in a CG (Commercial General) Zone. Generally located south of Spring Mountain Road and west of Polaris Avenue within Paradise. JJ/sd/cv (For possible action) **BCC 9/17/25**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

12. **WS-25-0565-MARTINEZ, JORGE A.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) modify buffering and screening standards; 3) increase wall height; 4) reduce access gate setback; 5) increase maximum parking; 6) eliminate bicycle parking; 7) allow attached sidewalks; 8) waive full off-site improvements; and 9) alternative driveway geometrics.
DESIGN REVIEW for a proposed office on 0.60 acres in a CP (Commercial Professional) Zone. Generally located north of Russell Road and west of Oak Street within Paradise. JG/jud/cv (For possible action)
BCC 9/17/25

MOVED BY-Swartzlander

APPROVE- Subject to IF approved staff conditions

VOTE: 4-0 Unanimous

13. **ZC-25-0541-BARBIERI FAMILY LIMITED PARTNERSHIP:**
ZONE CHANGE to reclassify 4.44 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Viking Road and east and west of Euclid Street within Paradise (description on file). TS/gc (For possible action)
BCC 9/17/25

MOVED BY-Swartzlander

DENY

VOTE: 4-0 Unanimous

14. **VS-25-0543-BARBIERI FAMILY LIMITED PARTNERSHIP:**
VACATE AND ABANDON easements of interest to Clark County located between Viking Road and Saddle Avenue (alignment), and between Eastern Avenue and Topaz Street; a portion of right-of-way being Viking Road located between Eastern Avenue and Topaz Street; and a portion of right-of-way being Euclid Street between Viking Road and Saddle Avenue (alignment) within Paradise (description on file). TS/dd/cv (For possible action)
BCC 9/17/25

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

VOTE: 3-1

Woitas opposed

15. **WS-25-0542-BARBIERI FAMILY LIMITED PARTNERSHIP:**
WAIVER OF DEVELOPMENT STANDARDS to reduce street landscaping.
DESIGN REVIEW for a proposed single-family residential development on 4.44 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east and west of Euclid Street and south of Viking Road within Paradise. TS/dd/cv (For possible action)
BCC 9/17/25

MOVED BY-Swartzlander

DENY

VOTE: 4-0 Unanimous

16. **TM-25-500135-BARBIERI FAMILY LIMITED PARTNERSHIP:**
TENTATIVE MAP consisting of 31 single-family residential lots and common lots on 4.44 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located east and west of Euclid Street and south of Viking Road within Paradise. TS/dd/cv (For possible action)
BCC 9/17/25

MOVED BY-Swartzlander

DENY

VOTE: 4-0 Unanimous

VI. General Business (for possible action)
None

VII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be September 9, 2025

IX. Adjournment

The meeting was adjourned at 9:15 p.m.

10/07/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0578-AJB DOUBLE D, LLC:

USE PERMIT to allow outdoor dining, drinking, and cooking.

WAIVER OF DEVELOPMENT STANDARDS to eliminate the setback for proposed access gates.

DESIGN REVIEW for proposed site and building modifications in conjunction with an existing restaurant on a portion of 1.2 acres in an IL (Industrial Light) Zone.

Generally located west of Polaris Avenue and north of Highland Drive within Paradise.
JJ/mh/kh (For possible action)

RELATED INFORMATION:

APN:

162-17-202-012 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Eliminate the setback for proposed access gates where a minimum of 18 feet is required per Section 30.04.03E (a 100% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3635 Polaris Avenue
- Site Acreage: 1.2 (portion)
- Project Type: Restaurant with outdoor dining, drinking, and cooking
- Number of Stories: 2
- Building Height (feet): 24
- Square Feet: 3,760
- Parking Required/Provided: 30/17
- Sustainability Required/Provided: 7/2.5

Site Plans

The plans depict an existing restaurant (Polaris Street Cafe) accessed via Polaris Avenue to the east. The existing restaurant is 2,080 square feet, with proposed outdoor dining areas on the ground level and roof level in the northeast corner of the building. The ground level outdoor dining area is 1,000 square feet and the roof deck outdoor dining area is 680 square feet, bringing

the building to a total of 3,760 square feet. The restaurant is set back 84 feet from the north property line, 27 feet from the east property line, and 23 feet from the south property line.

There is an existing 9,400 square foot warehouse building along the west side of the site, with 4 parking spaces located southeast side of the building. The warehouse building is not a part of this application.

There is an existing 1 way driveway along the north property line that continues into a circular fire lane that wraps around the site. The applicant is proposing a second 1 way ingress driveway north of the restaurant, which wraps around the building and leads to an existing 1 way egress driveway along the southeast corner of the site. The applicant is proposing access gates along the front (east) property lines for the proposed ingress driveway and the existing egress driveway, thus requiring a waiver of development standards to eliminate the access gate setbacks.

Parking is provided around the perimeter of the restaurant, with additional parking located east of the warehouse. The site features 17 parking spaces where 30 parking spaces are required. The applicant has provided a parking demand study, which indicates that the number of parking spaces provided will be sufficient based on anticipated parking demand and the availability of on-street parking in the vicinity of the site. The trash enclosure is located along the northwest corner of the restaurant, and a pedestrian walkway connects the sidewalk and parking area to the entrance of the restaurant. There are existing 6 foot high security fences located in the northeast and southeast corners of the site. An existing 5 foot 4 inch screen wall is located along the north, west, and south sides of the restaurant parking area, with a secondary fire access gate located southwest of the restaurant.

Landscaping

The plans depict a proposed 10 foot wide street landscape area located behind an existing attached sidewalk along Polaris Avenue. The street landscape area consists of medium trees, shrubs, and groundcover. Parking area trees and shrubs are proposed within landscape islands and around the perimeter of the restaurant.

Elevations

The plans depict an existing 16 foot high restaurant featuring a tiered, flat roofline, which is proposed to be increased to 24 feet in height for a portion of the building. The façade of the building features painted stucco while the roof is constructed of wood. The building is accessed on the east side, with windows located on the east and west elevations, and an exit door on the north and south elevations.

The roof overhangs the east side of the building and is supported by pillars. There is a proposed expansion of the restaurant to accommodate outdoor dining, which includes an enclosed seating area on the ground level and roof deck on the second level. The floor of the second level is accessed via a proposed staircase, connecting the outdoor dining areas. The existing roof overhang on the east side of the building will serve as the floor for the second level, while also providing shade for the ground level outdoor dining area. A proposed shade structure is located on the second level, featuring a flat roof and covering the second level outdoor dining area.

Floor Plans

The plans depict an existing 2,800 square foot restaurant with a kitchen, restrooms, seating areas, a sales counter, an office, and a storage area. There is a proposed 1,000 square foot outdoor dining area located on the ground level on the east side of the restaurant, along with a proposed 680 square foot outdoor dining area located on the second level, which features a roof deck. A proposed spiral staircase leads to the second level outdoor dining area.

