



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

August 11, 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 be 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.

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

- III. Approval of Minutes for July 28, 2026 (For possible action)
 - IV. Approval of the Agenda for August 11, 2026 and Hold, Combine, or Delete any Items.
(For possible action)
 - V. Informational Items (for discussion only)
 - VI. Planning and Zoning
-
1. **TM-26-500105-M B S B NV-TX HOLDINGS, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 7.34 acres in a CG (Commercial General) Zone. Generally located north of Flamingo Road and west of Sandhill Road within Paradise.
TS/jm/kh (For possible action) **PC 8/18/26**
 2. **SDR-26-0439-COUNTY OF CLARK(AVIATION) & SIGNATURE FLIGHT SUPPORT OF NEVADA INC LEASE**
SIGN DESIGN REVIEW to increase the sign area of an existing freestanding sign on a portion of 19.61 acres in a PF (Public Facility) Zone within the Airport Environs (AE-65, AE-70, & AE-75) Overlay. Generally located north of Sunset Road and east of Las Vegas Boulevard South within Paradise. JG/jm/kh (For possible action) **PC 9/1/26**
 3. **UC-26-0412-INVESTE PLUS:**
USE PERMIT for a proposed avocational or vocational training facility (dance studio) within an existing commercial building on 1.1 acres in an IL (Industrial Light) Zone. Generally located west of Arville Street and south of Nevso Drive within Winchester. MN/jl/kh (For possible action) **PC 9/1/26**
 4. **VS-26-0440-TMC HOLDINGS LLC, SERIES-G, LLC:**
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 9/1/26**
 5. **WS-26-0366-KIEPER, SCOTT W & LINDA B:**
WAIVER OF DEVELOPMENT STANDARDS to reduce rear the setback for an addition in conjunction with an existing single-family residence on 0.2 acres in an RS5.2 (Residential Single-Family) Zone. Generally located south of Robindale Road and west of Maggie Belle Court within Paradise. MN/jm/kh (For possible action) **PC 9/1/26**

6. **ET-26-400070 (UC-24-0289)-BOULEVARD VENTURES LLC & 2495 RIVIERA LP:**
USE PERMIT FIRST EXTENSION OF TIME for a congregate care facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified Maryland Parkway Overlay design standards; and 2) modified driveway design standards.
DESIGN REVIEWS for the following: 1) congregate care facility; and 2) parking lot modifications in conjunction with an existing commercial complex on a 17.34 acre portion of a 76.04 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway (MPO) Overlays. Generally located east of Maryland Parkway and south of Desert Inn Road within Paradise. TS/jl/kh (For possible action) **BCC 9/2/26**
7. **ZC-26-0415-COUNTY OF CLARK:**
ZONE CHANGE to reclassify 0.24 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone. Generally located north of Twain and east of Royal Crest Street within Paradise (description on file). TS/jgh (For possible action) **BCC 9/2/26**
8. **WS-26-0416-COUNTY OF CLARK:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the driveway departure distance.
DESIGN REVIEW a public facility (community impact center) on a portion of 0.24 acres in a PF (Public Facility) Zone. Generally located north of Twain and east of Royal Crest Street within Paradise. TS/lm/kh (For possible action) **BCC 9/2/26**
9. **ZC-26-0443-S4A004, LLC:**
ZONE CHANGE to reclassify 0.86 acres from an RS5.2 (Residential Single-Family 5.2) Zone and an RM32 (Residential Multi-Family 32) Zone to a CR (Commercial Resort) Zone. Generally located east of Koval Lane and north of Tropicana Avenue within Paradise (description on file). JG/rk/kh (For possible action) **BCC 9/2/26**
10. **VS-26-0445- S4A004, LLC:**
VACATE AND ABANDON a portion of right-of-way being Koval Lane located between Tropicana Avenue and Tompkins Avenue within Paradise (description on file). JG/rk/kh (For possible action) **BCC 9/2/26**
11. **UC-26-0444- S4A004, LLC:**
USE PERMIT for long term/short term lodging.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce and eliminate buffering; 3) modify residential adjacency standards; 4) reduce parking; 5) reduce pedestrian walkway width; 6) reduce access gate setback; 7) allow attached sidewalk; and 8) alternative driveway geometrics.
DESIGN REVIEWS for a long term/short term hotel on 0.86 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Koval Lane and north of Tropicana Avenue within Paradise. JG/rk/kh (For possible action) **BCC 9/2/26**

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: August 25, 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

July 28, 2026

MINUTES

Board Members: Kimberly Swartzlander-Chair-PRESENT
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

