Paradise Town Advisory Board

Paradise Community Center
4775 McLeod Drive
Las Vegas, NV. 89121
October 27, 2026
7:00pm

Note:

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

Board/Council Members:	Kimberly Swartzlander-Chair John Williams-Vice-Chair Trenton Sheesley Renee Woitas Bill Kephart
Secretary:	Maureen Helm, 702-606-0747, mhelmtab@gmail.com Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155
County Liaison(s):	Blanca Vazquez, 702-455-8531,BVA@ClarkCountyNV.gov Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

3. **ET-26-400105 (UC-21-0636)-APEX LAS VEGAS, LLC:**
USE PERMIT THIRD EXTENSION OF TIME for a multi-family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** non-standard landscaping; and **3)** alternative standards for perimeter fence.
DESIGN REVIEW for the conversion of a motel to a multi-family residential development on 5.2 acres in a CR (Commercial Resort) Zone in the Airport Environs (AE-60) and the Maryland Parkway Overlays. Generally located south of Twain Avenue and west of Cambridge Street within Paradise. TS/dd/cv (For possible action) **PC 11/17/26**

4. **UC-26-0622-RAMIREZ, GARLIS BREFFE:**
USE PERMIT for a daycare in conjunction with a single-family residence on 0.22 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located west of Hazelcrest Circle and south of Flamingo Road within Paradise. TS/rp/cv (For possible action) **PC 11/17/26**

5. **VS-26-0552-RAMAR PROPERTIES, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Sandhill Road located between Jewel Avenue and Raymert Drive, and a portion of a right-of-way being Jewel Avenue between Sandhill Road and Interstate 11 within Paradise (description on file). TS/jm/cv (For possible action) **PC 11/17/26**

6. **AR-26-400104 (UC-23-0592)-UNIVERSITY BOARD OF REGENTS:**
USE PERMITS SECOND APPLICATION FOR REVIEW for the following: **1)** temporary construction storage; and **2)** temporary parking lot.
WAIVER OF DEVELOPMENT STANDARDS to waive noise standards.
DESIGN REVIEW for a temporary construction storage, staging, and parking lot on an 8.52 acre portion of a 37.23 acre site in a CR (Commercial Resort) Zone within the Airport Environs (AE-60, AE-65 & AE-70) Overlay. Generally located north of Tropicana Avenue and east of Deckow Lane within Paradise. JG/tpd/cv (For possible action) **BCC 11/18/26**

7. **AR-26-400107 (UC-23-0599)-PARADISE 12, LLC:**
USE PERMITS SECOND APPLICATION FOR REVIEW for the following: **1)** caterer; **2)** temporary construction activities; and **3)** temporary construction storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a catering facility within a membrane structure (tent); **2)** eliminate parking and loading spaces; **3)** eliminate landscaping and screening; **4)** allow alternative site design standards; and **5)** waive noise standards.
DESIGN REVIEW of a temporary catering facility (6 tents) and temporary construction activities and storage in conjunction with a racetrack on 12.08 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located west of Paradise Road and south of Flamingo Road within Paradise. JG/lm/cv (For possible action) **BCC 11/18/26**

8. **UC-26-0632-LEGACY 5 GROUP, LLC:**
USE PERMIT for truck parking or staging.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** allow an attached sidewalk; and **3)** reduce driveway throat depth.
DESIGN REVIEW for a proposed truck parking or staging facility on 0.51 acres in an Industrial Park (IP) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Surrey Street and south of Helm Drive within Paradise. JG/jud/cv (For possible action) **BCC 11/18/26**

VI. General Business (For possible action)

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

VIII. Next Meeting Date: November 10, 2026.

IX. Adjournment.

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

Paradise Town Advisory Board

October 13, 2026

MINUTES

Board Members:	Kimberly Swartzlander-Chair-**EXCUSED** John Williams – Vice-Chair- **PRESENT** Trenton Sheesley-**PRESENT** Renee Woitas-**PRESENT** Bill Kephart-**PRESENT**
Secretary:	Maureen Helm 702-606-0747 mhelmtab@gmail.com
Town Liaison:	Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov

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

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

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

II. Public Comment:
None

III. Approval of September 29, 2026 Minutes

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

Approval of Agenda for October 13, 2026

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

IV. Informational Items (For Discussion only)

Applications are available until November 15th for appointments by the Board of County Commissioners to serve on the Paradise town board for a two-year term beginning January 2027

Received a presentation from Jason Dagher regarding the ongoing redevelopment efforts, public art initiatives, and infrastructure improvements within the Spring Mountain/Chinatown Cultural Corridor

V. Planning & Zoning

1. **VS-26-0440-TMC HOLDINGS LLC, SERIES-G, LLC:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Fragrant Spruce Avenue, and Maryland Parkway and Tamarus Street; and a portion of a right-of-way being Serene Avenue located between Maryland Parkway and Tamarus Street within Paradise (description on file). MN/jl/kh (For possible action) **PC 10/6/26**

Held per applicant. Return to the October 27,2026 Paradise TAB meeting

2. **TA-26-0591-:**
TEXT AMENDMENT to amend Table 30.03-1 and Section 30.03.05.A.1 to allow a banquet facility in the RS80 (Residential Single-Family 80) Zone, RS40 (Residential Single-Family 40) Zone, and RS20 (Residential Single-Family 20) Zone with a special use permit. md (For possible action) **PC 11/3/26**

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

3. **SDR-26-0585-N&G SHOWCASE, LLC:**
SIGN DESIGN REVIEWS for the following: **1)** electronic signs (electronic message unit, video); **2)** increase the area of wall signs; and **3)** increase the area of projecting signs in conjunction with an existing shopping center on a 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/mh/kh (For possible action) **BCC 11/4/26**

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

4. **AR-26-400088 (UC-22-0461)-ITAI INVESTMENTS, LLC:**
USE PERMIT THIRD APPLICATION FOR REVIEW for a parking lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** eliminate parking lot landscaping; **3)** reduce setbacks; **4)** increase fence height; and **5)** required trash enclosure.
DESIGN REVIEW for a parking lot on 1.94 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Hacienda Avenue and west of Dean Martin Drive within Paradise. MN/md/kh (For possible action) **BCC 11/4/26**

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

5. **ET-26-400089 (UC-1721-06)-VENETIAN PROPCO, LLC:**
USE PERMITS SEVENTH EXTENSION OF TIME to commence the following: **1)** resort condominiums in conjunction with an existing resort hotel (The Venetian); **2)** increase building height; **3)** associated accessory and incidental commercial uses, buildings, and structures; and **4)** deviations from development standards.
DEVIATIONS for the following: **1)** reduce on-site parking requirements; **2)** reduce the height setback ratio from an arterial street; **3)** encroachment into airspace; and **4)** all other deviations as shown per plans on file.
DESIGN REVIEWS for the following: **1)** a 632 foot high, high-rise resort condominium tower including kitchens in rooms; **2)** all associated accessory uses, retail areas, and amenity areas (The Venetian/Palazzo); and **3)** revisions to an already approved retail component associated with the Venetian/Palazzo (Walgreens) on a portion of 63.0 acres in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and the south side of Sands Avenue within paradise. TS/rp/kh (For possible action) **BCC 11/4/26**

Held per applicant. Return to the October 27,2026 Paradise TAB meeting

VI. General Business (for possible action)
None

VII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be October 27, 2026

IX. Adjournment
The meeting was adjourned at 7:30 p.m.

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GET INVOLVED IN YOUR COMMUNITY

APPLY TO SERVE ON A COMMUNITY BOARD TODAY

Town Advisory Board Members Needed

Bunkerville
Enterprise
Indian Springs
Laughlin
Moapa
Mt. Charleston
Paradise
Searchlight
Spring Valley
Sunrise Manor
Whitney
Winchester

Apply using QR Code

Citizens Advisory Council Members Needed

Goodsprings
Lone Mountain
Upper & Lower
Kyle Canyon
Mountain Springs
Red Rock
Sandy Valley

HELP CLARK COUNTY PLAN FOR THE FUTURE

Please submit applications by 5:30 pm on November 14, 2026. Applications are available on the Clark County website at www.clarkcountynv.gov.

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0440-TMC HOLDINGS LLC, SERIES-G, LLC:

AMENDED HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Fragrant Spruce Avenue, and Maryland Parkway and Tamarus Street; and a portion of a right-of-way being Serene Avenue located between Maryland Parkway and Tamarus Street; and a portion of a right-of way being Escondido Street located between Serene Avenue and Frangrant Spruce Avenue (previously not notified) within Paradise (description on file). MN/jl/kh (For possible action)

RELATED INFORMATION:

APN:
177-23-209-005

LAND USE PLAN:
WINCHESTER/PARADISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:
Project Description
The applicant requests to vacate and abandon easements and portions of **two** existing **rights-of-way** to accommodate detached sidewalks and develop the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1306-98	Vacate and abandon portions of right-of-way for Serene Avenue and Escondido Street - recorded	Approved by BCC	October 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Single-family residential
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10 & RS20	Single-family residential
West	Public Use	RS20	Place of worship

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

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Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS: 2
PROTESTS: 2

PLANNING COMMISSION ACTION: September 1, 2026 – HELD – To 10/06/26 – per the applicant.

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PLANNING COMMISSION ACTION: October 6, 2026 – HELD – To 11/03/26 – per the applicant to rewrite.

APPLICANT: TMC HOLDINGS LLC, SERIES-G, LLC
CONTACT: CIVILONE, 333 N. RANCHO DRIVE, SUITE 900, LAS VEGAS, NV 89106

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PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-26-400089 (UC-1721-06)-VENETIAN PROPCO, LLC:

USE PERMITS SEVENTH EXTENSION OF TIME to commence the following: **1)** resort condominiums in conjunction with an existing resort hotel (The Venetian); **2)** increase building height; **3)** associated accessory and incidental commercial uses, buildings, and structures; and **4)** deviations from development standards.
DEVIATIONS for the following: **1)** reduce on-site parking requirements; **2)** reduce the height setback ratio from an arterial street; **3)** encroachment into airspace; and **4)** all other deviations as shown per plans on file.
DESIGN REVIEWS for the following: **1)** a 632 foot high, high-rise resort condominium tower including kitchens in rooms; **2)** all associated accessory uses, retail areas, and amenity areas (The Venetian/Palazzo); and **3)** revisions to an already approved retail component associated with the Venetian/Palazzo (Walgreens) on a portion of 63.0 acres in a CR (Commercial Resort) Zone.

Generally located east of Las Vegas Boulevard South and south of Sands Avenue within paradise. TS/rp/kh (For possible action)

RELATED INFORMATION:

APN:
162-16-213-010

RELATED APNs:
162-16-213-002 through 162-16-213-004 162-16-213-006; 162-16-213-010 through 162-16-213-012; 162-16-213-021 through 162-16-213-047 162-16-213-050; 162-16-213-051; 162-16-301-011; 162-16-311-003 through 162-16-311-006; 162-16-311-009; 162-16-311-011; 162-16-311-012; 162-16-702-002 ptn

USE PERMITS:
1. Allow 280 resort condominiums with kitchens in rooms.
2. Increase building height to 632 feet where 100 feet is the standard in an H-1 zone without use permit (a 532% increase).
3. Allow for accessory uses including commercial/retail restaurants, meeting rooms, and recreational areas.
4. Deviations from development standards.

DEVIATIONS:
1. Reduce the on-site parking requirement for the Palazzo Resort condominium tower from 178 spaces to 157 spaces (a 12% reduction).
2. Reduce the height setback ratio from Las Vegas Boulevard South to 100 feet where 200 feet is the standard (a 50% reduction).

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3. Permit encroachment into airspace.
4. All other deviations as shown per plans on file.

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

BACKGROUND:
Project Description
General Summary

- Site Address: 3377 Las Vegas Boulevard South
- Acreage: 63 (portion)
- Number of Units: 280 (resort condominiums)
- Project Type: High-rise resort tower including kitchens
- Building Height (feet): 632
- Parking Required/Provided: 11,990/12,025

Site Plan & History
The original application UC-1721-06 was approved by the Board of County Commissioners in January 2007. The request consisted of use permits, deviations, and design reviews to allow construction of a 632 foot high resort condominium tower with retail areas. Construction was completed on the lower level retail portion of the project; however, construction on the condominium tower was halted with the downturn of the economy in 2008. The land use requests have been extended 6 times, the last of which was approved in September 2024 via UC-1721-06 (ET-22-400017). The original plans depicted a resort condominium tower located on a portion of the west side of the existing resort hotel adjacent to Las Vegas Boulevard South. The approved tower included 280 resort condominium units as well as retail and restaurant uses. The resort condominium portion of the tower is located above the existing Walgreens and other commercial areas of the Palazzo Resort Hotel.

Elevations
The approved tower has an overall height of 632 feet with the first stories consisting of traditional design which includes brick facades, extended vertical windows, pillars, and other enhancements. Above the first stories and podium, the remainder of the tower consists of condominium units with modern glass and steel facade. Vertical fins and thick decorative cornice cap the top of the tower. No revisions to the previously approved elevations are proposed with this application.

Previous Conditions of Approval
Listed below are the approved conditions for UC-1721-06 (ET-22-400017):
Comprehensive Planning

- Until September 4, 2026 to commence.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of

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application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77;
- Applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 PART B of the Clark County Unified Development Code;

Listed below are the approved conditions for UC-1721-06 (ET-0021-17):

Current Planning

- Until January 17, 2022 to commence.
- Applicant is advised that finalized Development Agreement is required prior to any additional permits; substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works Development Review

- Compliance with previous conditions

Listed below are the approved conditions from UC-1721-06 (ET-0053-15):

Current Planning

- Until January 17, 2017 to commence.
- Applicant is advised that finalized Development Agreement is required prior to any additional permits; substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works Development Review

- Compliance with previous conditions.

Building/Fire Prevention

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

Listed below are the approved conditions from UC-1721-06 (ET-0001-13):

Current Planning

- Until January 17, 2015 to commence;
- Crane used when construction recommences shall be removed months after or suspension of construction.

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- Applicant is advised that finalized Development Agreement is required prior to any additional permits; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to existing public sanitary sewer; at the time of restart of construction of the unfinished condo tower, CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates from all phases of the proposed project at build-out to verify sewer point-of-connection; connection fees at the current CCWRD rates will also need to be addressed at restart; and that CCWRD) has no objection to the time extension.

Listed below are the approved conditions from UC-1721-06 (ET-0004-11):

Current Planning

- Until January 17, 2013 to commence;
- All applicable standard conditions for this application type.
- Applicant is advised to dismantle the cranes for the condominium tower until construction commences per conditions of DR-0562-10; finalize Development Agreement prior to any permits; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works Development Review

- Compliance with previous conditions.

Listed below are the approved conditions from UC-1721-06 (ET-0008-09):

Current Planning

- Until January 17, 2011 to commence;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Civil Engineering

- Compliance with previous conditions.