Applicant's Justification

The applicant states that a use permit to allow outdoor dining is appropriate as there are no residential uses within 200 feet of the site and the outdoor dining will be in conjunction with the existing restaurant. A parking demand study has been provided to address the parking reduction, which will be offset by additional on-street parking available within 250 feet of the site. The proposed access gates in the north and south driveways will be open during business hours and closed during non-business hours to prevent unauthorized parking from events at Allegiant Stadium. Lastly, the applicant indicates that there are no proposed changes to the existing warehouse building.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0178	Use permit for on-premises consumption of alcohol (service bar)	Approved by PC	June 2021
ADR-900186-04	Administrative design review for an off-premises advertising sign	Approved Administratively	September 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Entertainment Mixed-Use	IL (ABO)	Office/warehouse & outdoor storage
East	Entertainment Mixed-Use	H-1 (ABO)	Light manufacturing, restaurant, & retail

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

Staff finds that the site has featured a restaurant use for several decades and staff is unaware of any issues that this use has created. The proposed outdoor dining, drinking, and cooking will be in conjunction with the existing restaurant and is not within 200 feet of residential adjacency, meeting the Title 30 conditions that correspond with the use permit requirement to allow the use in the IL Zone. Staff does not anticipate the addition of outdoor dining, drinking, and cooking producing any adverse effects on properties in the surrounding area. Therefore, staff can support this request.

Waiver of Development Standards

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

Staff does not typically support eliminating the setback requirements for access gates, which are important to prevent vehicles from stacking in the right-of-way. However, staff finds that the driveways that will feature access gates are 1 way driveways, which will allow vehicles to enter and exit the site with ease and are unlikely to create vehicle stacking in the Polaris Avenue right-of-way. The access gates will also remain open during business hours, further limiting the potential adverse effects associated with having the gates along the property line. For these reasons, staff can support this request.

Design Review

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

Staff finds that the proposed expansion of the restaurant to add outdoor dining, drinking, and cooking is complementary to the existing restaurant, suitable for the site, and compatible with surrounding development. While the applicant is not meeting the sustainability requirements of Title 30, staff understands that the restaurant building is existing and much of the overall site is not being changed with this application. The applicant is proposing several improvements to the site, including street and parking area landscaping, a pedestrian walkway, and a redesigned parking area. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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

- Reconstruct driveways to commercial curb return per Uniform Standard Drawing 222.1.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AJB DOUBLE D, LLC

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-17-202-012

PROPERTY ADDRESS/ CROSS STREETS: 3635 Polaris Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

A full service restaurant with outdoor dining and drinking

PROPERTY OWNER INFORMATION

NAME: AJB Double D, LLC

ADDRESS: 3625 Polaris Avenue

CITY: Las Vegas

STATE: NV

ZIP CODE: 89103

TELEPHONE: 000-000-0000

CELL 000-000-0000

EMAIL: n/a

APPLICANT INFORMATION

NAME: AJB Double D, LLC

ADDRESS: 3625 Polaris Avenue

CITY: Las Vegas

STATE: NV

ZIP CODE: 89103

REF CONTACT ID # n/a

TELEPHONE: 000-000-0000

CELL 000-000-0000

EMAIL: n/a

CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell -- Anthony Celeste

ADDRESS: 1980 Festival Plaza Dr. #650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # 164674

TELEPHONE: 702-792-7000

CELL 702-792-7048

EMAIL: [REDACTED]

*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.

[Signature]
Property Owner (Signature)*

Traci Aguilar
Property Owner (Print)

5/13/25
Date

DEPARTMENT USE ONLY.

☐ AC
☐ ADR
☐ AG

☐ AR
☐ AV
☐ DR

☐ ET
☐ PA
☐ PUD

☐ PUDD
☐ SC
☐ SDR

☐ SN
☐ TC
☐ TM

☐ UC
☐ VS
☐ WC

☐ WS
☐ ZC
☐ OTHER

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

DATE _____

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

KAEMPFER

CROWELL

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
D: 702.693.4215

July 10, 2025

VIA EMAIL

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
Las Vegas, Nevada 89106

Re: *Design Review for Expansion to an Existing Restaurant; Special Use Permit to Allow Outdoor Dining, Drinking, and Cooking; and Waiver to Reduce Rolling Security Fence Setback*
APN: 162-17-202-012 (3635 Polaris Ave.)

To Whom It May Concern:

Please be advised our Firm represents the Applicant and property owner in the above-referenced matter. There is an existing 2,080 SF restaurant, know as the "Polaris Café", and a 9,400 SF warehouse building located on approximately 1.2 acres of property at 3635 Polaris Avenue in Clark County, Nevada, more particularly described as APN: 162-17-202-012 (the "Site"). The Site is planned Entertainment Mixed-Use and zoned Industrial Light (IL). The Applicant is now seeking to expand the restaurant use. The Applicant is not making any changes to the existing warehouse building.

DESIGN REVIEW & SPECIAL USE PERMIT

By way of background, on June 1, 2021, the Clark County Planning Commission approved UC-21-0178 allowing for the on-premises consumption of alcohol for an existing restaurant use, the Polaris Cafe. The Applicant is now proposing to add a 1,000 SF patio and a 680 SF roof deck. With special use permit approval, Outdoor Dining, Drinking, and Cooking is allowed in the IL zoned district. A special use permit is appropriate as there are no residential uses within 200-feet of the Site and the outdoor dining, drinking, and cooking will be in conjunction with the existing restaurant.

The proposed 1,000 SF patio will be located between the existing restaurant building and Polaris Avenue. The patio will be located under an existing patio cover. The Applicant is also requesting to add an additional 680 SF roof deck. The roof deck will be located along the west elevation of the existing restaurant building.

The Applicant is proposing to reconstruct and relocate the north driveway to align with the existing drive aisle. The north driveway will be entrance only. The north driveway entrance's throat depth is 25-feet and meets the required throat depth standards. The drive aisle is one way in a counterclockwise direction leading to the south driveway. The south driveway will be exit

only.

Pursuant to Title 30.04.08(C)(5), detached sidewalks are not required since the project is not an initial development or a complete reconstruction. In addition, even if a detached sidewalk was required, the Site cannot accommodate a detached sidewalk based on the location of the driveways. The sidewalk would need to remain attached to appropriately transition to the driveway curb return.

The Site will provide 17 on-site parking spaces where 30 parking spaces are required. There will be 13 parking spaces around the existing restaurant and the remaining 4 parking spaces are near the existing warehouse building. Per Title 30.04.04(F)(6), the Applicant has submitted, as part of this application, a Parking Analysis, stamped by a licensed Nevada PTOE. As indicated in the analysis, "on-street parking may be counted towards the minimum required number of parking spaces." There are 24 on-street parking spaces available within 250-feet of the Site. Therefore, with the combination of on-site parking and on-street parking, the anticipated parking demand will be met.