Tyler De Lorenzo; Planning, Blanca Vazquez; Community Liaison, Alvaro Lozano

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

II. Public Comment:
None

III. Approval of July 14, 2026 Minutes

Moved by: Kephart

Action: Approve as submitted

Vote: 5-0 Unanimous

Approval of Agenda for July 28, 2026

Moved by: Williams

Action: Approve as submitted

Vote: 5-0 Unanimous

IV. Informational Items (For Discussion only)
None

V. Planning & Zoning

1. **PA-26-700031-KLONOWSKI MATTHEW & KARLA TREVINO:**
PLAN AMENDMENT to redesignate the land use category from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC) on 0.72 acres. Generally located south of Russell Road and east of Topaz Street within Paradise. JG/md (For possible action) **PC 8/18/26**

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

2. **ZC-26-0409-KLONOWSKI MATTHEW & KARLA TREVINO:**
ZONE CHANGE to reclassify 0.72 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone. Generally located south of Russell Road and east of Topaz Street within Paradise (description on file). JG/md (For possible action) **PC 8/18/26**

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

3. **WS-26-0410-KLONOWSKI, MATTHEW & KARLA TREVINO:**
WAIVERS OF DEVELOPMENT STANDARDS of the following: 1) reduce buffering and screening; 2) reduce driveway width; 3) allow attached sidewalks to remain; and 4) modify uniform standard drawings.
DESIGN REVIEW for the conversion of an existing single-family residence to an office use on 0.72 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Russell Road and east of Topaz Street within Paradise. JG/rg/cv (For possible action) **PC 8/18/26**

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

4. **UC-26-0411-RAILROAD RIGHT OF WAY:**
USE PERMIT for outdoor storage.
DESIGN REVIEW for outdoor storages with shade structures in conjunction with an 8.23 acre industrial site in an IL (Industrial Light) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located south of Oquendo Road (alignment) and west of Wynn Road (alignment) within Paradise. MN/dd/cv (For possible action) **PC 8/18/26**

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

5. **VS-26-0355-BUDGET SUITES AMER, LLC NV-480:**
VACATE AND ABANDON easements of interest to Clark County located between Tropicana Avenue and Bell Drive (alignment), and Valley View Boulevard and Procyon Street within Paradise (description on file). MN/tpd/cv (For possible action) **PC 8/18/26**

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

6. **ET-26-400062 (UC-23-0267) -CAMPUS VILLAGE GROUP L L C:**
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) dormitory; 2) eliminate portions of the pedestrian realms; and 3) eliminate portions of the development standards of the Midtown Maryland Parkway District.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase building heights; 3) reduce landscaping; and 4) alternative driveway geometrics on 3.37 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway (MPO) Overlays. Generally located east of Maryland Parkway and north of Harmon Avenue within Paradise. TS/hw/cv (For possible action) **BCC 8/19/26**

MOVED BY-Kephart

APPROVE- Subject to IF approved staff conditions, Changing to 1 year extension of time

VOTE: 4-1

Woitass opposed

7. **ET-26-400063 (DR-24-0608)-CAMPUS VILLAGE GROUP, LLC:**
DESIGN REVIEW SECOND EXTENSION OF TIME for modifications to a previously approved dormitory and commercial complex on 3.37 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway (MPO) Overlays. Generally located east of Maryland Parkway and north of Harmon Avenue within Paradise. TS/hw/cv (For possible action) **BCC 8/19/26**

MOVED BY-Kephart

APPROVE- Subject to IF approved staff conditions, Changing to 1 year extension of time

VOTE: 4-1

Woitass opposed

8. **ET-26-400066 (ZC-22-0413)-SLETTEN CONSTRUCTION COMPANY:**
USE PERMIT SECOND EXTENSION OF TIME to allow outside dining and drinking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) encroachment into airspace; 3) reduced parking; 4) reduced throat depth; and 5) reduced departure distance.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; and 2) hotel. Generally located on the southwest corner of Quail Avenue and Polaris Avenue within Paradise. MN/ji/cv (For possible action) **BCC 8/19/26**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0

Kephart abstained from comment and vote

9. **SDR-26-0406-BCORE PARADISE, LLC**
SIGN DESIGN REVIEW for modifications to an approved comprehensive sign plan for a resort hotel (Bellagio) on 75.45 acres in a CR (Commercial Resort) Zone. Generally located west of Las Vegas Boulevard South and south of Flamingo Road within Paradise. JG/rg/cv (For possible action) **BCC 8/19/26**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

10. **UC-26-0360-OBJECT DASH, LLC:**

USE PERMIT to allow an office within an existing commercial complex on 2.57 acres in a CR (Commercial Resort) Zone. Generally located west of Paradise Road and north of Flamingo Road within Paradise. TS/jud/cv (For possible action) **BCC 8/19/26**

MOVED BY-Sheesley

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

11. **UC-26-0373-HILTON RESORTS CORPORATION:**

USE PERMIT for a monorail on approximately 21 acres in an RM50 (Residential Multi-Family 50) Zone, a CR (Commercial Resort) Zone, and an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located between Sahara Avenue and Russell Road, and between Paradise Road and Valley View Boulevard within Paradise and Winchester. MN/TS/JJ/JG/jud/cv (For possible action) **BCC 8/19/26**