Listed below are the approved conditions from UC-1721-06:

Current Planning

- Expunge UC-1191-06;
- Design review as public hearing for any significant changes to the plans;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within years of approval date or it will expire.

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Civil Engineering

- Coordinate additional off-site improvements required by UC-2002-04 and revise off-site plans, if necessary.

Department of Aviation

- No building permits shall be released for the project prior to the Department of Aviation notifying Zoning Plan Check that the applicant has received all necessary airspace approvals;
- Applicant is required to file valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to "Property Owner's Shielding Determination Statement," then applicant must also receive either Permit from the Director of Aviation or Variance from the Airport Hazard Areas Board of Adjustment prior to construction as required by Section 30.48 Part of the Clark County Unified Development Code.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or AHABA Variance will be approved.

Applicant's Justification

The applicant is requesting additional time to begin development on a property located near Las Vegas Boulevard South and Sands Avenue. The project originally began years ago but was paused due to market conditions; however, the owners maintained the site visually with a protective wrap and completed initial floors, obtaining a Certificate of Completion from the County. The project is now undergoing ownership transfer and broader resort upgrades, including interior renovations of rooms and convention areas. These improvements are ongoing, and construction on the remaining portion will start once those upgrades are complete.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1721-06 (ET-22-400017)	Sixth extension of time for 280 resort condominiums with kitchens	Approved by BCC	September 2024
UC-1721-06 (ET-0021-17)	Fifth extension of time for 280 resort condominiums with kitchens	Approved by BCC	April 2017
UC-1721-06 (ET-0053-15)	Fourth extension of time for 280 resort condominiums with kitchens	Approved by BCC	September 2015
UC-1721-06 (ET-0001-13)	Third extension of time for 280 resort condominiums with kitchens	Approved by BCC	February 2013
UC-0591-12	Use permit primary means of access to an outside November dining/drinking area from the exterior of the resort hotel and waiver of conditions of a use permit (UC-0214-12) limiting temporary events longer than 10 days to 1 event per year	Approved by BCC	November 2012

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Prior Land Use Requests

Application Number	Request	Action	Date
DR-0231-12	Design Review for an animated sign and revisions to a previously approved comprehensive sign package	Approved by BCC	November 2012
UC-0214-12	Use permit for an outdoor festival	Approved by BCC	June 2012
UC-0052-12	Use permit for an animated sign and revisions to a previously approved comprehensive sign package	Approved by BCC	March 2012
UC-1721-06 (ET-0004-11)	Second extensions of time for 280 resort condominiums with kitchens - until January 17, 2013	Approved by BCC	March 2011
DR-0140-11	Design review for a redesign and modifications to the exterior and interior of the existing resort hotel	Approved by BCC	May 2011
DR-0562-10	Design review for a sign package	Approved by BCC	January 2011
WS-0017-09	Waivers of development to reduce a setback along Las Vegas Boulevard South and a design review for revisions/additions to a previously approved comprehensive sign package	Approved by BCC	February 2009
UC-1721-06 (ET-0008-09)	First extension of time for 280 resort condominiums with kitchens	Approved by BCC	February 2009
UC-0347-08	Use permit top allow 421 resort condominiums with kitchens in the units where 280 were previously approved with UC-1721-06 - expired	Approved by BCC	May 2008
UC-1721-06	Use permit for 280 resort condominiums with kitchens	Approved by BCC	January 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	CR	Wynn/Encore Resort Hotel
South	Entertainment Mixed-Use	CR	Harrah's Resort Hotel
East	Entertainment Mixed-Use	CR	MSG Sphere, parking lot for Wynn, & portions of Palazzo/Venetian Resort Hotels
West	Entertainment Mixed-Use	CR	Treasure Island & Mirage 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

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

The applicant has not diligently pursued completion of the project since its approval 16 years ago (UC-1721-06). Any new development on the site should be reviewed in accordance with current Title 30 Code regulations at the time new owners are interested in developing this parcel since Comprehensive Planning has adopted an update on the Development Code. Since the applicant has not shown significant progress towards completing the project, staff cannot support the application.

Public Works - Development Review

The applicant has complied with all of Public Works conditions. Therefore, staff has no objection to this extension of time.

Department of Aviation

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

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

Staff Recommendation

Denial.

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

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PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Until January 17,, 2028 to commence.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- No comment.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- No comment.

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TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: VENETIAN PROPCO, LLC
CONTACT: NANCY AMUNDSEN, BROWN, BROWN, & PREMSRIRUT, 520 S. 4TH STREET, LAS VEGAS, NV 89101

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PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-26-400105 (UC-21-0636)-APEX LAS VEGAS, LLC:

USE PERMIT THIRD EXTENSION OF TIME for a multi-family residential development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** non-standard landscaping; and **3)** alternative standards for perimeter fence.
DESIGN REVIEW for the conversion of a motel to a multi-family residential development on 5.2 acres in a CR (Commercial Resort) Zone in the Airport Environs (AE-60) and the Maryland Parkway Overlays.

Generally located south of Twain Avenue and west of Cambridge Street within Paradise. TS/dd/cv (For possible action)

RELATED INFORMATION:

APN:
162-15-701-002; 162-15-701-003

WAIVERS OF DEVELOPMENT STANDARDS:
1. Reduce the required parking to 202 spaces where 339 spaces are required per Table 30.60-1 (a 40% reduction).
2. a. Allow alternative landscaping along a collector street where a 15 foot landscape area is required with an existing attached sidewalk per Section 30.64.030.
   b. Allow alterative landscaping along a local street where landscaping per Figure 30.64-9 is required.
3. a. Allow a decorative fence which is not set back for landscaping as required per Section 30.64.020.
   b. Increase the maximum height of a fence to 6 feet 2 inches where 6 feet is the maximum allowed per Section 30.64.020 (a 3% increase).

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

BACKGROUND:
Project Description
General Summary
- Site Address: 905 & 955 E. Twain Avenue
- Site Acreage: 5.2
- Number of Units: 228
- Density (du/ac): 47.2
- Project Type: Multi-family residential

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- Number of Stories: 2
- Building Height (feet): 22
- Parking Required/Provided: 339/202

History

The existing development was built in the mid 1970's as a multi-family development. In 2008, a zone change (ZC-0804-08) was approved to reclassify the multi-family development from an RM50 (formerly R-5) Zone to a CR (formerly H-1) Zone and to convert the use to a motel. In 2015, an application was submitted to revert the motel back to a multi-family development; however, the application was withdrawn, leaving the development as a motel. Through the years, the development was licensed as an apartment and motel, similar to long/short term lodging that was included in Title 30 at the time of the previous approval. The original request was to revert the development back to a multi-family residential use for permanent residency, which does not allow for transient occupancy, meaning the units must be leased for a minimum of 31 consecutive days.

Since this is a developed site with no new construction, the existing conditions which were previously approved or permitted may continue without additional land use. For example, the parking stalls do not meet the required 18 foot length. However, a waiver to allow 16 feet was previously approved. Additionally, a fence was installed which does not meet the standards; therefore, a waiver of development standards was required.

When the use changes on a site, for example from a motel to a multi-family development, the regulations related to the use must meet Code. In this case, the parking requirement is per a multi-family residential use. Since the on-site parking does not meet Code for multi-family developments, a waiver of development standards for parking was required.

In October of 2022 the applicant was approved for their first extension of time (ET-22-400104 (UC-21-0636)) to allow extra time to complete the work necessary to transition the use of the property from a hotel to a multi-family development. In September of 2024, the applicant was approved for their second extension of time (ET-24-400082 (UC-21-0636)) to complete the building permit and inspection process. Now, the applicant is requesting their third extension of time, as the building permit and inspection process has been expanded and is still underway.

Site Plans

The approved plans show that the site is developed with 26 buildings with 228 units. The buildings are generally grouped into 2 complexes which are a mirror image of each other with each complex consisting of 13 buildings. There are courtyards within the buildings with 1 pool in each grouping. Parking is located on the west and east property lines and in the center of the 2 groupings. Three hundred thirty-nine parking spaces are required for a multi-family complex and 202 parking spaces are provided. Trash enclosures are located along the southern property line. The plans show 4 driveways from Twain Avenue and 1 driveway from Cambridge Street. Two of the driveways on Twain Avenue and the 1 on Cambridge Street are gated for emergency use only. The 2 central driveways along Twain Avenue do not have a gate.

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Landscaping

The approved plans show existing palm trees in a landscape strip ranging from 8 feet to 16 feet wide along Twain Avenue, as well as along the southern property line. The previously approved plans depict additional shrubs to enhance the landscaping on Twain Avenue; however, Code requires a 10 foot wide strip next to a collector street, and palm trees are no longer a permitted tree type per the Southern Nevada Regional Planning Coalition Regional Plant List. Medium trees spaced 30 feet apart (20 feet is the maximum per Code) and shrubs are provided along Cambridge Street, in an existing 8 foot wide landscape strip. Landscaping was removed at the northeast corner of the site, as it was located within the right-of-way. A portion of the landscape strip to the east of the central driveway is shown to be converted to artificial turf.

A 6 foot 2 inch wrought iron fence is located just behind the sidewalk of Twain Avenue and Cambridge Street which required the waiver of development standards.

Elevations

The approved plans show the buildings as approximately 22 feet tall with a tile pitched roof. Existing exterior materials include stucco with stone veneer accents.

Floor Plan

The approved plans show the apartment complex consisting of 1 bedroom and 2 bedroom units.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-24-400082 (UC-21-0636):

Comprehensive Planning

- Until October 18, 2026 to complete the building permit and inspection process and obtain a business license or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ET-22-400104 (UC-21-0636):

Current Planning

- 1 year to complete the building permit and inspection process, and obtain a business license for the multi-family residential development (apartment) use.

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- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-21-0636:

Current Planning

- 6 months to commence with any extension of time to be a public hearing;
- 1 year to review as a public hearing, applicant to provide a status report to address progress to correct all safety issues identified by the Clark County Fire Department, Clark County Building Department, Clark County Code Enforcement, and to secure all units that are not in use;
- Containers shall be removed prior to zoning approval of a business license or a building permit;
- Parking stalls shall be striped prior to zoning approval of a business license or issuance of a building permit;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a change of occupancy permit may be required by the Clark County Building Department, and if so, the change must be approved by the Building Department prior to zoning approval of the business license; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Department of Aviation

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;

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- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is 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 residents wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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.

Applicant's Justification

The applicant states that they were instructed to submit new building permit applications for the structures on site for Commercial Building Repair/Remodel with Change of Occupancy and to separately address the fire-damaged unit at 955 E. Twain Avenue. Separate inspections have been required at the site since the approval of the last extension of time, including an inspection by the Clark County Building Department, as well as asbestos sampling, electrical inspections, and plumbing inspections. The applicant also states that they submitted three separate building permits to the Building Department in June of 2025, and that since then they believe they have identified all of the issues with the site and that their building permits are near completion.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-24-400082 (UC-21-0636)	Second extension of time for the conversion of a motel to a multi-family development with a reduction in parking	Approved by PC	September 2024
ET-22-400104 (UC-21-0636)	First extension of time for the conversion of a motel to a multi-family development with a reduction in parking	Approved by PC	October 2022
UC-21-0636	Use permit for a conversion of a motel to a multi-family development with a reduction in parking	Approved by PC	January 2022
ZC-0804-08	Zone change from R-5 to H-1 for a conversion of an existing multi-family development to a motel	Approved by BCC	November 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Entertainment Mixed-Use	RM50 (AE-60 & MPO)	Multi-family residential
East	Public Facility	PF (AE-60 & MPO)	Molasky Park
West	Entertainment Mixed-Use	CG (AE-60 & MPO)	Shopping center

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

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

Since the previous approval of ET-24-400082 (UC-21-0636) in 2024, staff finds that some progress has been made towards obtaining the required building permits for the site. There are currently 3 separate building permits open for the site; two to address the Commercial Building Repair/Remodel with the Change of Occupancy, and the other for the fire damage to one of the buildings. While staff acknowledges that the deteriorated state of the buildings has hindered progress for some time now, staff also notes that this is the third extension of time request since the original approval, and that the building permit process has not been completed and the business license has not been obtained; therefore, staff cannot support this extension of time 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.

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PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
If approved:

- Until October 18, 2028 to complete the building permit and inspection process and obtain a business license or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Comply with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: SSA ARCHITECTURE
CONTACT: SSA ARCHITECTURE, 7040 LAREDO STREET, SUITE C, LAS VEGAS, NV 89117

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Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-101570
ASSESSOR PARCEL #(s): 162 15 701 002
162 15 701 003
PROPERTY ADDRESS/ CROSS STREETS: 905 & 955 E. Twain Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

This is an application for an Extension of Time for a Use Approval Case (UC-21-0636 & ET-24-400082). The 955 E. Twain Ave. Change of Occupancy permit application (BD25-27995) and the associated DAIR-only permit application (BD25-28008) are in the final stages of the permitting process and are ready for permit issuance. At this time, the 905 E. Twain Ave. Change of Occupancy permit application (BD25-27987) shows a status of "Closed" in the CCBD Portal. SSA and CCBD have agreed to extend the

PROPERTY OWNER INFORMATION

NAME: Apex Las Vegas, LLC
ADDRESS: 631 S. OLIVE STREET
CITY: Los Angeles STATE: CA ZIP CODE: 90014
TELEPHONE: (213) 622-6165 CELL

APPLICANT INFORMATION (information must match online application)

NAME: SUMI DAVE at PRO RESIDENTIAL SERVICES, INC AND APEX LAS VEGAS, LLC
ADDRESS: 631 S. OLIVE STREET
CITY: Los Angeles STATE: CA ZIP CODE: 90014
TELEPHONE: (213) 622-6165 CELL ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (Information must match online application)*

NAME: Ken Small
ADDRESS: 7040 Laredo St. Ste. C
CITY: Las Vegas STATE: NV ZIP CODE: 89117
TELEPHONE: 702-873-1718 CELL ACCELA REFERENCE CONTACT ID #

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

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

Property Owner (Signature)* | PRATIK JOGANI Property Owner (Print) | 9/21/25 Date

SSA ARCHITECTURE
Small Studio Associates, LLC.
7040 Laredo Street, Suite C
Las Vegas, Nevada 89117-3044
702.8731718 702.8731726 fax
www.smallstudioassociates.com

September 24, 2026

Clark County Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, NV 89106

Re: Justification Letter Extension of Time for Use Approval Case (UC-21-0636 & ET-24-400082)
905 & 955 E. Twain Ave.
APN 162 15 701 002 & 003
Las Vegas, NV 89169

To Whom It May Concern:

On behalf of the Owner, we respectfully request an additional Extension of Time for the above-referenced application. Since the previous Extension of Time was approved in September 2024, substantial progress has been made toward satisfying the conditions of approval and obtaining the required permits for the property.

On December 20, 2024, SSA resubmitted the plans for 905 E. Twain Avenue and submitted a separate permit application for 955 E. Twain Avenue. Following review, CCBD directed SSA to submit new permit applications for both buildings under the permit type "Commercial Building Repair/Remodel with Change of Occupancy" and to separately address the fire-damaged unit at 955 E. Twain Avenue.