The Applicant will provide 2.5 sustainability points as follows:

- Title 30.04.05(J)(3)(i) – The Applicant will provide 9 trees where 7 trees are required which greater than 10% more trees than required. **1 Point**
- Title 30.04.05(J)(3)(ii) – The Applicant will provide water efficient landscaping. **1 Point**
- Title 30.04.05(J)(4)(b)(2) – The Applicant will provide shade structures adjacent to the building or sidewalk. **0.5 Points**

WAIVER OF DEVELOPMENT STANDARDS

In addition to the south driveway throat depth waiver, the Applicant is requesting a waiver to reduce the setback for the security fence rolling gates for both the north and south driveways to 0-feet where 18-feet is required by Title 30.04.03(E). The security fence rolling gates will be open during the restaurant's business hours and closed during non-business hours. The security gates are needed to prevent unauthorized parking from events at Allegiant Stadium during non-business hours.

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

Sincerely,

KAEMPFER CROWELL

A handwritten signature in black ink, appearing to read "Anthony J. Celeste", with a long horizontal flourish extending to the right.

Anthony J. Celeste

AJC/jmd

10/07/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0598-ALMEIDA-VINA, RASIEL & FERNANDEZ, MAYDELIN RUIZ:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** reduce separation distance for existing accessory structures in conjunction with an existing single-family residence on 0.19 acres in an RS5.2 (Single-Family Residence RS5.2) Zone.

Generally located west of San Anselmo Street and north of Hacienda Avenue within Paradise. JG/nai/kh (For possible action)

RELATED INFORMATION:

APN:

161-29-612-021

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the interior side setback for an existing accessory living quarters to 2 feet 6 inches where 5 feet is required per Section 30.02.06 (a 47% reduction).
 - b. Reduce the architectural intrusion interior side setback for an existing accessory living quarters to 1 foot 6 inches where 3 feet is allowed per Section 30.02.25 (a 50% reduction).
 - c. Reduce the rear setback for an existing accessory living quarters to 4 feet where 5 feet is required per Section 30.02.06 (a 20% reduction).
 - d. Reduce the interior side setback for an existing accessory structure (storage building) to 4 feet where 5 feet is required per Section 30.02.06 (a 20% reduction).
 - e. Reduce the rear setback for an existing accessory structure (storage building) to 2 feet 2 inches where 5 feet is required per Section 30.02.06 (a 57% reduction).
 - f. Reduce the architectural intrusion rear setback for an existing accessory structure (storage building) to 1 foot where 3 feet is allowed per Section 30.02.25 (a 67% reduction).
2.
 - a. Reduce the separation distance between an existing accessory living quarters and the main residence to 2 foot 9 inches where 6 feet is required per Section 30.02.04 (a 54% reduction).
 - b. Reduce the separation between an existing accessory living quarters and existing accessory structure (shade structure) to 4 feet where 6 feet is required per Section 30.02.04 (a 33% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5241 San Anselmo Street
- Site Acreage: 0.19
- Project Type: Accessory structures and setbacks
- Building Height (feet): 11 (existing casita)/11 (existing storage building)/8 (shade structure)/14 (house addition)
- Square Feet: 1,323 (main residence)/912 (casita)/135 (storage building)/280 (shade structure)/390 (house addition)

Site Plans

The plans depict an existing single-family residence on 0.19 acres. Access to the site is along the east property line adjacent to San Anselmo Street. Immediately west of the residence are the following existing accessory structures: a shade structure centrally located in the rear yard, an accessory living quarter along the south property line, and a storage building on the northwest corner of the site. In addition, the site plan also depicts an attached 390 square foot addition on the rear (west) portion of the house. There are 2 storage sheds along the west property line and a patio cover attached to the south elevation of the addition that will be removed from the property. Lastly, an access gate is located on the northeast corner of the site.

The applicant is requesting to reduce the setback, architectural intrusion setback, and separation distances for the following:

Accessory Living Quarters:

- Reduce the interior side setback to 2 feet 6 inches where 5 feet is required;
- Reduce the architectural intrusion interior side setback to 1 foot 6 inches where 3 feet is allowed;
- Reduce the rear setback to 4 feet where 5 feet is required;
- Reduce the separation distance between an existing accessory living quarter and the main residence to 2 foot 9 inches where 6 feet is required per Title 30;
- Reduce the separation between an existing accessory living quarter and existing accessory structure (shade structure) to 4 feet where 6 feet is required per Code.

Storage Building:

- Reduce the interior side setback to 4 feet where 5 feet is required per Title 30;
- Reduce the rear setback to 2 feet 2 inches where 5 feet is required per Title 30;
- Reduce the architectural intrusion rear setback to 1 foot where 3 feet is allowed per Title 30.

Elevations

The photos depict that most of the accessory structures are constructed of stucco and shingles that are painted a light beige color. The accessory living quarters, and the storage building have an overall height of 11 feet. Furthermore, the building addition on the west facing elevation of the primary residence has an overall height of 14 feet. The photographs depict that only the shade structure that is centrally located in the rear yard is not architecturally compatible with the

main residence. The shade structure is constructed of a beige plastic roof with black metal support beams. The overall height is 8 feet.

Floor Plans

The plans depict that the house addition has an overall area of 390 square feet. It will include a wet bar and a new great room. The plans also depict the accessory living quarters has an overall area of 912 square feet. There are 2 bedrooms, 2 bathrooms, and 2 kitchenet areas that do not include an oven or stove. However, the floor plan includes an open concept design. There are 2 entry points into the accessory living quarters. One entry is on the east side of the building, and the other entry point is on the north side of the building. The storage building on the northwest corner of the site has an overall area of 135 square feet. The centrally located shade structure has an overall area of 280 square feet. Lastly, the existing residence has an overall area of 1,323 square feet.

Applicant's Justification

The applicant built the casita, storage building, shade structure, and a room addition without a building permit. The applicant utilized roof shingles, a stucco finish, and sand colored paint for the accessory structures. No additional justification was provided by the applicant.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, West, & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R85.2	Single-family residential

Clark County Public Response Office (CCPRO)

CE24-31541 is an active Code Enforcement for building an accessory structure without a building permit.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waivers of Development Standards

Setbacks and separation distances are intended to promote safety and help maintain consistent structural spacing and a cohesive streetscape within a neighborhood. The accessory living quarters and the storage building are visible from the right-of-way. In addition, the plans show that there is ample room in the rear yard to meet the interior side setback, rear setback, architectural intrusion setback, and the separation distance requirements per Title 30. These waivers of development standards are a self-imposed hardship and the applicant did not provide sufficient justification to mitigate these requests. Staff recommends denial.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RASIEL ALMEIDA-VINA

CONTACT: AL VELASCO, 203 GENESEE POINT STREET, HENDERSON, NV 89074



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 16225212020

PROPERTY ADDRESS/ CROSS STREETS: FLORENCE AND MCLEOD

DETAILED SUMMARY PROJECT DESCRIPTION

- Reduced Front Setback (South side of the property) (Section 30.02.04): A reduction from the required 40-foot front setback to 19 feet.
- Reduced Side Interior Setback (West side of the property) (Section 30.02.04): A reduction from the required 10 feet side interior setback to 7 feet
- Elimination of Access Gate Setback (South side of the property) (Section 30.04.04): Elimination of the required 18-foot access gate setback.
- Allowance of Non-Decorative Fence (East & North side of the property) (Section 30.04.03): Approval of a non-decorative fence along the property line.
- Waive full off sites (sidewalk, curb, gutter, streetlights, and paving) per Section 30.04.08C.
- Request a change of address from 5127 McLeod Drive to 5127 Florence Ave
- Request outside Setback Area Fences or walls proposed outside of a setback area