MOVED BY-Kephart

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

12. **UC-26-0383-BG CLUB 36 MASTER ASSOCIATION:**

USE PERMIT for a monorail on approximately 80 acres in a CR (Commercial Resort) Zone and a CG (Commercial General) Zone within the Airport Environs (AE-60, AE-65, AE-70, AE-75, & RPZ) Overlays. Generally located between Sahara Avenue and Tropicana Avenue, and between Paradise Road and Las Vegas Boulevard South within Paradise and Winchester. TS/JG/jud/cv (For possible action) **BCC 8/19/26**

MOVED BY-Kephart

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

13. **ZC-26-0361-MALDONADO DAVID SR:**

ZONE CHANGE to reclassify 1.15 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located on the west side of Boulder Highway, south of Desert Inn Road within Paradise (description on file). TS/jgh (For possible action) **BCC 8/19/26**

MOVED BY-Kephart

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

14. **UC-26-0362-MALDONADO, DAVID SR.:**

USE PERMIT to allow outdoor storage.

WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.

DESIGN REVIEW for an existing office with proposed site modifications and outdoor storage in conjunction with an existing building on 1.15 acres in a CG (Commercial General) Zone. Generally located south of Desert Inn Road and west of Boulder Highway within Paradise. TS/jud/cv (For possible action)

BCC 8/19/26

MOVED BY-Kephart

APPROVE- Subject to staff conditions

VOTE: 3-2

Williams and Woitas opposed

15. **UC-26-0403-PALM PROPERTIES, LLC:**

USE PERMIT for vehicle maintenance or repair.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) general parking area design; 3) modify residential adjacency standards; 4) waive off-site improvements; and 5) alternative driveway geometrics.

DESIGN REVIEW for a proposed shopping center on 2.26 acres in a CG (Commercial General) Zone. Generally located south of Desert Inn Road and west of Nellis Boulevard within Paradise. JG/dd/cv (For possible action)

BCC 8/19/26

MOVED BY-Sheesley

APPROVE- Waiver 1a. Waiver 1b. Waiver 1c. Waiver 2a. Waiver 3a. Waiver 5a. Waiver 5b. Waiver 5c. Subject to staff conditions.

DENY-Waiver 4

VOTE: 4-1

Woitas opposed

16. **VS-26-0368-HARSCH INVESTMENT PPTYS-NV, LLC:**

VACATE AND ABANDON a portion of a right-of-way being Spring Mountain Road located between Valley View Boulevard and Procyon Street within Paradise (description on file). JJ/jam/cv (For possible action)

BCC 8/19/26

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

17. **WS-26-0367-HARSCH INVESTMENT PPTYS-NV, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate buffering and screening; 3) eliminate and reduce parking lot landscaping; 4) modified driveway geometrics; and 5) allow an attached sidewalk.

DESIGN REVIEW for a proposed commercial building on 0.72 acres in a CG (Commercial General) Zone. Generally located north of Spring Mountain Road and east of Valley View Boulevard within Paradise. JJ/jam/cv (For possible action)

BCC 8/19/26

MOVED BY-Swartzlander

APPROVE- Subject to IF approved staff conditions

VOTE: 5-0 Unanimous

18. **ZC-26-0326-B L B NEVADA TRUST & BURR BLAKE A & LORI A TRS:**
ZONE CHANGE to reclassify 0.47 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/md(For possible action) **BCC 8/19/26**

MOVED BY-Swartzlander

Swartzlander disclosed her working relationship with the applicant

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

19. **WS-26-0327-BLB NEVADA TRUST & BURR BLAKE A & LORI A TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate buffering and screening; 2) modify residential adjacency standards; 3) allow an attached sidewalk; and 4) modify uniform standard drawings.
DESIGN REVIEW for a proposed office/warehouse building on 0.47 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Patrick Lane and east of Pecos Road within Paradise. JG/jud/cv (For possible action) **BCC 8/19/26**

MOVED BY-Swartzlander

Swartzlander disclosed her working relationship with the applicant

APPROVE- Subject to staff conditions

ADDED condition

- **Applicant to meet with neighbor before the 8/19/26 BCC meeting**

VOTE: 5-0 Unanimous

- VI. General Business (for possible action)
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be August 11, 2026
- IX. Adjournment
The meeting was adjourned at 8:50 p.m.

08/18/26 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-500105-M B S B NV-TX HOLDINGS, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 7.34 acres in a CG (Commercial General) Zone.