In preparation for the required permit application for the fire-damaged unit, additional investigation and coordination were necessary to establish the extent of the damage and required repairs. This process included a CCBD site inspection, asbestos sampling, electrical inspection, plumbing inspection, and coordination regarding the structural condition and required repairs. These efforts were necessary to develop the scope and supporting documents for the fire-damaged unit permit application.

On June 19, 2025, SSA submitted three permit applications to CCBD: the 905 E. Twain Avenue Change of Occupancy with Repair/Remodel permit application, the 955 E. Twain Avenue Change of Occupancy with Repair/Remodel permit application, and a separate permit application for the fire-damaged unit at 955 E. Twain Avenue. On June 24, 2025, CCBD placed the 955 Change of Occupancy permit application on hold while the fire-damaged unit permit application was addressed.

On September 8, 2025, CCBD reopened the 955 Change of Occupancy permit application and directed that the fire-damaged unit permit remain a DAIR-only application. SSA continued addressing comments and coordinating the required documents for both applications. The DAIR-only permit application was subsequently approved by CCBD on November 17, 2025.

Throughout the permit review process, SSA, the Owner, CCBD, and the District Attorney have remained in extensive communication regarding the requirements necessary to obtain approval of the permit applications. Beginning in December 2025, one of the outstanding items identified during the review process was CCBD's requirement to provide accessible dwelling units as part of the Change of Occupancy work. Through

additional coordination with CCBD and the District Attorney, the accessibility requirements for the project were further clarified. SSA proceeded with the design and preparation of the required accessible dwelling units and incorporated the accessibility modifications into the permit documents.

In July 2026, CCBD issued additional comments requiring a third accessible dwelling unit consisting of a two-bedroom unit and requiring the drawings to be updated to the 2024 code versions. Through subsequent coordination, the third accessible dwelling unit was incorporated into both the 905 and 955 E. Twain Avenue projects, and SSA has completed the architectural, mechanical, and plumbing drawings for these additional units.

On July 28, 2026 SSA noticed that CCBD had closed the 905 Change of Occupancy permit application and the previously approved 955 DAIR-only permit application. The Owner had not pulled the approved DAIR-only permit because the Owner intends to wait until the remaining Change of Occupancy permits are approved so that the work can be permitted and constructed concurrently rather than completing the fire-damaged unit separately from the remainder of the building improvements.

On August 10, 2026, SSA, the Owner's representatives, the District Attorney, and CCBD met to discuss the status of the permit applications and the remaining requirements. During this meeting, CCBD agreed to reopen the permit applications and allow the project drawings to remain under the 2018 building code versions provided that permit approval is obtained by January 2027.

On September 4, 2026, SSA emailed Terry Kozlowski with CCBD to request that the closed permit applications be reopened. Terry asked SSA to confirm that we were ready to upload the corrections, and SSA confirmed that we were ready to proceed. SSA followed up with Terry again on September 14, 2026, as the permit applications remained locked. SSA received an automated response stating that Terry was out of the office. On September 21, 2026, SSA emailed Terry Kozlowski and Werner Hellmer, Deputy Director of CCBD, regarding the reopening of the permit applications. On September 23, 2026, CCBD reopened the 905 Change of Occupancy permit application and the 955 DAIR-only permit application.

As of September 24, 2026, the 955 Change of Occupancy permit application has been approved for issuance and payment in the CCBD system, subject to remaining conditions including LLVWD and CCWRD approval, and the contractor signing the permit application prior to issuance. SSA has been coordinating the required agency approvals and has received CCWRD approval. The remaining items, including the contractor signing the permit application, are currently being coordinated by the client.

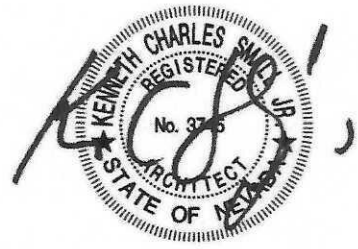
The 905 Change of Occupancy permit application is currently under review. SSA uploaded the revised plans immediately upon notification that the permit application had been reopened. The 955 DAIR-only permit application is also under review and has not yet been returned to "Ready for Issuance and Payment" status. These remaining review and processing items are an additional reason for the requested Extension of Time. SSA is prepared to promptly address any additional comments or requirements necessary to complete the permit process.

We believe the remaining issues have now been identified and addressed and that the permit review process is nearing completion. Based on the current status of the permit applications, we anticipate completing the remaining permit review process in the near future. However, we respectfully request an additional Extension of Time to allow sufficient time for completion of the permitting and inspection process and to account for any unforeseen issues, including additional plan review comments, agency approvals, processing or review times, or other requirements that may arise during completion of the project.

The Owner remains committed to completing the project and satisfying the conditions of approval. The requested extension will allow the ongoing permit process and subsequent work to be completed without jeopardizing the existing land use approval while the project is actively progressing.

Submitted on behalf of the property owner,

Ken Small, AIA, CSI, CDT



SSA Architecture
7040 Laredo St. Ste. C, Las Vegas, Nevada 89117

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0622-RAMIREZ, GARLIS BREFFE:

USE PERMIT for a daycare in conjunction with a single-family residence on 0.22 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located west of Hazelcrest Circle and south of Flamingo Road within Paradise. TS/rp/cv (For possible action)

RELATED INFORMATION:

APN:
161-19-513-006

LAND USE PLAN:
WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: 4031 Hazelcrest Circle
- Site Acreage: 0.22
- Project Type: Daycare
- Number of Stories: 1

Site Plan
The site plan depicts an existing single-family residence centrally located on the parcel. A portion of the existing residence was previously converted to serve as a daycare. Access is provided by a residential driveway to the cul-de-sac of Hazelcrest Circle.

Landscaping
No landscaping is required or proposed with this application.

Applicant's Justification
The applicant is requesting approval to continue operating Yudi Family Home Daycare as a licensed Family Group Child Care Home. The daycare is licensed for up to 11 children, ages 3 months to 6 years, and currently serves children between 2 and 5 years old. The program follows Nevada childcare licensing requirements for staffing, safety, and child-to-caregiver ratios. The daycare operates Monday through Saturday from 6:00 a.m. to 6:00 p.m. and provides early childhood care and education in a home-based setting.

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Surrounding Land Use

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

Clark County Public Response Office (CCPRO)
CE25-31736 is an active code enforcement violation for building without a 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
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 proposed daycare is already operating as a residential daycare, which allows up to 6 children, and there have been no known complaints regarding the operation of the existing family daycares. Additionally, there are no proposed modifications to the site, so the daycare area will continue operating as it has been, while adding 5 additional children. The site will maintain its residential appearance, as the daycare area is integrated into the existing home, both physically and aesthetically, and is screened from surrounding neighbors and streets by various walls and the existing residence. Staff does not anticipate any negative impacts on the surrounding neighbors given that the daycare operation is already existing and there is sufficient space on-site for the drop-off and pick-up of children. For these reasons, staff can support this request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that 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: YUDELENNIS LIRANZA COLUMBIE
CONTACT: YUDELENNIS LIRANZA COLUMBIE, YUDI FAMILY HOME DAYCARE, 4031 HAZELCREST CIRCLE, LAS VEGAS, NV 89121

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Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____
ASSESSOR PARCEL #(s): 161-19-513-006
PROPERTY ADDRESS/ CROSS STREETS: 4031 Hazelcrest Cir, las vegas NV 89121

DETAILED SUMMARY PROJECT DESCRIPTION

Request for a Special Use Permit for an existing licensed family Group Child Care Home (Yudi Family Home Daycare) serving up to 11 children. The daycare has been operating at this location since March 31, 2025. No structural changes, No exterior modification are proposed.

PROPERTY OWNER INFORMATION

NAME: Grarlis Breffe Ramirez
ADDRESS: 4031 Hazelcrest Cir,
CITY: Las vegas STATE: NV ZIP CODE: 89121-6349
TELEPHONE: _____ CELL 5032672045

APPLICANT INFORMATION (information must match online application)

NAME: Yudelennis Liranza Columbie
ADDRESS: 4031 Hazelcrest
CITY: Las Vegas STATE: NV ZIP CODE: 89121-6349
TELEPHONE: _____ CELL 5033479485 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Yudelennis Liranza Columbie
ADDRESS: 4031 Hazelcrest cir
CITY: Las vegas STATE: NV ZIP CODE: 89121
TELEPHONE: _____ CELL 5033479485 ACCELA REFERENCE CONTACT ID # _____

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

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

_____ GARLIS BOEFFE 6-22-26
Property Owner (Signature)* Property Owner (Print) Date

Yudelennis Liranza Columbie
DBA: Yudi Family Home Daycare
4031 Hazelcrest Cir, Las Vegas, Nevada 89121

Yudelennis Liranza Columbie

4031 Hazelcrest Cir

Las Vegas, Nevada 89121

judilennis1990@icloud.com

Date: 06-28-26

To Whom It May Concern:

This letter is to formally justify that Yudi Family Home Daycare is seeking a Special Use Permit to continue operating a licensed Family Group Child Care Home in compliance with the State of Nevada Child Care Licensing requirements. The licensed capacity is eleven (11) children. Under the current license, care may be provided for up to four (4) children ages 3 months through 24 months and up to seven (7) children ages 24 months through 6 years. The children currently enrolled are between 2 and 5 years of age. All ratios and group sizes will be maintained in accordance with Nevada child care licensing requirements to support the health, safety, and developmental needs of each child. The program is staffed by two caregivers: Yudelennis Liranza Columbie, Director, and Garlis Breffe Ramirez, Assistant. Hours of operation are 6:00 a.m. to 6:00 p.m., Monday through Saturday; the daycare is closed on Sunday. The service provided is child care.

Yudelennis Liranza Columbie seeks approval for Yudi Family Home Daycare, a licensed Family Group Child Care Home located in Las Vegas, Nevada. The mission of Yudi Family Home Daycare is to provide dependable, safe, nurturing, and high-quality early childhood care and education for children within the age range authorized by the State of Nevada license. The program supports each child's physical, cognitive, social, emotional, and educational development in a warm home-based environment. Yudi Family Home Daycare values individualized attention, age-appropriate learning experiences, supervised play, and a secure setting where children can learn, play, socialize, and grow while families feel confident in the care their children receive.

YUDI FAMILY HOME DAYCARE

JUSTIFICATION LETTER - CONTINUED

Yudi Family Home Daycare

Yudi Family Home Daycare is committed to providing a warm, safe, nurturing, and stimulating environment where children can learn, play, socialize, and grow. Prior to opening the daycare, **Yudelennis Liranza Columbie** gained experience working as a teacher assistant in Cuba and has also cared for and supported children within her family, including helping with their learning and schoolwork. Yudi Family Home Daycare officially began operating at this location in **March 2025** after receiving its State of Nevada childcare license.

Since receiving its license, **Yudi Family Home Daycare has operated as a licensed Family Group Child Care Home and currently serves families up to its licensed capacity of eleven (11) children**, while maintaining the licensing requirements applicable to the program. The purpose of this application is to obtain the **Special Use Permit** required by Clark County so the daycare may continue operating properly and in full compliance with all applicable requirements.

Our program primarily serves **working families in the Las Vegas area** who need dependable childcare while they work. Families choose Yudi Family Home Daycare because they are looking for a caring, trustworthy, safe, and educational environment for their children. Our goal is to provide children with individualized attention, learning opportunities, social interaction, structured activities, and a positive home-based environment where they feel comfortable and cared for.

The residence located at **4031 Hazelcrest Cir, Las Vegas, NV 89121** was purchased approximately two years ago and is the family residence. **Garlis Breffe Ramirez** is the property owner and also works in the daycare as the assistant. **Yudelennis Liranza Columbie** serves as the Director. The family resides in the home with their two school-age children, who attend school during the day.

The main daycare classroom is located in the **garage area of the residence**, which is designated and arranged specifically for childcare use with appropriate learning, play, activity, and classroom areas for the children. The daycare bathroom is located near the entrance of the home and is designated and prepared for use by the children in care.

Adjacent to the daycare room is a **fenced outdoor play area** designated for the children. This area is physically separated by fencing from the remaining residential backyard so that children cannot access other portions of the property. The outdoor play area provides a secure environment for supervised physical activity, games, movement, and age-appropriate outdoor play.

The kitchen is accessible to **adults only** and is separated from the children's area by a **safety gate/barrier** that prevents children from entering. Yudi Family Home Daycare **does not provide or prepare meals for the children**. Parents provide their children's prepared meals and snacks. Staff use the kitchen only as needed to portion or place the food provided by parents onto the children's plates.

Outdoor activities are provided when weather conditions are appropriate. Children participate in supervised physical activities, movement, sports, games, and other age-appropriate play in a positive and enjoyable environment. During excessive heat, heat advisories, or other unsafe weather conditions, outdoor activities are limited or suspended for the safety of the children.

The property uses **normal residential exterior lighting** appropriate for the home. No exterior lighting is intended to create a nuisance or negatively affect neighboring properties.

Parent drop-off and pick-up are brief and organized. Parents use the available designated parking/drop-off areas and **do not block neighboring driveways or interfere with access to neighboring properties**. Drop-off and pick-up generally take approximately **5-6 minutes or less**, and vehicles do not remain parked for extended periods.

Regarding any **waivers, design standards, parking requirements, landscape requirements, setbacks, or other land-use conditions** that may apply to this property, the applicant is prepared to comply with the requirements and recommendations determined by the **Clark County Department of Comprehensive Planning** during the review of this Special Use Permit application.

JUSTIFICATION LETTER - PAGE 3

Yudi Family Home Daycare

Yudi Family Home Daycare is committed to complying with all applicable Clark County requirements related to the Special Use Permit. If any additional waiver, design standard, parking requirement, landscape requirement, setback, or other land-use condition is determined to be necessary during the review process, the applicant will work with the **Clark County Department of Comprehensive Planning** to address the requirement accordingly.

Should you have any questions or require additional information regarding our licensed capacity, operational plan, parking, or childcare areas, please do not hesitate to contact me directly.

Sincerely,

Yudelennis Liranza Columbie
Director
Yudi Family Home Daycare
Email: judilennis1990@icloud.com

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0552-RAMAR PROPERTIES, LLC:

VACATE AND ABANDON a portion of a right-of-way being Sandhill Road located between Jewel Avenue and Raymert Drive, and a portion of a right-of-way being Jewel Avenue between Sandhill Road and Interstate 11 within Paradise (description on file). TS/jm/cv (For possible action)

RELATED INFORMATION:

APN:
161-18-510-042

LAND USE PLAN:
WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description
The applicant is requesting to vacate and abandon a portion of Cimarron Road for the installation of detached sidewalks.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (MN)	RS5.2	Single-family residential
South	Mid-Intensity Suburban Neighborhood (MN)	RS5.2	Single-family residential
East	Mid-Intensity Suburban Neighborhood (MN)	RS5.2	Single-family residential
West	Compact Neighborhood (CN)	RM18	Residential townhomes

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.