PROPERTY OWNER INFORMATION

NAME: CARLOS CORDON

ADDRESS: 5127 MCLEOD DRIVE

CITY: LAS VEGAS

TELEPHONE: 7025922439 CELL 7023400882 EMAIL: [REDACTED] STATE: NV ZIP CODE: 89120

APPLICANT INFORMATION (must match online record)

NAME: CARLOS CORDON

ADDRESS: 5127 MCLEOD DRIVE

CITY: LAS VEGAS

TELEPHONE: 7025922439 CELL 7023400882 EMAIL: [REDACTED] STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____

CORRESPONDENT INFORMATION (must match online record)

NAME: CARLOS CORDON

ADDRESS: 5127 MCLEOD DRIVE

CITY: LAS VEGAS

TELEPHONE: 7025922439 CELL 7023400882 EMAIL: [REDACTED] STATE: NV ZIP CODE: 89120 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.

carlos cordon

Property Owner (Signature)*

CARLOS CORDON

Property Owner (Print)

1/1/25

Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

Carlos Cordon

5127 McLeod Drive Las Vegas, NV

89120 702.592.2439

cordonllc@gmail.com

Date: August 26, 2024

APR number, 25-100114

Clark County Comprehensive Planning Department

500 S Grand Central Pkwy Las Vegas, NV 89155 Attn: Zoning

Variance Review Board

Property Information

1. **Property Owner/Applicant:** Carlos Cordon
2. **Site Address of the Request:** 5127 McLeod Drive Las Vegas, NV 89120
3. **Assessor's Parcel Number:** 162-25-212-020
4. **Zoning District:** Residential Single-Family 20 (RS20)
5. **Planned Land Use Category:** Ranch Estate Neighborhood (up to 2 du/ac)

Justification Letter**Introduction**

This letter serves as a formal justification for my request for waivers of development standards for the property located at 5127 McLeod Drive, Las Vegas, NV 89120. I, Carlos Cordon, property owner/applicant, respectfully request the following waivers:

Land Use Applications and Development Code Sections

The following Land Use Applications are being requested:

- Reduced Front Setback (South side of the property) (Section 30.02.04): A reduction from the required 40-foot front setback to 19 feet.
- Reduced Side Interior Setback (West side of the property) (Section 30.02.04): A reduction from the required 10 feet side interior setback to 7 feet
- Elimination of Access Gate Setback (South side of the property) (Section 30.04.04): Elimination of the required 18-foot access gate setback.
- Allowance of Non-Decorative Fence (East & North side of the property) (Section 30.04.03): Approval of a non-decorative fence along the property line.
- Waive full off sites (sidewalk, curb, gutter, streetlights, and paving) per Section 30.04.08C.
- Request a change of address from 5127 McLeod Drive to 5127 Florence Ave
- Request outside Setback Area Fences or walls proposed outside of a setback area

2

The property at 5127 McLeod Drive was built in 1955, prior to current zoning regulations, classifying it as a pre-existing, non-conforming structure. The requests are based on specific site characteristics and the aim of establishing a safe environment for residents and visitors. Adjustments, such as reduced setbacks and modifications, are proposed due to recent mapping updates, twenty-five-foot radius spandrel on Reno and Florence along with ten-foot dedication along McLeod. Waiving off-site improvements considers the neighborhood context, where similar infrastructure is already limited or absent. These requests seek to bring the property into alignment with practical requirements. The deviations from code are attributed to site constraints and the home's original layout, not an attempt to bypass regulations. The application also proposes modifications intended to preserve neighborhood appearance while improving safety for current residents. A change in address is requested to better represent the property's orientation and primary access. Placing fences or walls outside standard setback areas is proposed to improve security and landscape design, consistent with the neighboring properties.

The requested waivers are essential for the following reasons:

- **Preservation of Existing Structure:** The home's current configuration, established prior to the current regulations, necessitates the setback reductions to maintain its functional layout.
- **Enhanced Property Security:** the non-decorative fence will enhance the security of the property.
- **Practical Access:** gate setback elimination will provide more practical access to the property.

We believe that granting these waivers will positively impact the surrounding neighborhood and will allow us to bring the property into compliance while preserving its historical integrity.

Justification and Mitigation Measures

- **Reduced Front Setback:** The landscaping will be maintained, providing a visual buffer and minimizing any perceived encroachment.
- **Reduced Side Interior Setback:** The proposed block wall will act as a sound barrier, reducing any potential noise impacts on adjacent properties.
- **Elimination of Access Gate Setback:** The existing driveway configuration will remain unchanged, ensuring adequate access and minimizing traffic flow disruptions.
- **Allowance of Non-Decorative Fence:** The fence will be constructed using neutral-colored materials that blend with the surrounding environment also providing security measures.
- **Perimeter Enhancements:** Fencing that serve as a visual and physical deterrent while maintaining our community's character. Creating barriers to deter people experiencing homelessness is increasingly important to our neighborhood security and public safety. Over the past few months, several residents and I have observed a noticeable increase in activity and presence around the perimeters of our neighborhood. These observations have raised concerns among us regarding the long-term security of our homes and the preservation of our property values. While the reasons behind these changes are complex, the impact on our shared sense of safety is clear. Residents are looking for proactive measures to ensure our neighborhood remains a secure and desirable place to live.

Conclusion

Sincerely,
Carlos Cordon

2

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-25-400089 (WS-24-0366)-VENETIAN VENUE PROPCO, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW:

to exceed the maximum permissible sound levels in conjunction with an existing recreational facility, fairground, and music venue (Sphere Las Vegas) on 18.51 acres in a CR (Commercial Resort) Zone.

Generally located south of Sands Avenue and east of Koval Lane within Paradise. TS/tpd/kh
(For possible action)

RELATED INFORMATION:

APN:

162-16-702-002

WAIVER OF DEVELOPMENT STANDARDS:

Exceed the maximum permissible sound levels in conjunction with the Sphere Las Vegas where required per Section 30.68.020.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3848 Koval Lane
- Site Acreage: 18.51
- Project Type: Deviation from the noise standard for the Sphere Las Vegas
- Number of Stories: 7
- Building Height (feet): 396
- Square Feet: 12,581 (existing service building)/602,267 (events center/music venue)

History, Site Plan, & Request

The approved plan depicted an existing recreational facility and music venue (Sphere Las Vegas) associated with an existing resort hotel (Venetian/Palazzo) located at the southeast corner of Sands Avenue and Koval Lane. The recreational facility and music venue was originally approved through UC-1096-17 and WS-1095-17 with a subsequent modification to the plans approved through WS-18-0218. WS-20-0145 was approved to eliminate the maximum decibel level allowances and allow for an increase in potential noise levels in conjunction with indoor music events and entertainment associated with the Sphere. This waiver expired as an extension of time was not filed and the Sphere did not complete construction until 2023. With the original

request (WS-24-0366), the applicant requested a waiver of development standards to waive noise requirements per Section 30.68.020 for indoor and outdoor uses within the site. This request is for the first application for review as required by a condition on Notice of Final Action of WS-24-0366.