Generally located north of Flamingo Road and west of Sandhill Road within Paradise. TS/jm/kh
(For possible action)

RELATED INFORMATION:

APN:
161-18-401-046

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

BACKGROUND:
Project Description

General Summary

- Site Address: 3726 E. Flamingo Road
- Site Acreage: 7.34
- Project Type: Commercial Lot
- Number of Lots: 1

The plan depicts a proposed 1 lot commercial subdivision located on the northwest corner of Flamingo Road and Sandhill Road. The site consists of an existing shopping center with access to the site being provided from multiple existing driveways along both rights-of-way. All existing structures and improvements will remain.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-15-900934	Administrative design review for a retail loading dock	Approved by ZA	October 2015
UC-98-1218	Use permit for a Community Facility	Approved by PC	September 1998
UC-96-1599	Design review for a water vending kiosk	Approved by PC	November 1996
UC-95-0871	Use permit for Martial Arts School	Approved by PC	June 1995
VS-95-0842	Vacate and abandoned for patent easement	Approved by BCC	July 1995

Prior Land Use Requests

Application Number	Request	Action	Date
UC-94-0866	Use permit for Live Entertainment	Approved by PC	July 1994
UC-93-2072	Use permit for Tanning Salon	Approved by PC	January 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential & Place of Worship
South	Corridor Mixed-Use, & Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2 & CG	Single-family residential & Commercial Restaurant
West	Neighborhood Commercial, Mid-Intensity Suburban Neighborhood (up to 8 du/ac), & Corridor Mixed-Use	RS5.2 & CG	Single-family residential & Undeveloped
East	Corridor Mixed-Use	CG	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**

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

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

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

Public Works - Development Review

- 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 Sandhill Road improvement project:
- 90 days to record said separate document for the Sandhill Road improvement project.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and 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: MBSB NV-TX HOLDINGS, LLC

CONTACT: CIVILONE, 333 N. RANCHO DRIVE, SUITE 900, LAS VEGAS, NV 89106

09/01/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SDR-26-0439-COUNTY OF CLARK(AVIATION) & SIGNATURE FLIGHT SUPPORT OF NEVADA INC LEASE

SIGN DESIGN REVIEW to increase the sign area of an existing freestanding sign on a portion of 19.61 acres in a PF (Public Facility) Zone within the Airport Environs (AE-65, AE-70, & AE-75) Overlay.

Generally located north of Sunset Road and east of Las Vegas Boulevard South within Paradise.
JG/jm/kh (For possible action)

RELATED INFORMATION:

APN:

162-33-201-007

SIGN DESIGN REVIEW:

Increase the area of an existing electronic sign - electronic message unit, video, to 280 square feet where 150 square feet is the maximum permitted per Section 30.05.02H (an 87% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 6005 Las Vegas Boulevard South
- Site Acreage: 19.61

History and Site Plan

This request is a modification of a previously approved 31 foot high, double-sided freestanding sign with 144 square feet of animation (video unit) (via UC-0265-15).

Sign Plan

The plans show an existing freestanding sign with a proposed triple-sided electronic message unit with an increase in area from 144 square feet to 280 square feet of electronic message unit, video display. The freestanding sign will consist of a triple-sided 280 square foot electronic message (video unit) located above the company logo sign.

Applicant's Justification

The applicant states that the request to increase the size of the freestanding sign is based on recent trends along Las Vegas Boulevard corridor, with larger LED displays. The proposal would only

increase the display area with the existing sign structure and framing staying the same. According to the applicant, the project is justified based on the site's location, the presence of large LED displays in the surrounding area, and the plan to utilize the existing structures, which will result in minimal to no impact on the public during installation.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-19-0518	Design review for site improvements with new hangars	Approved by PC	September 2019
DR-0265-15	Design review for a freestanding sign	Approved by BCC	June 2015

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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR & PF (AE-65 & AE-70)	Offices & Harley Davidson
South & East	Public Use	PF (AE-75 & AE-RPZ)	Harry Reid International Airport
West	Public Use	PF (AE-65, AE-70, AE-75, & AE-RPZ)	Golf course

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

The proposed signage on the subject property is reviewed to determine 1) compatibility, in terms of scale and architectural features, with the site and surrounding area; 2) harmony with the character of the neighborhood; 3) impact on the surrounding land uses; and 4) the health, safety, and welfare of the inhabitants of the area.

Staff finds that the proposed modification focuses solely on redesigning the existing sign area and does not include any increase in height. The updated design is harmonious with other signage along Las Vegas Boulevard South and remains compatible with the building's architectural character and surrounding development. Therefore, staff recommends approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Applicant is advised that signs are not permitted within the right-of-way.

Clark County Water Reclamation District (CCWRD)

- No comment

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Y DESIGN BUILD

CONTACT: RICH KIRSCH, Y DESIGN BUILD, 7120 RAFAEL RIDGE WAY, LAS VEGAS, NV 89119



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100237

ASSESSOR PARCEL #(s): 162-33-201-007

PROPERTY ADDRESS/ CROSS STREETS: 6005 S Las Vegas Blvd Las Vegas, NV

DETAILED SUMMARY PROJECT DESCRIPTION

Increase a previously approved Freestanding sign with a 144 square foot video display to allow for a new 240 square foot video display to be installed on it for Maverick Helicopters.