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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

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: RAMAR PROPERTIES, LLC
CONTACT: BALOVA ENGINEERING PLLC, 7495 W. AZURE DRIVE, STE 140-C, LAS VEGAS, NV 89130

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PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
AR-26-400104 (UC-23-0592)-UNIVERSITY BOARD OF REGENTS:

USE PERMITS SECOND APPLICATION FOR REVIEW for the following: **1)** temporary construction storage; and **2)** temporary parking lot.
WAIVER OF DEVELOPMENT STANDARDS to waive noise standards.
DESIGN REVIEW for a temporary construction storage, staging, and parking lot on an 8.52 acre portion of a 37.23 acre site in a CR (Commercial Resort) Zone within the Airport Environs (AE-60, AE-65 & AE-70) Overlay.

Generally located north of Tropicana Avenue and east of Deckow Lane within Paradise. JG/tpd/cv (For possible action)

RELATED INFORMATION:

APN:
162-21-802-001

Related APN:
162-21-703-001; 162-21-703-002; 162-21-802-002 through 162-21-802-005

WAIVER OF DEVELOPMENT STANDARDS:
Waive noise standards where required per Chapter 30.68.

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

BACKGROUND:
Project Description
General Summary
- Site Acreage: 8.52 (portion)/37.23 (site)
- Project Type: Temporary construction storage and staging site with a temporary parking lot
- Number of Stories: 1 (proposed modular security building)
- Building Height (feet): 8 (proposed modular security building)/150 (temporary cranes)
- Square Feet: 100 (proposed modular security building)
- Parking Provided: 500 (maximum)

Site Plan & History
The approved plan depicts site elements distributed throughout the following (APNs):

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APN 162-21-802-001 (western portion of the site)

- This parcel will have a maximum storage height of 35 feet (lay down area) however the eastern half of this parcel will include temporary cranes up to 150 feet in height. This site was approved to have the cranes via Aeronautical Study No's: 2023-AWP-8207-OE, 2023- A WP-8208-OE, 2023-A WP-8209-OE, and 2023-A WP-8210-OE.

APNs 162-21-802-001 (northern portion) and 162-21-802-002

- These areas include a maximum of 500 parking spaces on the northwest corner of the entire site.
- This area also includes a proposed modular security building adjacent to the parking lot.
- The maximum height for storage (lay down area) is 9 feet.
- There is a security trailer adjacent to Tropicana Avenue (southeast of this parcel).

APNs 162-21-703-001, 162-21-703-002, 162-21-802-003, and 162-21-802-005

- The northern portions of this site include concrete barrier storage at a maximum height of 12 feet.
- South of the concrete barrier storage includes materials staging and another storage (lay down) area with maximum height of 9 feet.
- South of the material staging area includes an event training/lay down area/and practice area with and overall height of 15 feet.
- The easternmost portion of the site includes additional concrete barrier storage with a maximum height of 12 feet.
- The southeastern corner of the site includes material staging with a maximum height of 9 feet.

Vehicles enter through a vehicle entrance adjacent to Tropicana Avenue on the southwest corner of the site. There are 3 vehicle exits, the first being adjacent to Tropicana Avenue, the second is located on the northwest corner of the site, and the third is on the eastern portion of the site. The site plan also depicts temporary drive aisles along the north, east, and centrally located on the site. The purpose of the original application was to provide temporary construction, storage, staging areas and a parking lot to support the Formula 1 (F1) race event. Hours of operation are from 5:00 a.m. to 5:00 p.m., hence the approved requests to waive applicable noise standards and allow any temporary construction, storage, and staging activities beyond daytime hours per Title 30. The applicant provided correspondence from the Air Quality Division allowing alternative asphalt paving on the site. Lastly, the applicant provided correspondence from the Federal Aviation Administration which provided a determination of no hazard to air navigation for temporary on-site structures.

The applicant previously completed an application for review with AR-24-400124 for the originally approved project. A condition was approved with this first application for review that limited the scope of the project to only 1 parcel (APN 162-21-802-001). This second application for review is only looking at the aforementioned parcel.

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Landscaping
Landscaping was not a part of the original request.

Elevations
Temporary cranes with an overall height of 150 feet were previously approved via an Aeronautical Study specified by the applicant for the eastern portion of APN 162-21-802-001, which is the westernmost parcel. The remaining parcels were approved to use a minimum height of 9 feet to a maximum of 35 feet for temporary construction, staging, and storage uses.

Floor Plans
The approved modular security building has an overall area of 100 square feet.

Previous Conditions of Approval
Listed below are the approved conditions for AR-24-400124 (UC-23-0592):
Comprehensive Planning

- Until November 2, 2026 to review to align with review date for UC-22-0556 or UC-23-0592 will expire;
- UC-23-0592 limited to APN 162-21-802-001.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review; the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-23-0592:
Comprehensive Planning

- 1 year review as a public hearing to evaluate the continued use of the site.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Property shall be graded to allow runoff from Deckow Lane to pass through the site;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Howard Hughes Parkway improvement project;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Tompkins Avenue improvement project.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;

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- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Applicant's Justification

The applicant states the subject request is to comply with conditions of approval for the first application for review that was approved with AR-24-400124 (UC-23-0592).

Prior Land Use Requests

Application Number	Request	Action	Date
AR-24-400124 (UC-23-0592)	First application for review of use permits, waivers of development standards, and a design review for temporary construction storage	Approved by BCC	January 2025
UC-23-0592	Use permits, waivers of development standards, and a design review for temporary construction storage	Approved by BCC	October 2023
UC-21-0132	Use permit to allow a temporary commercial event (Boring Competition), extended the time limit for set-up and operational removal for temporary commercial event with a design review	Approved by BCC	June 2021
UC-20-0546	Use permit for Boring Company people mover stations and extensions	Approved by BCC	October 2021
ADR-0917-16	Administrative design review for a digital billboard conversion	Approved by ZA	November 2016
UC-1406-07 (ET-0013-12)	Second extension of time for resort hotel and resort condominium - expired	Approved by BCC	March 2012
UC-1406-07 (ET-0026-10)	First extension of time for resort hotel and resort condominium - expired	Approved by BCC	March 2010
UC-1406-07	Use permit for a resort hotel and resort condominium - expired	Approved by BCC	February 2008

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Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1742-05	Zone change for subject site to H-1 zoning	Approved by BCC	December 2005

*Numerous prior land use applications are associated with all the project parcels.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	RM32 (AE-60 & AE-65)	Multi-family residential
South	Public Use	PF (AE-65 & AE-70)	Harry Reid International Airport
East	Entertainment Mixed-Use	CR (AE-60 & AE-65)	Undeveloped
West	Entertainment Mixed-Use	RS5.2, RM32, RM50 & CG (AE-60 & AE-65)	Multi-family residential, restaurant & related facility & gasoline station

Related Applications

Application Number	Request
AR-26-400107 (UC-23-0599)	A second application for review of a use permit for temporary catering facility and temporary construction activities and storage is a related 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
A review was required AR-24-400124 (UC-23-0592). Staff is not aware of any active violations or complaints for the subject parcel. The purpose of requiring this review was to determine if the use remains temporary since permanent use would require site improvements and the permanent use would need to address impacts on the surrounding area. Staff can support the request with an additional 2 year 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.

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PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until November 2, 2028 to review to align with review date for UC-22-0556 or UC-23-0599 will expire.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Property shall be graded to allow runoff from Deckow Lane to pass through the site, or the applicant shall coordinate a contribution or participation for all drainage related improvements as required;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Tompkins Avenue improvement project.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: FORMULA 1 LAS VEGAS GRAND PRIX
CONTACT: NANCY AMUNDSEN, BROWN, BROWN, & PREMSRIRUT, 520 S. 4TH STREET, LAS VEGAS, NV 89101

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Docusign Envelope ID: F562AF2A-9A62-8482-8312-DDB863AE1894

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-101530
ASSESSOR PARCEL #(s): 162-21-802-001

PROPERTY ADDRESS/ CROSS STREETS: North side of Tropicana Avenue and the east side of Deckow Lane

DETAILED SUMMARY PROJECT DESCRIPTION

Application for review of UC-23-0592 (AR-24-400124)

PROPERTY OWNER INFORMATION

NAME: The Board of Regents of the Nevada System of Higher Education, on behalf of the University of Nevada, Las Vegas
ADDRESS: 4505 S. Maryland Parkway - Box 451018
CITY: Las Vegas STATE: NV ZIP CODE: 89154 TELEPHONE: 702-895-2537 CELL

APPLICANT INFORMATION (information must match online application)

NAME: Formula 1 - Las Vegas Grand Prix - Terry Miller
ADDRESS: 1 Meridan Vista Drive, Suite 300
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: CELL ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Brown, Brown, and Premsrirut - Nancy Amundsen
ADDRESS: 520 South Fourth Street
CITY: Las Vegas STATE: NV ZIP CODE: 89101
TELEPHONE: 702-598-1410 CELL ACCELA REFERENCE CONTACT ID #

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

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

Signed by:

Property Owner (Signature)* — The Board of Regents of the Nevada System of Higher Education, on behalf of UNLV — By Chris Viton, Vice President for Business Affairs and CFO — 9/10/2026 **Date**

Property Owner (Print)

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

September 9, 2026

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

RE: Justification Letter – Application for Review – UC-23-0592 (AR-24-400124)
APR 26-101530
APNs: 162-21-802-001

To Whom It May Concern:

Our office represents the applicant (Applicant) in the above referenced matter. The property is located on the north side of Tropicana Avenue and the east side of Deckow Lane. The original approval was for APNs 162-21-703-001 and 002; and 162-802-001 through 162-21-005. However, the use is limited to APN 162-21-802-001 as noted in the January 22, 2025 approval of AR-24-400124 by the Board of County Commissioners.

This property was approved through UC-23-0592 for temporary construction storage, staging, and parking related to the Formula 1 Las Vegas Grand Prix event. At the time of approval, there was a required review of the application. AR-24-400124 was the first review and was approved by the Board of County Commissioners at their January 22, 2025 meeting. That approval required a review prior to November 2, 2026. This application is for that required review. We respectfully request that these activities be permitted to continue on this site pursuant to the original approval.

Please feel free to contact me should you have any questions.

Thank you,

Brown, Brown, and Premsrirut

Nancy Amundsen

Nancy Amundsen

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
AR-26-400107 (UC-23-0599)-PARADISE 12, LLC:

USE PERMITS SECOND APPLICATION FOR REVIEW for the following: **1)** caterer; **2)** temporary construction activities; and **3)** temporary construction storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a catering facility within a membrane structure (tent); **2)** eliminate parking and loading spaces; **3)** eliminate landscaping and screening; **4)** allow alternative site design standards; and **5)** waive noise standards.
DESIGN REVIEW of a temporary catering facility (6 tents) and temporary construction activities and storage in conjunction with a racetrack on 12.08 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay

Generally located west of Paradise Road and south of Flamingo Road within Paradise. JG/lm/cv (For possible action)

RELATED INFORMATION:

APN:
162-21-512-001 through 162-21-512-003; 162-22-103-004

WAIVERS OF DEVELOPMENT STANDARDS:

- Allow a catering facility to be conducted within a membrane structure (tent) where all uses are required to be conducted within a permanent enclosed building per Section 30.44.005.
- Eliminate parking and loading spaces where required per Chapter 30.60.
- Eliminate landscaping and screening where required per Chapter 30.64.
- Allow alternative site development standards, such as but not limited to, trash enclosures where required per Chapter 30.56.
- Waive noise standards where required per Section 30.68.020.

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

BACKGROUND:
Project Description
General Summary

- Site Address: 4185 Paradise Road
- Site Acreage: 12.08
- Project Type: Catering facility with temporary construction activities and construction storage

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- Number of Stories: 1
- Building Height: 65 feet 8 inches
- Square Feet: 15,069.5 (tent 1)/15,069.5 (tent 2)/11,302 (tent 3)/59,740.5 (tent 4)/10,764 (tent 5)/15,069.5 (tent 6)

Site Plans

The approved plans depict a temporary catering facility on the west portion of the site, with an approximate 4 acre temporary construction storage area with temporary construction activities (pre-assembly of materials for vehicular bridges) located on the east portion of the site. Access to the site is from a gated entry that is set back 20 feet from Paradise Road with the driveway having an overall width of 52 feet. A 34.4 foot wide access drive aisle is located along the southern portion of all parcels with a 6 foot wide pedestrian walkway.

The approved temporary catering facility is located within prefabricated tents for the preparation kitchen in conjunction with the Formula 1 racetrack paddock previously approved on the parcels to the southwest per UC-22-0556.

The temporary storage area includes areas for off-loading and for the temporary vehicular bridge staging and preassembly area. There is no on-site customer parking provided on the site. Loading areas and trash containers are located to the east of the tents.

The approved uses at the site required 24 hour operations for set-up and tear-down the weeks before and after the race.

Landscaping

There was no proposed landscaping for the original application. There are palm trees and shrubbery on the north and south sides of the existing driveway along Paradise Road.

Elevations

The approved plan depicts 6 tents clustered together, which have an overall height of 65 feet 8 inches. The exterior of the tents consist of vinyl membrane fabric.

Floor Plans

The approved plans depict 6 tents with interior connections to provide necessary catering facilities in conjunction with the approved Formula 1 racetrack paddock to the southwest. There are 6 clustered tents that range in size from 10,764 square feet to 59,740.5 square feet. Tent facilities include multiple refrigeration units, offices, space for waste containers, pre-cut and preparation space for fish, meat, chicken and vegetables, hot and cold kitchen spaces, pastry preparation space, dishwashing areas, staff space, restrooms, delivery areas, waste compactors, and an insulated cold tent.

Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0599:

Comprehensive Planning

- 1 year to review as a public hearing to evaluate the continued use of the site.

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- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Paradise Road improvement projects;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Howard Hughes Parkway improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for the above mentioned projects;
- 90 days to record required right-of-way dedications and any corresponding easements for the above mentioned projects.

Listed below are the approved conditions for AR-24-400123 (UC-23-0599):

Comprehensive Planning

- Until November 2, 2026 to review to align with review date for UC-22-0556 or UC-23-0559 will expire.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review; the applicant is solely responsible for ensuring compliance with all conditions and deadlines; and to contact the Building Department for any necessary permits, including but not limited to grading.

Public Works - Development Review

- Compliance with previous conditions.

Applicant's Justification

The applicant indicates that the required reviews of the project from the original approval to this request have been submitted and respectfully request that the site activities be permitted to continue pursuant to the original approval.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-24-400123 (UC-23-0599)	First application for review for temporary catering facility and temporary construction activities and storage	Approved by BCC	January 2025
UC-23-0599	Use permit for an outdoor storage and banquet facility	Approved by BCC	October 2023

There have been several land use requests for the subject parcels, the most recent are listed for reference and all others may be view in department records.