Previous Conditions of Approval

Listed below are the approved conditions for WS-24-0366:

Comprehensive Planning

- 1 year to review;
- Allowance for greater noise will be limited to no more than 12 days a year;
- Increase in noise level on those dates will be limited to a frequency no greater than 85 decibels, measured at the Sphere's property line;
- Park Towers and Meridian management will be notified no less than 14 days prior to each waiver event;
- Increase in noise shall be permitted to occur only between 9:00 a.m. and 11:30 p.m. on waiver days, except New Year's Eve which will be 1:00 a.m.
- 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

- Remove boulders in right-of-way on Sands Avenue.

Applicant's Justification

The Board of County Commissioners (BCC) previously approved WS-24-0366, which allowed for increased noise levels for outdoor events. The approval limited the increase to no more than 12 days a year, no greater frequency than 85 decibels measured at the Sphere's property line, notification to Park Towers and Meridian management prior to the event, limited hours, and 1 year to review. Since the approval, the Sphere has held 2 events that were notified per the approved conditions. On September 14, 2024, there was a UFC event, and on April 22, 2025, there was an XO Student Design Challenge event. The applicant has not been informed of any complaints, concerns, or impacts to nearby residents, and respectfully requests the BCC to review the application and find the Sphere to be in compliance. The applicant requests that no additional reviews be required.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-24-400116 (UC-1096-17)	First application for review to reduce on-site parking for a recreational facility	Approved by BCC	December 2024

Prior Land Use Requests

Application Number	Request	Action	Date
AR-24-400117 (WS-18-0218)	First application for review to increase the time period for graphic displays, animated signage, and a design review for signage	Approved by BCC	December 2024
AR-24-400115 (WS-1095-17)	First application for review to reduce on-site parking for a recreational facility	Approved by BCC	December 2024
WS-24-0366	Waiver of development standards for increased noise to an existing recreational facility	Approved by BCC	September 2024
UC-23-0501	Use permit, deviations, and design review for a previously approved comprehensive sign package for the Sphere Las Vegas	Approved by BCC	October 2023
WS-20-0145	Eliminated sound level maximums for the Sphere	Approved by BCC	April 2020
DR-19-0937	Modifications to the north entrance of the Venetian/Palazzo with an increase in wall/animated sign area	Approved by BCC	January 2020
ORD-18-900701 DA-18-0852	Negotiated development agreement	Approved by BCC	December 2018
UC-18-0651	Sphere monorail station	Approved by BCC	December 2018
WC-18-400194 (UC-1096-17)	Waived the condition of a use permit requiring a 15 foot sidewalk/pedestrian access easement	Approved by BCC	December 2018
WS-18-0218	Modifications to an approved recreational facility (Sphere) and pedestrian bridge with an increase in building height and wall/animated sign area	Approved by BCC	May 2018
UC-1096-17	Recreational facility, fairground, retail sales, restaurants, live entertainment, theater, and museum for the Sphere	Approved by BCC	February 2018
WS-1095-17	Pedestrian bridge between Venetian/Palazzo and the Sphere	Approved by BCC	February 2018
DR-0760-13	Modifications to Venetian/Palazzo sign package for additional wall signage	Approved by BCC	January 2014
DR-0165-13	Modifications to Venetian/Palazzo sign package for animated and wall signs	Approved by BCC	May 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Wynn Las Vegas Resort Hotel
South	Entertainment Mixed-Use	CR	Harrah's Las Vegas Resort Hotel & Holiday Inn Club Vacations (timeshare)
East	Entertainment Mixed-Use	CR	Hughes Center office buildings

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Entertainment Mixed-Use	CR	The Hard Rock & Treasure Island Resort Hotels

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**

Since the approval of the waiver application, there has been no violations with Code Enforcement or recent complaints with the Commissioner's office. It appears the applicant has complied with all of the conditions on the Notice of Final Action of WS-24-0366. For these reasons, staff can support this request with an additional review in 2 years to ensure compliance with the original conditions.

Public Works - Development Review

The applicant has complied with all of Public Works conditions. Therefore, staff has no objection to this application for review.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Until September 4, 2027 to review.
- 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: MSG LAS VEGAS, LLC

CONTACT: NANCY AMUNDSEN, BROWN, BROWN, & PREMSRINT, 520 S. 4TH STREET, LAS VEGAS, NV 89101

DRAFT



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101126

ASSESSOR PARCEL #(s): 162-16-702-002

PROPERTY ADDRESS/ CROSS STREETS: 255 Sands Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

Required Review of WS-24-0366

PROPERTY OWNER INFORMATION

NAME: Venetian Venue Propco LLC c/o MSG Las Vegas LLC

ADDRESS: Two Pennsylvania Plaza

CITY: New York

STATE: NY

ZIP CODE: 10121

TELEPHONE: CELL

APPLICANT INFORMATION (information must match online application)

NAME: MSG Las Vegas LLC

ADDRESS: Two Pennsylvania Plaza

CITY: New York

STATE: NY

ZIP CODE: 10121

TELEPHONE: 702-581-3733 CELL ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Brown, Brown, and Premisrur / Nancy Amundsen

ADDRESS: 520 S. Fourth Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89101

TELEPHONE: 702-598-1410 CELL 702-994-0490 ACCELA REFERENCE CONTACT ID #

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

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

Signed by:

Jennifer Koester
 C188DF583224A8
 Property Owner (Signature)*

Jennifer Koester

Property Owner (Print)

8/1/2025

Date

LAW OFFICE

Brown, Brown & Premsrirut

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

July 8, 2025

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

RE: Justification letter – Application for Review WS-24-0366 – MSG Sphere
APN: 162-16-702-002, 256 Sands Avenue

To Whom It May Concern:

This office represents the “Applicant” in the above referenced matter. On September 4, 2024, the Board approved WS-24-0366 that allowed for increased noise levels for outdoor events. The approval limited the increase to no more than 12 days a year, no greater frequency than 85 decibels measured at the Sphere’s property line, notification to Park Towers and Meridian management prior to the event, limited hours, and one year to review.

Since the approval, the Sphere has held 2 such events that were notified per the conditions. On September 14, 2024, there was a UFC event, and on April 22, 2025, there was an XO Student Design Challenge event. Applicant has not been informed of any complaints, concerns, or impacts to nearby residents.

Applicant respectfully requests that the Board review the application and find the Sphere to be in compliance. In addition, Applicant requests that no additional reviews be required.

Thank you in advance for your time and consideration of this application. Please feel free to contact me should you need additional information.

Sincerely,



Nancy Amundsen
Brown, Brown, and Premsrirut
520 South Fourth Street
Las Vegas, NV 89101

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0439-SLH PROCYON, LLC:

USE PERMIT to allow a cannabis distributor in conjunction with an existing cannabis establishment (cultivation and production) on a portion of 1.49 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay.