PROPERTY OWNER INFORMATION

NAME: Clark County Department of Aviation (CCDOA)

ADDRESS: PO Box 11005

CITY: Las Vegas

STATE: NV ZIP CODE: 89111-1005

TELEPHONE: 702-261-5211 CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Y Design Build LLC

ADDRESS: 7120 Rafael Ridge Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: 702-682-9105

CELL 702-682-9105

ACCELA REFERENCE CONTACT ID # [REDACTED]

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Rich Kirsch @ Y Design Build

ADDRESS: 7120 Rafael Ridge Way

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: _____

CELL 702-682-9105

ACCELA REFERENCE CONTACT ID # [REDACTED]

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

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

JCL

Property Owner (Signature)*

James C. Chrisley, Director of Aviation

Property Owner (Print)

05/20/2026

Date



0610/26

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

RE: 26-100237 Justification Letter

To Whom it May Concern:

Please accept the enclosed Application for Sign Design Review to allow a previously approved EMU Video Display per Title 30 on a freestanding sign (DR 15-0265) to be increased from the current approved 144 square feet to allow for a new 280 square-foot EMU Video Display. Title 30 allows up to a 150 square foot EMU video display.

For 3-sided signs the square footage is determined by taking the sum of all three sides and dividing by 50%. Thus, Front face is 240 SF, Rear face is 240SF and Side face is 80 SF totaling 560 SF divided by 50%= 280 SF as we have requested.

Based on this property and sign being located along the Las Vegas Blvd Corridor precedence has been established up and down the strip allowing for larger LED displays. We will not be increasing the overall size of the existing Pole Sign itself and will be using the existing Structure and Framing to allow for the most efficient remodel of the Sign to not disturb the public in this area. Our client feels that based on the site's location, the large LED Displays in the area and the plan to utilize the existing structure to have a low to no impact on the public during the Installation process this project is Justified.

We thank you for your time and the opportunity to review this request.

Sincerely,

Rich Kirsch

Richard Kirsch
Project Manager
702-682-9105

CC: Bryan Kroten
Dale Eeles

09/01/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0412-INVESTE PLUS:

USE PERMIT for a proposed avocational or vocational training facility (dance studio) within an existing commercial building on 1.1 acres in an IL (Industrial Light) Zone.

Generally located west of Arville Street and south of Nevso Drive within Winchester. MN/jl/kh
(For possible action)

RELATED INFORMATION:

APN:

162-19-104-004

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4275 Arville Street
- Site Acreage: 1.1
- Project Type: Avocational or vocational training facility
- Number of Stories: 2
- Building Height (feet): 29
- Square Feet: 4,000 (lease space)
- Parking Required/Provided: 58/93 (existing on site)

Site Plan, Elevations, & Floor Plans

The site plan depicts an existing commercial development consisting of two buildings separated by a drive aisle that provides access from Arville Street. There is parking in front of each building, with additional parking in the western portion of the site. The dance studio is proposed within the northeast portion of the second story of the northernmost building. The proposed facility will include 4 exercise and fitness rooms and smaller storage, office and reception areas. This special use permit is required for avocational or vocational training facilities (dance studio) within the IL zone.

Landscaping

Landscaping is neither required nor a part of this request.

Applicant's Justification

The applicant states that the proposed dance studio offers classes on a reservation basis and does not provide walk-in services. The dance studio has been on the site since 2010, and the purpose of this use permit is to obtain a business license as previously approved use permits and licenses have expired. There are no proposed changes to the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0216-16	Use permit for a liquor store	Approved by PC	May 2016
UC-0202-13	Use permit for personal services (cosmetology) - expired	Approved by PC	June 2013
UC-0375-09	Use permit for a banquet facility and minor training facility - expired	Approved by PC	September 2009
ET-400069-08 (UC-0872-07)	Extension of time for a use permit for a banquet facility - expired	Approved by BCC	May 2008
ET-400039-08 (UC-0941-06)	Extension of time for a use permit for a recreational facility with an office as a primary use - expired	Approved by BCC	May 2008
UC-0872-07	Use permit and design review with waivers for a banquet facility - expired	Approved by BCC	August 2007
ET-400231-07 (UC-0941-06)	Extension of time for a use permit for a recreational facility - expired	Approved by BCC	August 2007
UC-0941-06	Use permit and design review with waivers for a recreational facility, live entertainment, and offices - expired	Approved by BCC	February 2007
UC-0969-05	Use permit for personal services (barber shop)	Approved by PC	July 2005
AC-0071-86	Zoning compliance for a shopping center	Approved by PC	July 1986
ZC-0043-86	Zone change from R-E to M-1 for a shopping center	Approved by BCC	March 1986

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Entertainment Mixed-Use (up to 18 or more du/ac)	IL	Outdoor storage, retail, general commercial & industrial uses
East	Entertainment Mixed-Use (up to 18 or more du/ac)	RM32	Multi-family residential

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 use is within an existing lease space within an existing commercial development. A previous use permit (UC-0375-09) was issued for the dance studio in conjunction with a banquet facility and has since expired. This request no longer includes the banquet facility, and there are no proposed changes to the site. Staff does not anticipate negative impacts to adjacent properties or residences. There is ample parking and no history of code enforcement violations related to this use. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.