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Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR (AE-60)	Hotel, undeveloped, in-line retail building, & vacant restaurant building
South	Entertainment Mixed-Use	CR (AE-60 & AE-65)	Multi-family complex, Virgin Resort Hotel, & vacant hotel
East	Entertainment Mixed-Use	CR (AE-60 & AE-65)	Silver Sevens Resort Hotel & apartment complex
West	Entertainment Mixed-Use	CR (AE-60)	Tuscany Hotel & F1 Paddock

Related Applications

Application Number	Request
AR-26-400104 (UC-23-0592)	A second application for review of a use permit for a temporary construction storage, staging, and parking lot is a related 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
A review was required by November 2, 2026. Applicant has demonstrated compliance with conditions of UC-23-0599. Staff is not aware of any active violations or complaints regarding the subject parcels. The purpose of requiring this review was to determine if the use remains temporary since a permanent use would need to address the previously approved waivers and impacts on the surrounding area. Staff can support the request with an additional 2 year review to match UC-22-0556.

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 November 2, 2028 to review to align with the review date for UC-22-0556 or UC-23-0599 will expire.
- 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

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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

- Comply with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: FORMULA 1 LAS VEGAS GRAND PRIX
CONTACT: NANCY AMUNDSEN, BROWN, BROWN, & PREMSRIRUT, 520 S. 4TH STREET, LAS VEGAS, NV 89101

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Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-101531
ASSESSOR PARCEL #(s): 162-21-512-001 through 003; 162-22-103-004

PROPERTY ADDRESS/ CROSS STREETS: West side of Paradise Road, south of Flamingo Road

DETAILED SUMMARY PROJECT DESCRIPTION

Application for review of UC-23-0599 (AR-24-400123)

PROPERTY OWNER INFORMATION

NAME: Paradise 12 LLC
ADDRESS: 2700 W. Richmar Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89123
TELEPHONE: _____ CELL 702-292-9213

APPLICANT INFORMATION (information must match online application)

NAME: Formula 1 - Las Vegas Grand Prix - Terry Miller
ADDRESS: 1 Meridan Vista Drive, Suite 300
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Brown, Brown, and Premsrirut - Nancy Amundsen
ADDRESS: 520 South Fourth Street
CITY: Las Vegas STATE: NV ZIP CODE: 89101
TELEPHONE: 702-598-1410 CELL _____ ACCELA REFERENCE CONTACT ID # _____

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

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

Property Owner (Signature)*	Property Owner (Print)	Date
	Michael Ochoa	9-8-26

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

September 9, 2026

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

RE: Justification Letter – Application for Review – UC-23-0599 (AR-24-400123)
APR 26-101531
APNs: 162-21-512-001 through 003; 162-22-103-004

To Whom It May Concern:

Our office represents the applicant in the above referenced matter. The property is located southwest of the intersection at Paradise Road and Flamingo Road.

This property was approved through UC-23-0599 for catering activities as well as temporary activities and storage related to the Formula 1 Las Vegas Grand Prix event. At the time of approval, there was a required review of the application. AR-24-400123 was the first review and was approved by the Board of County Commissioners at their January 22, 2025 meeting. That approval required a review prior to November 2, 2026. This application is for that required review. We respectfully request that these activities be permitted to continue on this site pursuant to the original approval.

Please feel free to contact me should you have any questions.

Thank you,

Brown, Brown, and Premsrirut

Nancy Amundsen

Nancy Amundsen

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0632-LEGACY 5 GROUP, LLC:

USE PERMIT for truck parking or staging.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** allow an attached sidewalk; and **3)** reduce driveway throat depth.
DESIGN REVIEW for a proposed truck parking or staging facility on 0.51 acres in an Industrial Park (IP) Zone within the Airport Environs (AE-60) Overlay.

Generally located east of Surrey Street and south of Helm Drive within Paradise. JG/jud/cv (For possible action)

RELATED INFORMATION:

APN:
177-02-602-013

WAIVERS OF DEVELOPMENT STANDARDS:
1. Eliminate street landscaping along Surrey Street where a 10 foot landscape width is required per Section 30.04.01D.
2. Allow an attached sidewalk along Surrey Street to remain where detached sidewalks are required per Section 30.04.08C.
3. Reduce the driveway throat depth along Surrey Street to 6 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 76% reduction).

LAND USE PLAN:
WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary
- Site Address: 6710 Surrey Street
- Site Acreage: 0.51
- Project Type: Truck parking or staging

Site Plan
The site plan depicts an existing unpermitted truck parking or staging facility on the southeast intersection of Surrey Street and Helm Drive. Access to the site is provided via a single driveway along Surrey Street, with a sliding gate set back 22 feet, which will remain open during business hours. No monitoring building is included with this proposed use. Hence the need for use permit request. The perimeter of the site is delineated by an existing 8 foot high fence along the north and west sides; and by an existing 8 foot high block wall along the east and south sides.

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Landscaping

The plan depicts an attached sidewalk along Surrey Street. Presently, the applicant is requesting to eliminate street landscaping where 3 trees are required; therefore, the need for a waiver of development standards to deviate from said requirement.

Applicant's Justification

The applicant states that the property has served as a truck parking site for several years without issues within the industrial area. The applicant is submitting this application to allow legalization of the current use. The applicant is not offering an on-site building to monitor the site, since the site is adequately secure, with a gated and locked driveway to prevent unpermitted access. Additionally, the proposed elimination of required street landscaping will be replaced with hardscape, which the applicant states will enhance the aesthetic condition of the site, only 129 feet of frontage on Surrey Street and less than 84 feet requiring landscaping, this short stretch will not negatively impact the surrounding area. Also, the proposed attached sidewalks will provide consistency within the area, as adjacent properties to the north and south, as well as those on the west side of Surrey Street, already feature attached sidewalks. Lastly, the applicant states that the site has operated as a truck parking site for several years with reduced length throat depths without any problems or issues.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0477-05	Design review for a commercial building - expired	Approved by PC	May 2005
ZC-1041-02	Zone change from R-E to M-D and design review for an office/warehouse	Approved by BCC	September 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-60 & AE-65)	Industrial developments
South, East, & West	Business Employment	IP (AE-60)	Industrial developments

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.

A use permit is required to allow truck parking or staging within the industrial zoning districts. Per Title 30, this use requires a building for monitoring on-site activities and controlling access to the facility. Therefore, staff cannot support this request to eliminate said requirement.

Waivers of Development Standards

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

Design Review

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

Waiver of Development Standards #1 & Design Review

Even though the truck parking currently abuts other industrial uses, staff is concerned that this site has operated without the privilege of land use entitlements for several years and presently, the applicant is not providing any betterment to the existing site conditions. Title 30 Development Code requires industrial uses to ensure the sites are developed in a harmonious manner. The site plan shows an existing 8 foot high fence around the west and north sides of the site and an existing 8 foot high block wall along the east and south sides of the site. However, the applicant is requesting to eliminate the required street landscaping along Surrey Street and staff notes that the requested waiver of development standards is a self-impose hardship and reflects the site's lack of compliance with the design standards set forth in Title 30. For these reasons, staff cannot support these requests.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request to install attached sidewalks in place of detached sidewalks along Surrey Street. The site has no existing off-sites improvements, therefore, there is no reason detached sidewalks cannot be installed. Additionally, detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Waiver of Development Standards #3

Given that the site is proposed for truck parking, all truck movements will occur within the public right-of-way and directly in front of the driveway. A site redesign would allow for the

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commercial driveways to meet the minimum throat depth standards; therefore, staff cannot support this self-imposed hardship.

Staff Recommendation
Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LEGACY 5 GROUP, LLC
CONTACT: NECOLE LELAND, LEGACY 5 GROUP, 6202 VILLA DE PICASSO AVENUE, LAS VEGAS, NV 89131

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Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 17702602013

PROPERTY ADDRESS/ CROSS STREETS: 6710 Surrey Street

DETAILED SUMMARY PROJECT DESCRIPTION

Design review, SUP and waivers for truck parking lot

PROPERTY OWNER INFORMATION

NAME: Legacy 5 Group, LLC

ADDRESS: 6202 Villa Dr Picasso Ave

CITY: Las Vegas STATE: NV ZIP CODE: 89130

TELEPHONE: n/a CELL n/a

APPLICANT INFORMATION (information must match online application)

NAME: Legacy 5 Group, LLC

ADDRESS: 6202 Villa Dr Picasso Ave

CITY: Las Vegas STATE: NV ZIP CODE: 89130

TELEPHONE: n/a CELL n/a ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Liz Olson - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas STATE: NV ZIP CODE: 89135

TELEPHONE: 7027927000 CELL _____ ACCELA REFERENCE CONTACT ID # _____

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

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

Necole Leland
Property Owner (Signature)*

Necole Leland
Property Owner (Print)

08/03/2026
Date

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

KAEMPFER
CROWELL

ELISABETH E. OLSON
eolson@kcnvlaw.com
D: 702.792.7039

September 1, 2026

VIA ELECTRONIC UPLOAD

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

Re: Justification Letter – Design Review, Special Use Permit and Waivers of Development Standards
APN: 177-02-602-013
Legacy 5 Group, LLC

To Whom It May Concern:

Please be advised this firm represents Legacy 5 Group, LLC, (the "Applicant"), in the above-referenced matter. The subject site is approximately 0.51 acres, located at the southeast corner of Surrey Street and Helm Drive, at 6719 Surrey Street, Las Vegas, Nevada 89119. The site is more particularly described as Assessor's Parcel Number 177-02-602-013 (the "Property"). The Property is master planned Business Employment (BE), with a zoning designation of Industrial Park (IP) and currently operating as a truck parking lot.

The Applicant requests a design review, special use permit, and waivers of development standards to continue the truck parking use. The Property has served as a truck parking site for several years without issue within the industrial area. The Applicant now submits these applications to allow legal authorization of the current use.

DESIGN REVIEW

The Applicant requests a design review for the existing truck parking site. Access to the Property is provided from the west via a gated driveway that is 35 feet wide, which will be reconstructed to comply with the commercial driveway standards. The gate is to remain open during hours of operation. The entire surface of the Property will be paved with asphalt concrete. The Property is secured by an existing block wall along the southern and eastern property lines, while the northern and western boundaries are secured by a chain link fence. An attached sidewalk is proposed along Surrey Street, with a 5-foot-wide decorative rock landscape strip behind the sidewalk. There are no existing or proposed buildings on the Property, nor will there be a trash enclosure, as drivers simply park their truck and leave.

SPECIAL USE PERMIT

Truck parking or staging requires a special use permit within an IP zoning district when a building is not provided. The Property is surrounded by uses that are industrial in nature and currently experience truck traffic. Additionally, the Property has operated as a truck parking site

for several years, without issues or complaints. Therefore, establishing entitlements at this location is suitable and will not result in any adverse effects on adjacent properties, character of the neighborhood, traffic conditions, or the overall health and safety of the general public.

Title 30.03.07.D.5 requires a minimum of one (1) on-site building for the purpose of monitoring onsite activities and controlling access. However, where conditions cannot be met and may be waived, a special use permit is required, per Title 30.03.01.B.2. Given the Property spans only 0.51 acres, it faces certain limitations. The truck parking operation has functioned effectively without on-site monitoring. The Property is adequately secured, with a gated and locked driveway to prevent unpermitted access. Additionally, the Property is monitored by security cameras, as indicated by signage displayed along the Property's perimeter.

WAIVER OF DEVELOPMENT STANDARDS - PLANNING

Street Landscaping-30.04.01.D.7

The Applicant requests a waiver of 30.04.01.D.7.ii to allow a 5-foot-wide landscape strip along Surrey Street, consisting solely of decorative rock hardscape, where a 10-foot-wide landscape strip with trees and shrubs is required. While the proposal does not meet Title 30 requirements, the proposed hardscape will enhance the aesthetic condition of the Property. With only 129 feet of frontage on Surrey Street and less than 84 feet requiring landscaping, this short stretch will not negatively impact the Property or the surrounding area. Subject to the tree fee-in-lieu requirement, the Applicant is requesting to waive 3 trees.

WAIVER OF DEVELOPMENT STANDARDS – PUBLIC WORKS

Detached Sidewalk- 30.04.08.C.5

The Applicant requests a waiver of 30.04.08.C.D.ii, to allow attached sidewalks along the Surrey Street frontage where detached sidewalks are required. The proposed attached sidewalks will provide consistency within the area, as adjacent properties to the north and south, as well as those on the west side of Surrey Street, already feature attached sidewalks. Given the Property has limited frontage onto Surrey Street, this waiver will not negatively affect the property or the surrounding uses; rather, it will enhance uniformity and consistency.

Throat Depth - USD 222.1

The Applicant requests the following waivers related to the commercial driveway standards:

- A waiver to reduce the throat depth on the ingress side to 16 feet, where 25 feet is required.
- A waiver to reduce the throat depth on the egress side to 6 feet, where 25 feet is required.

The Property is only 0.51 acres in size, which poses some site constraints. The Property has operated as a truck parking site for several years with a non-commercial driveway and shorter throat depths, without any problems or issues. Given the Property has low daily traffic, the proposed driveway is adequately designed to meet the Property's needs and will not adversely affect the Property's functionality or the surrounding area.

Access Gate - 30.04.04.E.3

The Applicant requests a waiver to reduce the setback of the access gate to 10 feet, where 18 feet is required. The gate operates manually and will remain open during business hours. The Property is a smaller site and does not experience high volumes of traffic. Additionally, Surrey Street does not experience heavy traffic. Therefore, the setback reduction will not negatively impact the truck parking use or surrounding land uses.

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

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

EEO/ldg

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0628-4565 W. NEVSO DRIVE, LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway geometrics. **DESIGN REVIEW** for a proposed outdoor storage area on 0.69 acres in an IL (Industrial Light) Zone.

Generally located east of Cameron Street and south of Nevso Drive within Paradise. MN/tpd/cv (For possible action)

RELATED INFORMATION:

APN:
162-19-103-003

RELATED APN:
162-19-103-002

WAIVER OF DEVELOPMENT STANDARDS:
Allow the existing driveway along Nevso Drive to remain where reconstruction of a commercial curb return driveway is required per Uniform Standard Drawing 222.1.

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

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 0.69
- Project Type: Outdoor Storage
- Parking Required/Provided: 4/5
- Sustainability Required/Provided: 7/0

Site Plan
The plan depicts a proposed outdoor storage yard to be utilized by the existing business via APN 162-19-103-002. Access to this area is provided along the north property line adjacent to Nevso Drive, and an access gate will be installed and open during business hours. There are 5 parking stalls being provided with this request where 4 parking stalls are required. The proposed decorative wall along the front property line (north) will be set back 21 feet from the back of curb.

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Landscaping
The applicant has indicated that all street landscaping will be installed in accordance with Title 30 standards.

Elevations
The plans depict a proposed decorative wall that will be 8 feet in height along the front property line. There are existing walls along the west, south, and east property lines.