Generally located west of Procyon Street and south of Oquendo Road within Paradise. MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:

162-32-211-002 through 162-32-211-004 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5975 Procyon Street
- Site Acreage: 1.49 (portion)
- Project Type: Cannabis distributor
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 7,910
- Parking Required/Provided: 28/34

History & Site Plan

The site was approved for an office/warehouse development via ZC-1962-96 in January 1997. Use permits for cannabis cultivation and production were approved via UC-0385-14 and UC-0393-14 in June 2014. The applicant is now requesting a use permit to add cannabis distributor use, with all distribution operations occurring within the same building as the existing cannabis establishment.

The plans depict an existing office/warehouse complex accessed via 2 commercial driveways from Procyon Street to the east. The subject building is the southernmost of the 3 building complex, and is 7,910 square feet. Parking is located on the east side of the site, with a driveway that wraps around the buildings. Trash enclosures are located in the rear of the site, along the west side of the buildings. There are no proposed modifications to the site associated with this application.

Landscaping

There is existing street landscaping along Procyon Street, as well as parking area landscaping along the east side of the building. The landscaping consists of trees, shrubs, and groundcover. There are no proposed changes to landscaping associated with this application.

Elevations

The plans depict an existing 1 story, 24 foot high building with a stucco façade featuring white, grey, and beige paint. The building also features storefront doors and windows and a flat roofline. There are no proposed changes to the exterior of the building or site associated with this application.

Floor Plans

The plans depict an existing building featuring cannabis cultivation and production uses. The applicant is proposing to add a cannabis distributor use, which would occur within a designated distribution room and a secured shipping/receiving area in the rear of the building. The rest of the building currently features a reception area, breakroom, restrooms, employee locker room, boiler rooms, cultivation office, propagation room, dry room, equipment and supply rooms, extracts room, butane extractor room, and product storage vault.

Applicant's Justification

The applicant states the proposed use of the building for a cannabis distributor is complementary with the existing cannabis uses in the building. The facility complies with all necessary separations and location requirements, and should not adversely affect the area. The largest shift will have a maximum of 12 employees, with adequate on-site parking provided.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-900788-17	Administrative design review to allow a retail marijuana cultivation facility	Approved by ZA	July 2017
ADR-900789-17	Administrative design review to allow a retail marijuana production facility	Approved by ZA	July 2017
UC-0385-14 (ET-0138-15)	First extension of time for a use permit for a medical marijuana establishment (cultivation) with a waiver for reduced parking	Approved by BCC	December 2015
UC-0393-14 (ET-0139-15)	First extension of time for a use permit for a medical marijuana establishment (production) with a waiver for reduced parking	Approved by BCC	December 2015
UC-0393-14	Medical marijuana establishment (production) with a waiver for reduced parking	Approved by BCC	June 2014
UC-0385-14	Medical marijuana establishment (cultivation) with a waiver for reduced parking	Approved by BCC	June 2014
SC-0930-97	Street name change from Procyon Street, Procyon Avenue, and Procyon Road to Procyon Street	Approved by BCC	July 1997
TM-0339-96	1 commercial lot subdivision	Approved by PC	January 1997

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1962-96	Reclassified from R-E to M-1 zoning for an office/warehouse complex	Approved by BCC	January 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL (AE-65)	Medical transportation service
South	Business Employment	IL (AE-65)	Distribution center
East & West	Business Employment	IL (AE-65)	Warehouses & outdoor storage

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.

Based on the plans submitted, staff finds the addition of a cannabis distributor use at the site will have negligible impacts on the office-warehouse complex and surrounding area. The cannabis distributor use will complement the existing cannabis cultivation and production uses, which have been operational for several years with no apparent complaints regarding these uses on the property. The addition of a cannabis distributor will not create a need for additional parking, and the on-site parking meets the requirements of Title 30. Staff also finds the addition of the cannabis distributor use will be compatible with the uses in the surrounding area, which include warehouses, distribution centers, and outdoor storage. For these reasons, staff can support this request.

Department of Aviation

The property lies 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 intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- A valid Clark County business license must be issued for the distributor use within 2 years of approval or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Department of Aviation

- 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 that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GREEN THERAPEUTICS, LLC

CONTACT: ANGIE LIM, GREEN THERAPEUTICS LLC, 5975 PROCYON STREET, LAS VEGAS, NV 89118

DRAFT

10/08/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0576-HIGHLAND & STERLING, LLC:

VACATE AND ABANDON a portion of right-of-way being Maryland Parkway located between Pebble Road and Ford Avenue within Paradise (description on file). MN/md/kh (For possible action)

RELATED INFORMATION:

APN:

177-14-410-007

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 foot wide portion of right-of-way being Maryland Parkway. The vacation and abandonment is necessary to accommodate the required detached sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-23-900450	Electric vehicle charging stations	Approved by ZA	November 2023
UC-0347-07	Drive-thru restaurant	Approved by BCC	May 2007
UC-0274-07	Liquor store - expired	Approved by PC	April 2007
WS-1265-06	Alternative fence adjacent to a residential use	Approved by PC	October 2006
UC-0856-06	Service bar with outside dining - expired	Approved by PC	July 2006
UC-0541-06	Major School	Approved by PC	May 2006
WS-0585-03	Increased freestanding sign height	Approved by BCC	July 2003
ZC-0583-03	Reclassified a portion of the site from C-P to C-1 (now CG) zoning with a design review for the overall office/retail center	Approved by BCC	June 2003

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0964-01	Reclassified a 1.3 acre portion of the site from R-E to C-P zoning	Approved by BCC	October 2001
ZC-2013-99	Reclassified the majority of the site from R-E to C-P and C-1 (now CG) zoning	Approved by BCC	March 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Neighborhood Commercial	CG & CP	Shopping center
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-Use	RS3.3	Single-family residential

Related Applications

Application Number	Request
WS-25-0575	A waiver of development standards to reduce throat depth in conjunction with a proposed electric vehicle charging station is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or

regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HIGHLAND & STERLING, LLC

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-14-410-007

177-14-410-022, 004, 007, 005, 018, 014, 015, 021, 009 & 023

PROPERTY ADDRESS/CROSS STREETS: Maryland and Ford

DETAILED SUMMARY PROJECT DESCRIPTION

A parking lot FOR EV CHARGING STATIONS IN CONJUNCTION WITH
A SHOPPING CENTER

PROPERTY OWNER INFORMATION

NAME: Highland & Sterling, LLC

ADDRESS: 606 S. Olive Street #600

CITY: Los Angeles

STATE: CA

ZIP CODE: 90014

TELEPHONE: 000-000-0000

CELL 000-000-0000

EMAIL: n/a

APPLICANT INFORMATION (must match online record)

NAME: Highland & Sterling, LLC

ADDRESS: 606 S. Olive Street #600

CITY: Los Angeles

STATE: CA

ZIP CODE: 90014

REF CONTACT ID # n/a

TELEPHONE: 000-000-0000

CELL 000-000-0000

EMAIL: n/a

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell - Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Dr. Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # 164674

TELEPHONE: 702-792-7048

CELL 702-672-6882

EMAIL: [REDACTED]

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

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

Property Owner (Signature)

ROBERT HANASAB
Property Owner (Print)

06/10/2025
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 _____



June 12, 2025

Clark County Public Works
500 S Grand Central Parkway
Las Vegas, NV 89155

RE: JUSTIFICATION FOR PUBLIC RIGHT-OF-WAY VACATION AT MARYLAND PKWY. AND FORD AVE.