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: POLE FITNESS STUDIO

CONTACT: AJB ARCHITECTURE, 1 MERIDIAN VISTA DRIVE, SUITE 255, LAS VEGAS, NV 89135

DRAFT



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100814

ASSESSOR PARCEL #(s): 161-18-401-046

PROPERTY ADDRESS/ CROSS STREETS: Flamingo/Sandhill

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of right-of-way to accommodate a detached sidewalk and government patent easements.

PROPERTY OWNER INFORMATION

NAME: Spark Brixton LLC

ADDRESS: 3140 W Britton Rd. 204

CITY: Oklahoma

STATE: OK

ZIP CODE: 73120

TELEPHONE: 212-516-1871

CELL 914-906-4040

APPLICANT INFORMATION (information must match online application)

NAME: Spark Brixton LLC

ADDRESS: 3140 W Britton Rd. 204

CITY: Oklahoma

STATE: OK

ZIP CODE: 73120

TELEPHONE: 212-516-1871

CELL 914-906-4040

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: CivilOne

ADDRESS: 333 N Rancho Dr #900

CITY: Las Vegas

STATE: NV

ZIP CODE: 89106

TELEPHONE: 702-870-8771

CELL 702-870-8771

ACCELA REFERENCE CONTACT ID # 332644

*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)*

Mason Ghaniabadi
Property Owner (Print)

07/02/2026
Date



BAUGHMAN & TURNER, INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

A  **CIVILONE COMPANY**

July 1, 2026

Clark County Current Planning

500 S Grand Central Parkway
Las Vegas, Nevada 89155

**Re: TMC Holdings LLC Series G LLC
APN 177-23-209-005**

To Whom It May Concern,

Please let this letter serve as a justification for the Vacation and Abandonment of a government patent easement and a portion of a portion of Right-of-Way to accommodate a detached sidewalk.

Per Title 30 (30.04.08.05(a)), detached sidewalks are required for all local streets. The Right-of-Way is located at the NE of the intersection of Escondido St and Serene Ave. being 5.00 feet on the north side of Serene Ave. along the APN 177-23-209-005.

Clark County requires the vacation of all unused easements; therefore, we are requesting the vacation of government patent easements. The requested vacation is the western 3 ft of APN 177-23-209-005 adjacent to and parallel with the east side of Escondido Street.

The approval of this request will not have a negative effect on the neighborhood or surrounding areas.

Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,
Baughman & Turner, Inc.
A CivilOne Company

Josh Harney
Project Processor

4

09/01/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0440-TMC HOLDINGS LLC, SERIES-G, LLC:

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)

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 a portion of the existing right-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.

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:

PROTESTS:

APPLICANT: TMC HOLDINGS LLC, SERIES-G, LLC

CONTACT: CIVILONE, 333 N. RANCHO DRIVE, SUITE 900, LAS VEGAS, NV 89106

09/01/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0366-KIEPER, SCOTT W & LINDA B:

WAIVER OF DEVELOPMENT STANDARDS to reduce rear the setback for an addition in conjunction with an existing single-family residence on 0.2 acres in an RS5.2 (Residential Single-Family) Zone.

Generally located south of Robindale Road and west of Maggie Belle Court within Paradise.
MN/jm/kh (For possible action)

RELATED INFORMATION:

APN:

177-11-314-004

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the rear setback for an addition to 5 feet where 20 feet is the minimum required per Section 30.02.06B (a 75% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7755 Maggie Belle Court
- Site Acreage: 0.2
- Project Type: Residential addition
- Number of Stories: 1
- Building Height: 14 feet
- Square Feet: 382 (addition)/2,154 (house)

Site Plan

The site plan depicts an existing 382 square foot addition on the northwest corner of an existing 2,154 square foot residence. The addition is 5 feet from the north property line and 5 feet from the west (rear) property line. The property has an oversized 2 car driveway and standard residential landscaping. The addition is only visible from the end of Maggie Belle Court, which is a private street.

Elevations

The elevations show a south side entrance door and 2 windows facing the existing backyard patio. The east facing façade of the addition includes a door over a concrete landing and window. The addition is approximately 14 feet high at the peak of the hip roof and compatible with the one-story residence. The siding and roof materials used for construction of the addition will match those of the principal residence, including painted stucco and roof tiles.

Floor Plans

The floor plan depicts a living room on the west side of the addition, and restroom on the east side of the addition. The addition will have direct access to the interior of the home from the kitchen.