Applicant's Justification
The applicant states they would like to use the subject parcel as storage for fleet vehicles for the adjacent business. The adjacent business (APN 162-19-103-002) is also owned by the same property owner.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	IP	Warehouse
South	Entertainment Mixed-Use	IL	Outdoor storage area
East	Entertainment Mixed-Use	IL	Warehouse
West	Entertainment Mixed-Use	IL	Office & vehicle repair

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.

Staff finds the proposed outdoor storage yard to be a compatible use with the surrounding area. The subject parcel is located in an industrial area with established warehouse and office uses. Furthermore, the proposed decorative walls and street landscaping will provide a more

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aesthetically pleasing setting than if a vacant dirt lot were visible from the right-of-way. It is for these findings that staff can support the request.

Public Works - Development Review
Waiver of Development Standards
Staff cannot support the request to allow the existing pan driveway to remain along Nevso Drive. This site is a raw parcel, and there is no reason the applicant cannot meet the minimum requirements.

Staff Recommendation
Approval of the design review; denial of waiver of development standards.

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

- Reconstruct driveways as commercial pan driveways per Uniform Standard Drawings 224 or provide a 5 foot wide concrete sidewalk behind the existing driveways for compliance with the Americans with Disabilities Act (ADA).

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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.

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TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: KEMAN CLUTE
CONTACT: KEMAN CLUTE, GOTHIC LANDSCAPE, 6325 S. VALLEY VIEW AVENUE, LAS VEGAS, NV 89188

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Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 162-19-103-002 and 003

PROPERTY ADDRESS/ CROSS STREETS: 4565 W. Nevso Dr. / Nevso and Cameron

DETAILED SUMMARY PROJECT DESCRIPTION

Improve the parking area on lot 4 APN 162-19-103-003 with new asphalt driveway and construct an 8' tall wall.

PROPERTY OWNER INFORMATION

NAME: Jon S. Georgio

ADDRESS: 27413 Tourney Road

CITY: Valencia STATE: CA ZIP CODE: 91355

TELEPHONE: 661.678.1400 CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Ray Hoffman

ADDRESS: 6325 S. Valley View Blvd.

CITY: Las Vegas STATE: NV ZIP CODE: 89118

TELEPHONE: _____ CELL 702.429.2596 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Ray Hoffman

ADDRESS: 6325 S. Valley View Blvd.

CITY: Las Vegas STATE: NV ZIP CODE: 89118

TELEPHONE: _____ CELL 702.429.2596 ACCELA REFERENCE CONTACT ID # _____

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

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

Property Owner (Signature)* Jon S. Georgio Property Owner (Print) 7/20/26 Date

GOTHIC LANDSCAPE

LANDSCAPING • GRADING • IRRIGATION • MAINTENANCE

CAL LIC #457786 • NEV LIC #0028435 • AZ LIC #098683 / 098707

Comprehensive Planning – Justification Letter
Project Lot # 4 4565 W. Nevso Drive LLC

Dear planner,

We are writing this letter to provide justification for making improvements to the parking lot area for overnight storage of maintenance vehicles, located at 4565 W. Nevso Drive. Las Vegas NV. 89103 in Clark County. Parcel number 162-19-103-003. We are requesting a design review for this proposed outdoor storage use.

We are seeking a waiver of development standards to allow an 8-foot-tall accessory wall behind the required front setback prior to the primary building and to allow the existing driveway on Nevso Drive to remain without reconstruction as a commercial curb return driveway.
To provide ADA-compliant access, we will construct a 5-foot-wide sidewalk behind the existing sidewalk and driveway. Additional site improvements will include grading, repairs to the existing concrete driveways, asphalt paving, and removal of the existing chain-link fence.

We respectfully request your review and approval of these proposed improvements and appreciate your time and consideration.

Best Regards,

_____

Gothic Landscape LLC

6325 South Valley View Blvd.

Las Vegas NV. 89118

Ph. 702.252.7017

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-26-0634-XL LANDSCAPE DEVELOPMENT, LLC:

ZONE CHANGE to reclassify 0.49 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.

Generally located north of Patrick Lane and east of Pecos Road within Paradise (description on file). JG/gc (For possible action)

RELATED INFORMATION:

APN:
161-31-203-013

LAND USE PLAN:
WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
General Summary
- Site Address: 3526 E. Patrick Lane
- Site Acreage: 0.49
- Existing Land Use: Single-family residence

Applicant's Justification
The applicant states that the request for CG zoning would allow for development that is better aligned with the evolving character of the surrounding area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60)	Single-family residential
South	Business Employment	IP (AE-60)	Warehouses
East & West	Neighborhood Commercial	RS20 (AE-60)	Single-family residential

Related Applications

Application Number	Request
WS-26-0635	A waiver of development standards and design review for a modular office building is a companion item on this agenda.

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

Analysis
Comprehensive Planning
In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for CG zoning is conforming to the Neighborhood Commercial (NC) land use category on the site and is compatible with the surrounding area. This segment of Patrick Lane between Pecos Road and Pearl Street has been transitioning from residential to commercial uses. The Board of County Commissioners have recently approved a zone change to CG for a similar property approximately 115 feet to the west in August 2026 (ZC-26-0326). Farther west on Patrick Lane are other properties also zoned CG. Patrick Lane is also a collector street which can handle more intense uses and is not ideal for single-family residential lots to access. Title 30 under Section 30.04.09.B discourages single-family residential lots from accessing arterial or collector streets. The request complies with Policy 1.4.4 of the Master Plan which encourages infill development and redevelopment in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for CG zoning is appropriate for this location.

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:

Fire Prevention Bureau
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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: XL LANDSCAPE DEVELOPMENT, LLC
CONTACT: XL LANDSCAPE DEVELOPMENT, LLC, 3669 W. HACIENDA AVENUE, LAS VEGAS, NV 89118

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Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100063
ASSESSOR PARCEL #(s): 161-31-203-013

PROPERTY ADDRESS/ CROSS STREETS: 3526 E PATRICK / PECOS & SANDHILL

DETAILED SUMMARY PROJECT DESCRIPTION

TO REZONE FROM RESIDENTIAL TO COMMERCIAL THAT WILL SERVE AS A SATELLITE FACILITY TO OUR MAIN HEADQUARTERS LOCATED AT 3669 W HACIENDA AVENUE. WE INTEND TO REPLICATE THAT SAME LEVEL OF PROFESSIONALISM AND COMPLIANCE WITH THIS LOCATION.

REMOVE/DEMO EXISTING STRUCTURE AND BUILD A NEW FACILITY WITHIN 24 MONTHS TO SHOWCASE LANDSCAPE EXAMPLES, PAVER DESIGN, AND OUTDOOR KITCHEN DESIGNS. WE HAVE REVIEWED THE PREVIOUS OWNER'S APPLICATION AND WILL COMPLY WITH TOWN BOARD RECOMMENDATIONS AS WELL AS COMPREHENSIVE SUGGESTIONS. XL LANDSCAPE IS A WELL RESPECTED AND ESTABLISHED LAS VEGAS BASED COMPANY AND WE BELIEVE THIS WILL BE A COMPLIMENT TO THE NEIGHBORHOOD.

PROPERTY OWNER INFORMATION

NAME: XL LANDSCAPE DEVELOPMENT, LLC
ADDRESS: 3669 W HACIENDA AVENUE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118
TELEPHONE: (702) 598-1711 CELL 702) 491-2962

APPLICANT INFORMATION (information must match online application)

NAME: XL LANDSCAPE DEVELOPMENT, LLC
ADDRESS: 3669 W HACIENDA AVENUE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118
TELEPHONE: (702) 598-1711 CELL (702) 491-2962 ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: XL LANDSCAPE DEVELOPMENT, LLC
ADDRESS: 3669 W HACIENDA AVENUE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118
TELEPHONE: (702) 598-1711 CELL (702) 491-2962 ACCELA REFERENCE CONTACT ID #

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

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

Donnie Garritano
Property Owner (Signature)*

XL LANDSCAPE DEVELOPMENT
Property Owner (Print)

1/13/2026
Date

March 16, 2026

CLARK COUNTY, NEVADA
LAND USE ENTITLEMENT APPLICATION
JUSTIFICATION LETTER

Zone Change Request: RS20 (Residential Single-Family) to CG (Commercial General)
APN: 161-31-203-013

Property Address: 3526 E. Patrick Lane
Owner: XL Landscape Development, LLC

To Whom It May Concern:

As the property owner of XL Landscape Development, LLC, this letter is submitted in support of a request for a Zone Change from RS20 (Residential Single-Family) to CG (Commercial General) for the above-referenced property located within Clark County, Nevada.

Requesting Waivers of Development Standards
A. Waiver on extensive landscape offsets on perimeter trees for screening, title 30 code 30.48.26 (see site plan) It is our intention to provide adequate screening without staggering trees due to first responders access in case of emergency to rear of property.
B. Parking landscape buffers (as they will not be visible from the street), title 30 code 30.48.26 (see site plan)
C. Waive street landscape and allow attached sidewalk to existing curb, title 30 code 30.48.26. (see site plan) To maintain visual consistency with existing sidewalk in the corridor.
D. Reduction of title 30 set back on dumpster requirements from 50 feet from neighbors to 28 feet to maintain visual consistency with the face of the conex temporary storage buildings off north wall. Trash enclosure will be built CMU to match existing -perimeter walls, title 30 code 30.48-75 (2)(C)(i). (see site plan)
E. Allow existing pan driveway to remain but expand width from existing 23' to 25' per requirement of Clark County Fire Department for ingress horseshoe one way driveway. (see site plan) To allow existing.
F. Allow/create a second pan driveway for egress to the west at 25' width per requirement of Clark County Fire Department for egress horseshoe one way driveway. (see site plan) To match egress.

Curb Return – Throat Depth Requirement Title 30.52
Per requirement of the Clark County Fire Department, the proposed driveway configuration consists of two separate pan driveways in a horseshoe one-way pattern: a 25' wide ingress driveway (expanding the existing 23' pan driveway) and a 25' wide egress driveway to the west, each providing 25' of clearance at the gate Please see Sheet L-1.00 (Page 1) of the attached plans, updated to reflect these dimensions (see site plan).

Line of Site
A. 80' line of sight as required from both east and west 25' wide pan driveway is met. (see site plan)

Waiver for attached sidewalk to conform to existing East/West pedestrian traffic
We request that the sidewalk match the existing sidewalks on the east and west side of the property which is 5' wide, back of curb (see site plan).

GATE OPERATIONS
Commercial access gates will remain open during normal business hours.

Hours of operation will be posted in plain view at both the ingress and egress gates. In addition, a Knox Box or equivalent emergency access device will be installed at the ingress gate to provide access for emergency responders during non-business hours with 25' clearance to accommodate Clark County Fire Department.

Support for Growth and Economic Development
The proposed CG zoning supports the City's long-term economic development goals by allowing a viable commercial use that contributes to local employment and business activity. The project represents an appropriate form of incremental growth by transitioning the property from a single-family residential designation to a commercial use that serves the surrounding community without introducing high-intensity impacts.

Improvement to Site Appearance and Function
Approval of the zone change will result in a substantial improvement to the appearance and functionality of the property. The removal of the existing mobile home and replacement with a modern modular office will enhance the visual quality of the site through improved building design, landscaping, defined parking, and code-compliant site development. These improvements will positively contribute to the streetscape and overall neighborhood image.

Compatibility with Surrounding Uses
The proposed commercial use is office-oriented in nature, with limited customer visits, standard daytime business hours, and minimal traffic generation. The CG zoning district provides development standards that ensure compatibility through setbacks, landscaping, screening, and parking requirements. The project is designed to operate harmoniously with adjacent properties and will not create adverse impacts related to noise, lighting, or activity levels.

Efficient and Appropriate Land Use
The requested zone change allows the property to be used more efficiently given its location, size, and access. The CG designation provides flexibility for professional and service-based commercial uses that are appropriate for a transitional area and better reflect current market conditions and land use trends than low-density residential zoning.

Public Benefit
The proposed zone change is in the public interest as it:

- Encourages reinvestment and property improvement
- Enhances neighborhood appearance
- Supports small business and local employment
- Removes an outdated residential structure in favor of a compliant commercial development
- Provides a professional service use with minimal external impacts

Conclusion
For the reasons stated above, the requested Zone Change from RS20 to CG is justified, appropriate, and consistent with sound land use planning principles. The proposal supports orderly growth, improves site conditions, and contributes positively to the surrounding area and the city as a whole.

The applicant respectfully requests approval of this application.

Sincerely,

Donnie Garritano
Managing Member
XL Landscape Development
(702) 491-2962 cel.

3669 W. Hacienda Ave. Las Vega, NV 89118
www.xllandscape.com.
NVCL# 0077611, C-5 / Bid Limit $ Unlimited
NVCL# 0077612, C-10 / Bid Limit $ Unlimited
NVCL# 0077613, C-18 / Bid Limit $ Unlimited

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0635-3526 PATRICK LANE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modified buffering and screening; **2)** eliminate parking lot landscaping; **3)** eliminate street landscaping; **4)** modify residential adjacency; **5)** modify driveway geometrics; and **6)** allow an attached sidewalk. **DESIGN REVIEW** for a proposed plant nursery on 0.49 acres in a CG (Commercial General) Zone within the Airport Environs Overlay (AE-60) Overlay.

Generally located north of Patrick Lane and east of Pecos Road within Paradise. JG/sd/cv (For possible action)

RELATED INFORMATION:

APN:
161-31-203-013

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the landscape buffer to 8 feet with a single row of trees along the north property line where a 15 foot wide landscape buffer with a double row of evergreen trees planted offset from one another is required per Section 30.04.02C.
   b. Reduce the landscape buffer to 4 feet with a single row of trees along the west property line where a 15 foot wide landscape buffer with a double row of evergreen trees planted offset from one another is required per Section 30.04.02C.
   c. Reduce the landscape buffer to 4 feet with a single row of trees along the east property line where a 15 foot wide landscape buffer with a double row of evergreen trees planted offset from one another is required per Section 30.04.02C.
2. Eliminate parking lot landscape islands where a landscape island shall be provided for every 6 parking spaces and at the end of each row of per Section 30.04.01D.
3. Eliminate street landscaping along Patrick Lane where required by 30.04.01D.
4. a. Allow outside storage as an accessory use adjacent to existing residential uses where not permitted per Section 30.04.06E.
   b. Allow parking stalls within 30 feet of existing residential uses where not permitted per Section 30.04.06L.
   c. Reduce the trash enclosure setback to 18 feet where 50 feet is required per Section 30.04.06 (a 64% reduction).
5. a. Allow an existing pan driveway along Patrick Lane (southwest corner) to remain where a commercial curb return driveway is required per Uniform Standard Drawing 222.1.
   b. Permit a proposed pan driveway along Patrick Lane (southeast corner) where a commercial driveway is required per Uniform Standard Drawing 222.1.