To Whom It May Concern:

This letter is to provide justification for the request of the following 5-ft wide vacation along South Highland Drive.

- Public Right-of-Way along the frontage of 8716 S. Maryland Pkwy.
(APN: 177-14-410-007).
 - Area: 789 SF

A portion of Public Right-of-Way is no longer needed along S. Maryland Pkwy. to adhere to Clark County Public Works 5' detached sidewalk requirements for new developments.

Thank you in advance for your time and consideration. Please contact me at Matt.Selkirk@kimley-horn.com if you have any questions.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

Signed:

Printed Name: Matt Selkirk, PE
Title: Project Manager

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0575-HIGHLAND & STERLING, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.

DESIGN REVIEW for a proposed electric vehicle charging station in conjunction with an existing shopping center on a 0.39 acre portion of 10.45 acres in a CG (Commercial General) Zone.

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

RELATED INFORMATION:

APN:

177-14-410-003; 177-14-410-005 through 177-14-410-007; 177-14-410-009; 177-14-410-014; 177-14-410-015; 177-14-410-018; 177-14-410-020 through 177-14-410-023 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth for an existing driveway along Maryland Parkway to 19 feet where a minimum depth of 25 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 24% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.39 (portion)
- Project Type: Electric vehicle charging station
- Number of Stories: 1 (carport)
- Building Height (feet): 14 (carport)
- Parking Required/Provided: 586/671
- Sustainability Required/Provided: 7/1

Site Plans

The plans depict the expansion of a proposed parking lot to accommodate a new EV charging station on APN 177-14-410-007 that serves an existing shopping center. An existing EV charging station is located immediately adjacent to the proposed expansion. The parking lot expansion, located on a 0.39 acre portion of the site along Maryland Parkway, consists of 14 electric vehicle charging spaces covered by 2 carports. One carport is located on the west side of

the vehicle drive aisle while the second carport is located on the east side of the drive aisle. The proposed carport located along the west side of the parking lot is set back a minimum of 10 feet from Maryland Parkway. Access to the parking lot is granted via an existing driveway located along Maryland Parkway that will be modified, necessitating a waiver of development standards to reduce the throat depth to 19 feet. No additional modifications are being proposed to the overall shopping center.

Landscaping

A 5 foot wide detached sidewalk is proposed along the west portion of the parking lot expansion, adjacent to Maryland Parkway. The plans depict a proposed street landscape area, including two, 5 foot wide landscape strips provided on each side of the proposed detached sidewalk on the west side of APN 177-14-410-007 along Maryland Parkway. The street landscape area consists 5 large trees, including shrubs, and groundcover. Seven medium trees are provided within the interior of the parking lot where 4 medium trees are required.

Elevations

The plans depict 2 proposed carport structures measuring up to 14 feet in height. The carports will be constructed with a metal column and roof and painted to match the existing buildings.

Applicant's Justification

The throat depth waiver is appropriate as it is minimal and there are multiple entrances into the commercial center. Additionally, the access point to the shared driveway will provide better on-site circulation for the parking lot.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-23-900450	Electric vehicle charging stations	Approved by ZA	November 2023
UC-0347-07	Drive-thru restaurant	Approved by BCC	May 2007
UC-0274-07	Liquor store - expired	Approved by PC	April 2007
WS-1265-06	Alternative fence adjacent to a residential use	Approved by PC	October 2006
UC-0856-06	Service bar with outside dining - expired	Approved by PC	July 2006
UC-0541-06	Major School	Approved by PC	May 2006
WS-0585-03	Increased freestanding sign height	Approved by BCC	July 2003
ZC-0583-03	Reclassified a portion of the site from C-P to C-1 (now CG) zoning with a design review for the overall office/retail center	Approved by BCC	June 2003
ZC-0964-01	Reclassified a 1.3 acre portion of the site from R-E to C-P zoning	Approved by BCC	October 2001

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-2013-99	Reclassified the majority of the site from R-E to C-P and C-1 (now CG) zoning	Approved by BCC	March 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Neighborhood Commercial,	CG & CP	Shopping center
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-Use	RS3.3	Single-family residential

Related Applications

Application Number	Request
VS-25-0576	A vacation and abandonment of a right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**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 layout of the parking lot expansion is functional, and the overall design is compatible with the existing parking lot and shopping center. Staff finds the addition of the electric vehicle charging spaces complies with Policy 3.2.4 of the Master Plan which encourages the expanded

use of electric and alternative fuel vehicles and other emerging technologies that support the County's sustainability goals. However, since Public Works is not supporting the waiver of development standards request to reduce throat depth, staff recommends denial of the design review.

Public Works - Development Review

Waiver of Development Standards

The existing commercial driveway on Maryland Parkway was designed to provide sufficient throat depth for the entire commercial site. The reduction of throat depth would negatively affect not only those trying to reach the EV charging stations but also all vehicles accessing the commercial site. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 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

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

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: HIGHLAND & STERLING, LLC

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

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-14-410-007

177-14-410-022, 004, 007, 005, 018, 014, 015, 021, 009 d 023
PROPERTY ADDRESS/CROSS STREETS: Maryland and Ford

DETAILED SUMMARY PROJECT DESCRIPTION

A parking lot FOR EV CHARGING STATIONS IN CONJUNCTION WITH
A SHOPPING CENTER

PROPERTY OWNER INFORMATION

NAME: Highland & Sterling, LLC
ADDRESS: 606 S. Olive Street #600
CITY: Los Angeles STATE: CA ZIP CODE: 90014
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

APPLICANT INFORMATION (must match online record)

NAME: Highland & Sterling, LLC
ADDRESS: 606 S. Olive Street #600
CITY: Los Angeles STATE: CA ZIP CODE: 90014 REF CONTACT ID # n/a
TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell - Jennifer Lazovich
ADDRESS: 1980 Festival Plaza Dr. Suite 650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164674
TELEPHONE: 702-792-7048 CELL 702-672-6882 EMAIL: [REDACTED]

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

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

Property Owner (Signature)

ROBERT HANASAB
Property Owner (Print)

06/10/2025
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____
PC MEETING DATE _____
BCC MEETING DATE _____
TAB/CAC LOCATION _____

ACCEPTED BY _____
DATE _____
FEES _____

DATE _____

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

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

July 23, 2025

VIA UPLOAD

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

Re: *Justification Letter*
Design Reviews for an EV Parking Lot and Alternative Landscape Plan and
Waiver of Development Standards to Reduce Throat Depth
Subject APN: 177-14-410-007
Commercial Shopping Center APN's: 177-14-410-005, 006, 007, 009, 014, 015,
018, 021, 022 and 023

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The Applicant is seeking to develop a parking lot for EV charging parking spaces, on property located on Maryland Parkway and south of Ford Avenue. The property is more particularly described as APN: 177-14-410-007 (the "Site"). The Site is approximately 0.39 acres.