Applicant's Justification

The applicant is requesting approval of a 382 square foot residential addition at the northwest corner of the existing home. This addition will serve as additional living space and will be designed to match the existing home.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0115	Waiver of development standards to reduce setbacks for a proposed residential addition - expired	Approved by ZA	March 2020
TM-00-500036	Tentative Map for 7 single-family residential lots	Approved by PC	March 2000
ZC-99-1324	Zone change from R-E to R-1 for a single-family residential subdivision	Approved by BCC	October 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South	Compact Neighborhood (up to 18 du/ac) & Public Use	RS5.2 & RM18	Drainage Channel & Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
West	Compact Neighborhood (up to 18 du/ac)	RM18	Undeveloped

Clark County Public Response Office (CCPRO)

CE-24-15712 is an active zoning 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

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 intent of building setbacks is to prevent the massing of buildings, provide an adequate buffer between structures, maintain a uniform development pattern, and minimize impacts to neighboring properties. Although the proposed addition was constructed to match the residence with exterior colors and materials, it was constructed prior to building permits. Staff finds this request to be a self-imposed hardship; therefore, staff recommends denial.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 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

- No comment.

Fire Prevention Bureau

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HH CONSULTING, LLC

CONTACT: HH CONSULTING, LLC, 2510 W. HORIZON RIDGE PKWY, STE 200,
HENDERSON, NV 89052

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400070 (UC-24-0289)-BOULEVARD VENTURES LLC & 2495 RIVIERA LP:

USE PERMIT FIRST EXTENSION OF TIME for a congregate care facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified Maryland Parkway Overlay design standards; and 2) modified driveway design standards.

DESIGN REVIEWS for the following: 1) congregate care facility; and 2) parking lot modifications in conjunction with an existing commercial complex on a 17.34 acre portion of a 76.04 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway (MPO) Overlays.

Generally located east of Maryland Parkway and south of Desert Inn Road within Paradise.
TS/jl/kh (For possible action)

RELATED INFORMATION:

APN:

162-14-101-003

RELATED APNS: 162-14-101-002, 162-14-213-001 through 162-14-213-003; 162-14-314-001 through 162-14-314-003

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Allow parking areas and drive aisles between the street and front of the building façade where not allowed per Section 30.02.26E.
 - b. Waive enhanced sidewalks requirement where a minimum of 20 feet enhancement is required per Section 30.04.05H and Table 30.04-9.
 - c. Reduce pedestrian pathway width to 5 feet where a minimum of 10 feet is required per Section 30.02.26E (a 50% reduction).
 - d. Allow façade windows fronting on a right-of-way (Oneida Way) to occupy 11.6% of the area of the façade where a minimum of 20% is required per Section 30.02.26E (a 42% reduction).
 - e. Allow 11.6% transparent glass on the ground floor of a street facing façade (Oneida Way) where at least 70% transparent glass is required per Section 30.02.26E (a 42% reduction).
 - f. Allow 17.4% transparent glass on the ground floor of façades not facing streets where 35% is the minimum required per Section 30.02.26E.3 (a 50.3% reduction).
2.
 - a. Reduce throat depth to 6 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 96% reduction).
 - b. Reduce driveway separation to 180 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 5.3% reduction).

- c. Reduce driveway width to 32 feet 9 inches from face of curb to face of curb where 35 feet is required per Uniform Standard Drawing 222.1 (a 6.4% reduction).
- d. Reduce minimum driveway radius to 12 feet 1 inch where 25 feet is required per Uniform Standard Drawing 222.1 (a 48.3% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3450 S. Maryland Parkway
- Site Acreage: 17.34 (project site)/ 76.04 (overall)
- Project Type: Congregate care facility
- Number of Stories: 1
- Building Height (feet): 27
- Square Feet: 78,024 (Congregate care facility)/1,177,712 (overall)
- Open Space Required/Provided: 9,932/15,148 (Congregate care facility)/21,456/44,824 (overall)
- Parking Required/Provided: 50/151 (Congregate care facility)/2,552/4,767 (overall)
- Sustainability Required/Provided: 7/7

History & Request

The Boulevard Mall was originally constructed in 1965 and features retail space consisting of in-line, pad, and out parcels with multiple tenants. The north portion of the mall property, being the subject parcel, was reclassified to C-2 zoning via ZC-1078-00 by the Board of County Commissioners in September 2000. In 2023, WS-23-0226 approved the redevelopment of a 5.3 acre portion of the western side of APN 162-14-101-003 with a gas station (fuel canopy), convenience store with vehicle wash, and 3 retail buildings with restaurants that include drive-thru lanes. The applicant requested to redevelop a 5.03 acre portion of the eastern side of APN 162-14-101-003 for a congregate care facility. The project site is located within the Maryland Parkway Overlay (MPO) District and waivers from certain standards were requested.

Site Plan

The previously approved site plan includes 8 parcels associated with the Boulevard Mall extending from Desert Inn Road on the north to Katie Avenue on the south and located along the east side of Maryland Parkway. This area is 76.04 acres and includes 1,077,929 square feet of existing retail, office, and theater space, with both existing surface parking and parking structures. Additionally, the site plan shows the development approved via WS-23-0226 which had not yet been constructed along the west side of parcel 162-14-101-003. This includes a 4,472 square foot convenience store, 613 square foot vehicle wash and gas canopy, and 16,674 square feet of retail space in 3 buildings.