6. Allow an attached sidewalk along Patrick Lane where detached sidewalks are required per Section 30.04.08C.

LAND USE PLAN:
WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
General Summary

- Site Address: 3526 E. Patrick Lane
- Site Acreage: 0.49
- Project Type: Plant nursery
- Building Height (feet): 12 (office building)/8 (storage/shipping container)
- Square Feet: 1,056
- Parking Required/Provided: 11/11
- Sustainability Required/Provided: 5/0

Site Plans
The plans depict a proposed plant nursery situated on a 0.49 acre site featuring an existing single story manufactured home that will be replaced with a modular building that will serve as an administrative office building. The proposed modular office building will be centrally located on the southern portion of the site facing Patrick Lane. Access to the property is granted via a proposed 1 way circular driveway with ingress to the plant nursery granted from the driveway at the southwest corner of the site and egress granted from the southeast corner of the site. Parking spaces are shown behind the modular building and in the northeast portion of the site. A storage/shipping container is located at the northwest corner of the site and is set back 6 feet from the north and west property lines. Commercial access gates will remain open during normal business hours. An existing 8 foot high CMU block wall remain along the north, east, and west property lines.

Landscaping
Buffering and screening measuring from 4 feet to 8 feet in width are depicted along the north, east, and west property lines adjacent to single family residences, necessitating a waiver of development standards to reduce the landscape buffer width and only plant a single row of trees. The landscape plan depicts Oak trees at 20 feet on center planted in a single row. The plans also depict 3 trees planted in front of the modular building with shrubs.

Elevations & Floor Plans
The plans depict a new modular office building 12 feet in height with pitched roofline and vertical siding. This structure does not propose 4 sided architecture as required per Title 30. The other structure is an existing Conex box located in the northwest corner of the property. The floor plans include office, restroom, and lobby area.

Applicant's Justification
The applicant states that the proposed business is office-oriented in nature, with limited customer visits, standard daytime business hours, and minimal traffic generation. The project represents an

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appropriate form of incremental growth by transitioning the property from a single-family residential designation to a commercial use that serves the surrounding community without introducing high-intensity impacts. The proposal supports orderly growth, improves site conditions, and contributes positively to the surrounding area

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60)	Single-family residential
South	Business Employment	IP (AE-60)	Warehouses
East & West	Neighborhood Commercial	RS20 (AE-60)	Single-family residential

Related Applications

Application Number	Request
ZC-26-0634	A zone change to reclassify 0.49 acres from RS20 to CG 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.

Waiver of Development Standards #1
Reducing the required 15 foot buffer landscaping adjacent to the existing residential properties is not compatible with the proposed use. The purpose of buffering and screening standards is to promote compatible transitions between land use areas of differing intensities and to reduce potential negative impacts that may occur when higher-intensity development is located near residential zoning districts. Furthermore, the implementation of these standards ensures appropriate buffers and setbacks are provided between non-residential development and adjacent residential developments. Staff cannot support this request.

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Waiver of Development Standards #2

The purpose of parking lot landscaping is to both soften the appearance of uses on-site, create comfortable pedestrian environments, and to help reduce the heat island effect. The site is currently an unpaved and uncovered lot with no existing landscaping and the request to eliminate any landscaping may act as a large heat island since temperatures in this area may continue to rise significantly. Staff cannot support this request given the negative impacts the lack of parking lot landscaping can have on the site and the surrounding area.

Waiver of Development Standards #3

Currently, there is little to no street landscaping along Patrick Lane. Staff finds not installing street landscaping will negatively impact the surrounding streets and offer little reprieve from the sun to those pedestrians walking along the perimeter of the site. Staff cannot support this request.

Waiver of Development Standards #4

The purpose of reviewing the location of various uses, like parking spaces and outdoor storage and trash enclosure placement, is to ensure these uses are located to reduce their negative effects and if proper mitigating factors are utilized. Staff finds the site could be designed to either mitigate or remove some of the waivers as they relate to residential adjacency.

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 parking and outdoor storage areas are placed within areas where they could have a negative impact on the adjacent residential uses. Little mitigation measures have been provided to reduce these possible impacts. In addition, street landscaping is missing from the street frontages in a heat vulnerable area. The proposed manufactured building also does not have 4 sided architecture. Due to the significant number of waivers of development standards and staff's inability to support those requests, staff in unable to support this request.

Public Works - Development Review

Waiver of Development Standards #5

Commercial curb return driveways help mitigate traffic by allowing a smooth transition from the road into the commercial site, whereas pan driveways require vehicles to nearly come to a stop to negotiate a turn into a site. As such, pan driveways are not an acceptable standard for any driveways other than emergency access driveways only. Therefore, staff cannot support this request.

Waiver of Development Standards #6

Staff cannot support the request to install an attached sidewalk in place of detached sidewalks along Patrick Lane. The site has no existing sidewalks, therefore there is no reason a detached sidewalks cannot be installed. Additionally, detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

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Staff Recommendation
Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
If approved:

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

Public Works - Development Review

- Reconstruct driveways as commercial pan driveways per Uniform Standard Drawings 222.1 and 224 or provide a 5 foot wide concrete sidewalk behind the existing driveways for compliance with the Americans with Disabilities Act (ADA).

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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: XL LANDSCAPE DEVELOPMENT, LLC
CONTACT: XL LANDSCAPE DEVELOPMENT, LLC, 3669 W. HACIENDA AVENUE, LAS VEGAS, NV 89118

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Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100063

ASSESSOR PARCEL #(s): 161-31-203-013

PROPERTY ADDRESS/ CROSS STREETS: 3526 E PATRICK / PECOS & SANDHILL

DETAILED SUMMARY PROJECT DESCRIPTION

TO REZONE FROM RESIDENTIAL TO COMMERCIAL THAT WILL SERVE AS A SATELLITE FACILITY TO OUR MAIN HEADQUARTERS LOCATED AT 3669 W HACIENDA AVENUE. WE INTEND TO REPLICATE THAT SAME LEVEL OF PROFESSIONALISM AND COMPLIANCE WITH THIS LOCATION.

REMOVE/DEMO EXISTING STRUCTURE AND BUILD A NEW FACILITY WITHIN 24 MONTHS TO SHOWCASE LANDSCAPE EXAMPLES, PAVER DESIGN, AND OUTDOOR KITCHEN DESIGNS. WE HAVE REVIEWED THE PREVIOUS OWNER'S APPLICATION AND WILL COMPLY WITH TOWN BOARD RECOMMENDATIONS AS WELL AS COMPREHENSIVE SUGGESTIONS. XL LANDSCAPE IS A WELL RESPECTED AND ESTABLISHED LAS VEGAS BASED COMPANY AND WE BELIEVE THIS WILL BE A COMPLIMENT TO THE NEIGHBORHOOD.

PROPERTY OWNER INFORMATION

NAME: XL LANDSCAPE DEVELOPMENT, LLC

ADDRESS: 3669 W HACIENDA AVENUE

CITY: LAS VEGAS STATE: NV ZIP CODE: 89118

TELEPHONE: (702) 598-1711 CELL 702) 491-2962

APPLICANT INFORMATION (information must match online application)

NAME: XL LANDSCAPE DEVELOPMENT, LLC

ADDRESS: 3669 W HACIENDA AVENUE

CITY: LAS VEGAS STATE: NV ZIP CODE: 89118

TELEPHONE: (702) 598-1711 CELL (702) 491-2962 ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: XL LANDSCAPE DEVELOPMENT, LLC

ADDRESS: 3669 W HACIENDA AVENUE

CITY: LAS VEGAS STATE: NV ZIP CODE: 89118

TELEPHONE: (702) 598-1711 CELL (702) 491-2962 ACCELA REFERENCE CONTACT ID #

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

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

Donnie Garritano
Property Owner (Signature)*

XL LANDSCAPE DEVELOPMENT
Property Owner (Print)

1/13/2026
Date

LANDSCAPE
DEVELOPMENT

September 14, 2026

Clark County Planning
WS Purpose: 3526 E. Patrick Lane
Owner: XL Landscape
Property address: 3526 E Patrick

To whom it may concern:

Purpose and Need for zoning change

The purpose for the requested zone change is to allow the development of a low intensity commercial modular office to be used as a Landscape design center. The project includes the removal of an existing mobile home and establishment of a professionally designed commercial modular business office that is better aligned with the evolving character of the surrounding area.

Sincerely,

Donnie Garritano
CEO, XL Landscape Development
(702) 491-2962 cel.

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0638-SPRING MOUNTAIN PROMENADE, LLC:

WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics in conjunction with a previously approved shopping center on a 4.91 acre portion of a 7.55 acre site in a CG (Commercial General) Zone.

Generally located north of Spring Mountain Road and east of Wynn Road within Paradise. JJ/hw/cv (For possible action)

RELATED INFORMATION:

APN:
162-18-506-001; 162-18-506-008 ptn

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the throat depth for the driveway along Wynn Road to 72 feet where 100 feet is required per Uniform Standard Drawing 222.1 (a 28% reduction).
   b. Reduce the throat depth for the driveway along Pioneer Avenue to 61 feet where 100 feet is required per Uniform Standard Drawing 222.1 (a 39% reduction).
   c. Reduce the approach distance from the driveway along Wynn Road to the intersection of Pioneer Avenue and Wynn Road to 107 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 29% reduction).

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

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 4.91 (portion)/7.55 (overall)
- Project Type: Shopping center
- Number of Stories: 2
- Building Height (feet): 50
- Square Feet: 73,482
- Parking Required/Provided: 171/171

Site Plan, History, & Request
The site was previously approved for a 73,482 square foot shopping center in December 2025 with UC-25-0775. While waivers for throat depth and sidewalks were previously approved, the need for additional waivers for throat depth and approach distance were later discovered and the applicant is now requesting these additional waivers. The approved plans depict a currently

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undeveloped 7.55 acre T-shaped parcel. The approved shopping center development will be located in the western and southern portions of the site with the development taking up 4.91 acres. The plans show the 73,482 square foot shopping center will consist of 6 separate building situated in the center of the site extending from Pioneer Avenue south to Spring Mountain Road.

Access to the site is provided by 3 commercial driveways located along Spring Mountain Road, Wynn Road, and Pioneer Avenue. The Spring Mountain Road driveway is located centrally along the southern property line of APN 162-18-506-008, is 37 feet wide and will be an entry only one-way driveway. This driveway has an approved throat depth of 88 feet. Along Wynn Road, the driveway is 36 feet wide and located centrally along the western property line of APN 162-18-506-001. This driveway has a throat depth of 72 feet and an approach distance to the intersection of Wynn Road and Pioneer Avenue of 107 feet. The driveway along Pioneer Avenue is located in the northeast corner of the project area and will be 36 feet wide with a throat depth of 61 feet.

Applicant's Justification

The proposed reductions in throat depth and approach distance are for previously approved driveway in connection with a proposed shopping center. The approval of the waivers will allow the development to continue through the permitting process and will not significantly impact the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-25-0775	Use permit for a shopping center with use permits for a recreational facility, live entertainment, and outdoor dining	Approved by BCC	December 2025
ZC-25-0774	Zone change from RM50 to CG for the western portion of the site	Approved by BCC	December 2025
ADET-24-900762	Administrative extension of time for ZC-22-0427	Approved by ZA	November 2024
ZC-22-0427	Zone Change from M-1 to R-5 for 352 unit multi-family residential development - expired	Approved by BCC	September 2022
NZC-0233-11	Non-Conforming Zone Change from H-1 to M-1 for a freight terminal - expired	Approved by BCC	August 2011
ZC-1276-06	Zone Change from C-2 and M-1 to H-1 for a future resort hotel	Approved by BCC	November 2006
ZC-1978-04	Zone Change from C-2 and M-1 to C-2 for a 199 foot tall hotel condominium timeshare tower with shopping center - expired	Approved by BCC	December 2004

*Additional land use applications have been previously approved on this site.

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Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	IL	Office/warehouse uses & distribution building
South	Entertainment Mixed-Use	IL	Office/warehouse & retail complex
East	Entertainment Mixed-Use	RM50 & CR	Undeveloped & commercial center
West	Entertainment Mixed-Use	IL	Warehouse use & commercial building

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
Public Works – Development Review
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.

The applicant worked with staff to amend the original driveway designs to provide for safer ingress and egress. With the changes that the applicant made, which are reflected on the current plans on file, staff does not object to this request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time

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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

- Comply with previously approved drainage study.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0601-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: ALI KAVEH
CONTACT: ALI KAVEH, 6830 S. RAINBOW BOULEVARD, SUITE 200, LAS VEGAS, NV 89118

DRAFT

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 162-18-506-008 and 001

PROPERTY ADDRESS/ CROSS STREETS: Spring Mountain and Wynn

DETAILED SUMMARY PROJECT DESCRIPTION

Building a brand new shopping center

PROPERTY OWNER INFORMATION

NAME: Spring Mountain Promenade LLC
ADDRESS: 4525 Dean Martin #1905
CITY: LV STATE: NV ZIP CODE: 89103
TELEPHONE: _____ CELL 702 277 0194 EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Ali Kaveh
ADDRESS: 4525 Dean Martin #1905
CITY: LV STATE: NV ZIP CODE: 89103 REF CONTACT ID # _____
TELEPHONE: _____ CELL 702 2770194 EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Ali Kaveh
ADDRESS: 4525 Dean Martin #1905
CITY: Las Vegas STATE: NV ZIP CODE: 89103 REF CONTACT ID # _____
TELEPHONE: _____ CELL 702-277-0194 EMAIL: _____

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

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

Property Owner (Signature)* | Ali Kaveh (Property Owner (Print)) | 9-10-26 (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 _____

Ali Kayeh
Platinum Realty
6830 S. Rainbow, Suite 200
Las Vegas, NV, 89118
platinumusa9@aol.com | (702) 277 0194

Date: 09/10/26

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

RE: Justification Letter - Commercial Development Proposal for 9.44 Acres at Spring Mountain Rd, Valley View Blvd, and Wynn

APNs: 162-18-506-001, 162-18-506-008, 162-18-506-011

To Whom It May Concern,

I am writing to respectfully submit this justification letter in support of our proposed commercial development on approximately 9.44 acres located near the intersection of Spring Mountain Road, and Valley View Boulevard. As you are aware, this corridor has become a vital and dynamic hub within the Las Vegas Valley-one that continues to evolve in response to local demand, regional growth, and cultural significance. We are submitting for a design review, and a zone change for the subject site.

We are asking for a use of recreational facility and live entertainment as well.

Waivers of Development Standards:

- Throat depth for the Wynn Road driveway to **72 feet** where **100 feet** is required.
- Approach distance from the Wynn Road driveway to the intersection of Wynn Road and Pioneer Avenue 107 feet where 150 feet is required.
- Throat depth for the Pioneer Avenue driveway to **61.5 feet** where **100 feet** is required.