DESIGN REVIEWS

- **EV Parking Lot**

The Site is zoned Commercial General (CG). A parking lot is permitted in the CG zoned district. Not only is a parking lot permitted in the CG zoned district, but the surrounding uses are commercial comprising of general retail uses. Therefore, the proposed EV parking lot is compatible with the area.

The Applicant is proposing to design and develop a 14-EV space parking lot. The EV charging station parking spaces will be located under carports. There will be 7 EV chargers with each charger serving 2 vehicles. Access to the Site is from Maryland Parkway via a shared driveway with the commercial shopping center.

The Applicant will reconstruct the off-sites to provide a detached sidewalk along the Site's Maryland Parkway frontage. With respect to landscaping, the Site complies with all perimeter landscaping as well as on-site parking landscaping requirements for carport parking spaces.

The Applicant will provide 1 sustainability point as follows:

- Title 30.04.05(J)(3)(ii) – The Applicant is providing water efficient plants. **1 Point**

- **Alternative Landscape Plan**

Due to the configuration of the parking lot design and carports, the Applicant is unable to evenly distribute the landscaping. However, the Applicant is meeting the landscaping requirements. The Site will provide 8 trees where 8 trees are required and will provide 83 shrubs where only 27 shrubs are required.

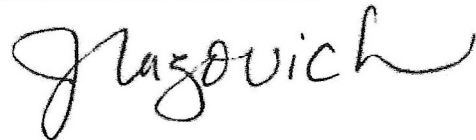
WAIVER OF DEVELOPMENT STANDARDS – REDUCE THROAT DEPTH

The Applicant is adding an on-site entry to the proposed parking lot from the shared driveway entrance off Maryland Parkway. The proposed entry is approximately 19-feet from the Maryland Parkway right-of-way where 25-feet is required. Therefore, the Applicant is requesting a waiver to reduce the throat depth by 6-feet. The throat depth waiver is appropriate as it is minimal and there are multiple entrances into the commercial center. Additionally, the access point to the shared driveway will provided better on-site circulation for the parking lot.

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

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0589-SOSA CARLOS RAFAEL CORDON:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase the fence height; 3) allow non-decorative fences; and 4) waive full off-sites in conjunction with an existing single-family residence on 0.77 acres in an RS20 (Single-Family Residence RS20) Zone.

Generally located west of McLeod Drive and north of Florence Avenue within Paradise. JG/nai/kh (For possible action)

RELATED INFORMATION:

APN:

162-25-212-020

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the front setback for an existing primary residence to 19 feet where 4 feet is required per Section 30.02.04 (a 53% reduction).
- b. Reduce the side interior setback for an existing primary residence to 7 feet where 10 feet is required per Section 30.02.04 (a 30% reduction).
2. Increase the fence and gate height along and within 15 feet of the front property line to 4.5 feet where 3 feet is the maximum allowed per Section 30.04.03.B (a 50% increase).
3. Allow a non-decorative fence and gate along Florence Avenue where fences and walls along streets shall be decorative per Section 30.04.03B.
4. a. Waive full off-site improvements (sidewalk, curb, gutter, streetlights, and partial paving) along McLeod Drive where required per Section 30.04.08C.
- b. Waive full off-site improvements (sidewalk, curb, gutter, streetlights, and partial paving) along Reno Avenue where required per Section 30.04.08C.
- c. Waive full off-site improvements (sidewalk, curb, gutter, streetlights, and partial paving) along Florence Avenue where required per Section 30.04.08C.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 5127 McLeod Drive
- Site Acreage: 0.77
- Project Type: Single-family residence
- Building Height (feet): 12 (primary residence)/18 (shade structure)

- Square Feet: 1,442 (primary residence)/324 (shade structure)

Site Plans & Elevations

The plans depict an existing single-family residence on a 0.77 acre lot. The lot is located on the northwest corner of Florence Avenue and McLeod Drive. Access to the property is provided via an existing driveway along the south property line, adjacent to Florence Avenue. The single-family residence is located on the southwest corner of the lot, 19 feet and 7 feet from the south and west property lines, respectively. Records indicate that the house was built with east property line as the front property line, south and north property lines as side street, and west property line as rear, with an address off McLeod Drive. The applicant is requesting to change the address to be off Florence Avenue. As a result, the south property line becomes the new front, and the west property line becomes the side interior. This will necessitate a waiver to reduce the front and side interior setbacks to 19 feet and 7 feet, respectively.

Along Florence Avenue, there is an existing chain-link fence and gate, 4 foot 6 inches tall, which will continue along McLeod Drive. The applicant is proposing to remove it along McLeod Drive. However, with the new front being the south property line, a waiver is needed for the height and non-decorative material of the fence within and along the front property line. Also, a 6 foot tall wall is existing along the entire north and west property lines.

Applicant's Justification

The applicant wants to change the address for this property from 5127 McLeod Drive to 5127 Florence Avenue submitting these waivers of development standards requests will re-establish the new frontage and setbacks distances for this property.

Surrounding Land Use

	Planned Land Use Category		Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood	(up to 18 du/ac)	RS20	Single-family residence
South	Ranch Estate Neighborhood	(up to 2 du/ac)	RS20	Single-family residence
East	Mid-Intensity Suburban Neighborhood	(up to 8 du/ac)	RS5.2	Single-family residence
West	Ranch Estate Neighborhood	(up to 2 du/ac)	RS20	Single-family residence & undeveloped

Clark County Public Response Office (CCPRO)

CE-25-02009 is an active code enforcement for having materials kept on the property as outdoor storage.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waivers of Development Standards #1 through #3

Staff normally does not support the reductions in setback requirements, increased fence height, or non-decorative fences. However, staff finds that the single-family residence and all other structures remain unchanged, and these requests are the result of the change of address from McLeod Drive to Florence Avenue. This change will not impact the surrounding properties and the change of address is appropriate request as the driveway and the identifiable front of the house currently face Florence Avenue. Therefore, staff can support these requests.

Public Works - Development Review

Waiver of Development Standards #4

Staff cannot support this request to not install full off-site improvements on McLeod Drive when there are existing full off-site improvements to the east of the site. McLeod Drive is a collector road which accommodates a high volume of traffic; therefore, compliance with the standard is of utmost importance. Additionally, full width paving, curb, and gutter allows for better traffic flow and drainage control, and sidewalks on public streets provide safer pathways for pedestrians.

Staff Recommendation

Approval of waivers of development standards #1 through #3; denial of waiver of development standards #4.

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:

- 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

- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; and to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CORDON, LLC

CONTACT: CORDON LLC, 5127 MCLEOD DRIVE, LAS VEGAS, NV 89120

DRAFT