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0642-WAGNER, ROBERT E. & HILDA D.:

WAIVERS OF DEVELOPMENT STANDARDS for the following; **1)** reduce setbacks; and **2)** waive off-site improvements (curb, gutter, and sidewalks) with an existing single-family residence on 1.04 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located south of Oquendo Road and east of Sage Brush Street within Paradise. JG/rp/cv (For possible action)

RELATED INFORMATION:

APN:
162-36-601-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the street side setback for an accessory structure (Conex Box) to 1 foot where 10 feet is required per Section 30.02.04 (a 90% reduction).
   b. Reduce the front setback for a proposed single-family residence to 28 feet where 40 feet is required per Section 30.02.06 (a 30% reduction).
2. a. Eliminate off-site improvements (curb, gutter, and sidewalks) along Oquendo Road where required per Section 30.04.08C.
   b. Eliminate sidewalks along Sage Brush Street 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: 3345 E. Oquendo Road
- Site Acreage: 1.04
- Project Type: Single-family residential and accessory structure
- Square Feet: 160 (accessory structure)/4,972 (proposed single-family residential)

Site Plan
The site plan depicts an existing single-family residence is located on the western portion of the property and a proposed single-family residence located on the eastern portion of the lot. There is an active 2 lot minor subdivision map in process with the Mapping Team via MSM-26-600066. Primary access to the site is from Oquendo Road. The proposed residence is set back with a 28 foot front setback, where 40 feet is required; therefore, a waiver is required to reduce the front

setback. Furthermore, an accessory structure (Conex box) is located on the western side of the property, positioned approximately 1 foot from the side street property line where 10 feet is required per Title 30, and this also necessitates a waiver of development standards. Lastly, the applicant is requesting to waive off-site improvements as listed above along Sage Brush Street and Oquendo Road.

Applicant's Justification

The applicant indicates that waiving off-site improvements along Oquendo Road and Sage Brush Street would require extensive demolition of existing improvements and notes that there is no public access to the school from either roadway. The applicant further states that the request to reduce the side street setback for the Conex box is justified because the structure is small, contains no utilities, and is supported by the adjacent property owner. Lastly, the applicant explains that the request to reduce the front setback for the proposed home from 40 feet to 28 feet represents a minimal encroachment, that the width of the home limits design options, and that nearby homes on the north side of the street have similar or smaller front setbacks.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0102	Non-conforming zone change, use permit, and waivers for accessory structures	Approved by BCC	May 2020
ZC-1496-99	Zone change from R-E to C-P zoning to convert the single-family residence to an office building	Approved by BCC	November 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS10	Single-family residential
South & East	Neighborhood Commercial	RS20	Single-family residential & undeveloped
West	Public Use	PF	School

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1
Setbacks are intended to promote safety and aesthetically pleasing neighborhoods. Staff finds the reduced setbacks may negatively impact the surrounding properties. The lot has adequate space to accommodate the required setbacks. Staff understands there are neighboring properties with similar accessory structures; however, the accessory structure as proposed is not compatible with the primary dwelling. The requests are a self-imposed hardship, therefore, staff cannot support these requests.

Public Works - Development Review
Waiver of Development Standards #2a
Historical events have demonstrated how important off-site improvements are for drainage control. Therefore, staff cannot support the Waiver of Development Standards for partial off-site improvements.

Waiver of Development Standards #2b
Staff has no objection for the request to waive sidewalks along Sage Brush Street. This segment serves only one residence and functions as emergency access to the school, with no public access.

Department of Aviation
The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation
Approval of waiver of development standards #2b; denial of waiver of development standards #1 and #2a.

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

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specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance:
- Execute a Restrictive Covenant Agreement (deed restrictions).

Department of Aviation

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0140-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

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

DRAFT

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100918
ASSESSOR PARCEL #(s): 162-36-601-004

PROPERTY ADDRESS/ CROSS STREETS: SAGE BRUSH ST / E OQUENDO RD

DETAILED SUMMARY PROJECT DESCRIPTION

Waivers of Development Standards - New proposed residence on East lot

PROPERTY OWNER INFORMATION

NAME: ROBERT & HILDA WAGNER
ADDRESS: 3345 E OQUENDO RD
CITY: LAS VEGAS STATE: NV ZIP CODE: 89120
TELEPHONE: 702-250-3175 CELL

APPLICANT INFORMATION (information must match online application)

NAME: ACG DESIGN
ADDRESS: 4310 CAMERON STREET, SUITE 12-A
CITY: LAS VEGAS STATE: NV ZIP CODE: 89103
TELEPHONE: 702 523 0531 CELL ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: ACG DESIGN
ADDRESS: 4310 CAMERON STREET, SUITE 12-A
CITY: LAS VEGAS STATE: NV ZIP CODE: 89103
TELEPHONE: 702 523 0531 CELL ACCELA REFERENCE CONTACT ID #

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

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

Robert Wagner
Property Owner (Signature)

ROBERT WAGNER
Property Owner (Print)

8/25/2026
Date

8/24/2026

To whom it may concern

My Plan is to split the site into 2 Lots. Listed below are the Waivers of Development Standards requested and corresponding justifications.

1. Waiver of Development Standards for off-site improvements on Oquendo Road and Sage Brush Street.
    a. Oquendo Road – waive curb, gutter, and sidewalk.
        i. Installing curb, gutter, and sidewalk will require significant on-site work, including removal of existing on-site improvements, including the wall and driveways, due to differences in grade that would be needed. It is important to note that there is no public access to the school from my portion of Oquendo Road. This was agreed to by the school board as a condition for building the school.
    b. Sage Brush Street – waive sidewalk.
        i. Sage Brush Street only serves 1 single-family residence and provides emergency access to the school. It is important to note that there is no public access to the school from my portion of Sage Brush Street. This was agreed to by the school board as a condition for building the school.

2. Waiver of Development Standards to reduce the setback for a Connex box to be placed between the garage and the west property line.
    a. Reduce the side street setback to 1.5 feet where a minimum of 10 feet is required.
        i. The owner of the only house on Sage Brush Street supports this waiver request and I would still have more than the required 6 feet between the house and the Connex box. The Connex box is only 160 square feet with no power or plumbing.

3. Waiver of Development Standards to reduce the front setback for a proposed house on the eastern portion of the property.
    a. Reduce the front setback to 28 feet where a minimum of 40 feet is required for a proposed house.
        i. The new house is planned to be 86 feet wide and the portion that will be set back 28 feet to 30 feet is 44 Feet wide. The code allows up to half

of the width of the house to be reduced to 28 feet, which means that if the garage were 1 foot narrower, a portion of this waiver would not be needed. One foot is a minimal reduction.

ii. A small portion of the northeast part of the house, which will contain a guest suite, encroaches 2 feet into the required 40 foot setback.

iii. Also, all of the houses on the north side of the street have an even shorter distance from the front of their homes to the front property line. My lot is the only developed lot with a home on the south side of the street.

Thank you

Robert Wagner

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0644-US HUI DE REAL ESTATE INVESTMENT CORP.:

WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics
DESIGN REVIEW for a proposed commercial building in conjunction with an existing shopping center on 3.14 acres in a CG (Commercial General) Zone.

Generally located north of Spring Mountain Road and east of Arville Street within Paradise. JJ/dd/cv (For possible action)

RELATED INFORMATION:

APN:
162-18-512-007 through 162-18-512-067

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the driveway throat depth along Arville Street to 19 feet where 150 feet is required per Uniform Standard Drawing 222.1 (an 87% reduction).

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

BACKGROUND:
Project Description
General Summary
- Site Address: 4280 Spring Mountain Roa
- Site Acreage: 3.14
- Project Type: Commercial building
- Number of Stories: 2
- Building Height (feet): 39
- Square Feet: 11,218 (proposed commercial building)/77,208 (shopping center total)
- Parking Required/Provided: 221/262
- Sustainability Required/Provided: 7/7

Site Plans
The plans depict an existing L-shaped shopping center consisting of several retail buildings at the corner of Pioneer Avenue and Arville Street. The site has 3 driveways providing access to Spring Mountain Road, Arville Street, and Pioneer Avenue. The proposed plans are for a new retail building located on the northwest portion of the shopping center adjacent to the corner of Arville Street and Pioneer Avenue. The proposed retail building will be constructed on top of a portion of the existing the parking lot. The construction of this new commercial building will also cause the driveway on Arville Street to shift south approximately 20 feet. This shift to the driveway

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will keep the throat depth below the required 150 feet, which necessitates a waiver of development standards. The development will provide additional parking spaces located directly to the south of the proposed building, and the site will now provide 262 parking spaces where 221 parking spaces are required. The proposed building meets the required 10 foot setback from the north and west property lines.

Landscaping

While a majority of the landscaping throughout the shopping center will not be affected by this project, the applicant indicated that the street and parking lot landscaping within the area being affected by the development will be installed per Title 30 standards.

Elevations

Elevations depict the building as being 2 stories and a maximum of 39 feet high. The design is continuing the theme of existing Shanghai Plaza shopping center, with an exterior design of brick façade and crown molding cornices at the top of the building.

Floor Plans

The floor plans for both of the proposed levels depict them as being filled out by individual suites. These suites are shown as empty shells; there are no specific details at this time, as each of the individual tenants of the buildings will make their own tenant improvements.

Applicant's Justification

The applicant states that the current throat depth of the existing driveway is 8 feet, and that the new driveway will allow for a throat depth of 19 feet, which will be an improvement for the site overall. The applicant also states that the proposed development is compatible with what is already in the immediate area, and that the design of the building will remain consistent with the existing shopping center.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0187	Waiver of development standards to increase building height and design review for a proposed retail building and parking garage	Approved by PC	April 2025
TM-0125-16	Tentative map for a commercial subdivision	Approved by PC	September 2016
ZC-0029-16	Zone change to C-2 zoning and waivers and design review for a shopping center	Approved by BCC	March 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Corridor Mixed-Use	CG	Shopping center & office/warehouse
East	Corridor Mixed-Use	IL	Warehouse facility

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

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

Staff finds that the design of the proposed building matches the architectural elements of the existing shopping center. Additionally, the project will support the Master Plan goal 5.1, by further diversifying the economy in the area and emphasizing tourism by expanding an already popular tourist location. For these reasons, staff can support this request.

Public Works – Development Review
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.

The additional retail space will intensify the use of the site and increase traffic entering and exiting the driveway. Increased throat depth is necessary to manage this added traffic and prevent queuing within the public right-of-way. Because the requested reduction would create avoidable conflicts within the right-of-way and safety issues, staff cannot support this request.

Staff Recommendation
Approval of the design review; denial of the waiver of development standards.

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

- Drainage study and compliance;
- Traffic study and compliance;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Spring Mountain improvement project.
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0100-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: US HUI DE REAL ESTATE INVESTMENT CORP.
CONTACT: YIHONG LIU & ASSOCIATES LTD., 1669 W. HORIZON RIDGE PARKWAY, SUITE 120, HENDERSON, NV 89012

DRAFT

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 16218512067

PROPERTY ADDRESS/ CROSS STREETS: ARVILLE ST & PIONEER AVE

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review of a 11,218 SF two story retail development within the existing parking lot. .

PROPERTY OWNER INFORMATION

NAME: U S HUI DE REAL ESTATE INVESTMENT CORP
ADDRESS: 6330 SPRING MOUNTAIN RD STE D
CITY: Las Vegas STATE: NV ZIP CODE: 89146
TELEPHONE: 725-8885205 CELL 725-8885205 EMAIL: [redacted]

APPLICANT INFORMATION (must match online record)

NAME: Chengdong Ni
ADDRESS: 6330 SPRING MOUNTAIN RD STE D
CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID #
TELEPHONE: 725-8885205 CELL 725-8885205 EMAIL: [redacted]com

CORRESPONDENT INFORMATION (must match online record)

NAME: Yihong Liu
ADDRESS: 1669 W. Horizon Ridge Parkway, Suite 120
CITY: Henderson STATE: NV ZIP CODE: 89012 REF CONTACT ID #
TELEPHONE: 702-3219316 CELL 702-3219316 EMAIL: [redacted]om

*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)*	Property Owner (Print)	Date
	CHENGDONG NI	09/12/2026

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____ ACCEPTED BY _____

PC MEETING DATE _____ DATE _____

BCC MEETING DATE _____ FEES _____

TAB/CAC LOCATION _____ DATE _____

YIHONG LIU + ASSOCIATES

September 12, 2026
Planner
Comprehensive Planning Department
500 Grand Central parkway
Las Vegas, NV 89106

RE: APN 162-18-512-067
Address: Shanghai Plaza at Pioneer Ave and Arville St

Dear Planner:

Please accept this letter as our letter of justification for a Waiver of Development Standard and a Design Review to allow a two-story retail building to be built in CG Zoning in Clark County.

The driveway on Arville St is relocated to align with the parking drive isle. The purpose of keeping this driveway is to maintain the accessibility to the shopping center (due to the newly added pedestrian across access on the Spring Mountain Rd and the lost left in and left out capability on Spring Mountain Rd) and also provide the option that allow customers using Arville St to do left turn at the intersection of Arville St and Spring Mountain Rd and go eastbound on Spring Mountain Rd. This also prevents the previously designed parking garage from being feasible; therefore, we are resubmitting this new design for approval.

Waiver of Standard Development

1. Throat Depth for the new relocated driveway on Arville St.
   The proposed driveway throat depth is 19'-9", compared with the required 150' for parking lots with more than 201 spaces. Although the proposed depth does not meet the standard, it improves the current existing driveway throat depth of 8'-1". This single drive way throat plus other two entrances, total throat depth provided is 61'-9".

Design Review:

This project is adding a new building to the existing Shanghai Plaza parking lot. The total new retail area is 11,218 SF total with about 6,480 SF retail store at the ground floor, and 4,738 SF on the 2nd floor. This brings the total retail area in Shanghai Plaza to 77,208 SF.

The project is situated at the southeast corner of Pioneer Ave and Arville St. The 5' sidewalks are existing, and the building is 10'-3" away from the property line which matches the required setback. The decorative popout columns are about 1'-7" protruding into the setback where the closest part is 8'-8" away from the property line.

The landscaping along both streets has trees distance about 30' on average for large evergreen trees.

The building will be constructed on the parking lot, which currently accommodates 30 cars. With the deduction of the 30 parking spaces, the parking lot will have 262 parking spaces, when the new Title 30 requires about 221 parking spaces for the total 77,208 SF of the shopping center. Which is 18.6% above the required parking spaces.

The building design is carrying the theme of existing Shanghai Plaza. With brick façade, crown molding cornice of the building and the same elevation as previously built buildings. Arches and rails are all decorative and match the existing buildings in the shopping center.

The building is designed with 7 sustainability points when 7 is required by code.

We feel that the development is compatible with the surrounding neighborhood and will provide an environment of stable and desirable character consistent with the County's policies and regulations. We respectfully request approval. Please feel free to contact me with any questions you might have.

Yours truly,



Yihong Liu

Yihong Liu, Architect
President
Yihong Liu + Associates, LTD.
1669 Horizon Ridge Parkway, Suite 120
Henderson, NV 89012
Phone: 702-778-8711
Cell: 702-321-9316