A detailed site plan shows the proposed 78,024 gross square foot congregate care facility located on the eastern side of the subject parcel and north of the existing retail/office building. The building is proposed to be set back 74 feet 7 inches from Oneida Way, 219 feet 9 inches from Desert Inn Road, 288 feet from Maryland Parkway, and 548 feet from the southern property boundary. The main building entrance is in a front plaza which is shaded by a canopy. The main entrance faces west towards Maryland Parkway. Two additional entrances are located along the west side of the building along with 3 entrances on the east side of the building. Two open air yard areas with patios are located within the northern and southern portions of the building which are internally accessed. The facility is surrounded by new parking spaces on all sides with 10 accessible parking spaces adjacent to the main entrance. Vehicular access will be from 2 existing driveways from Maryland Parkway, 2 existing driveways from Oneida Way, and 1 existing driveway from Desert Inn Road. Modifications were also proposed to the existing retail/office building south of the proposed congregate care facility. The existing loading dock will be relocated to the east side of the building.

Landscaping

The previously approved plans indicate street landscaping along Oneida Way consisting of an attached existing sidewalk, an existing 2 foot high wall, and a 17 foot 9 inch wide landscape strip. Within the landscape strip the plan indicates 5 gallon shrubs with large trees planted 30 feet on center. At the end of the strip next to the southern driveway is an existing tree which will be preserved. Medium trees with 5 gallon shrubs are indicated in the new parking areas within the development area on site, including the landscape islands. Trees and shrubs are also located around the perimeter of the proposed building and within the 2 open space yards in the center of the northern and southern portions of the building with covered patios. All proposed trees and shrubs are drought tolerant species with low or very low water needs and are selected from the SNRPC plant list.

Elevations

The previously approved elevations showed a 1 story building which is primarily 23 feet in height with a portion near the main entrance which is 27 feet in height. All building entrances are shaded with canopies, not including utility rooms and service entries. The main entrance features a wood look panel canopy with storefront windows. All building windows are protected by metal sunshades with low-emissivity glass. Exterior building materials consist of a stucco system with 4 different colors and wall reveals. The building has a flat roof with parapets with 2 foot variations. All roof mounted equipment will be screened by the parapets from public view and the rights-of-way.

Floor Plans

The previously approved floor plans indicate a 78,024 square foot, 120 bed facility with 60 rooms with 1 bed and 30 rooms with 2 beds. The plans also show offices and other staff areas, 4 nursing stations, waiting areas, a physical therapy room, salon/barber, kitchen, 4 dining/recreation areas, and storage areas. Two open space areas in the centers of the north and south sides of the building are accessed internally. The plans also depict a 1,119 square foot accessory structure for emergency generators and a 595 square foot accessory structure for bulk oxygen storage located on the east side of the facility.

Pedestrian Circulation Plan and Art Plan

The MPO requires the submittal of a pedestrian circulation plan and an art plan for the site. The previously approved pedestrian circulation plan documents that the entire building will be surrounded by a 5-foot-wide sidewalk with pedestrian crosswalks across the parking area which allow pedestrians to access the site from the public rights-of-way along Desert Inn Road, Maryland Parkway, and Oneida Way, as well as from the commercial and office development located to the south. Normally the requirement is for 10-foot-wide sidewalks in the MPO. This was the subject of a waiver request. The art plan indicates 5 general locations along the front of the building facing Maryland Parkway where art benches are proposed to be installed, as well as the location of a sculpture in the front plaza of the care facility. The art plan, however, was requested to be deferred according to the applicant. Therefore, this will need to be reviewed with a future land use application.

Signage

The MPO requires wayfinding signage on the approach side of each street intersecting Maryland Parkway. In this case the adjacent street, Onieda Way, does not intersect with Maryland Parkway. However, wayfinding signs were approved with WS-23-0226 along this street.

Previous Conditions of Approval

Listed below are the approved conditions for UG-24-0289.

Comprehensive Planning

- Work with staff and the Commissioner's office to add mid-century modern architectural components/ treatment on the eastern facade of the building;
- Appropriate land use application is required for the art plan, and the art shall be installed prior to Certificate of Completion;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Close the most northerly driveway on Oneida Way, replace with full off-sites, and extend the existing wall and landscaping;
- No construction traffic on Oneida Way.
- Applicant is advised that off-site improvement permits may be required.

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 #0279-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that they are working toward repaving the parking lot and submitting grading and building permits. They state that construction has been delayed because of construction on drainage work in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-26-900326	Administrative design review for a restaurant	Approved by ZA	May 2026
AV-25-900944	Revised plans for WS-23-0226 & AV-25-900191	Approved by ZA	November 2025
AV-25-900191	Minor deviation for WS-23-0226	Approved by ZA	April 2025
ADR-25-900139	Administrative design review for EV chargers	Approved by ZA	April 2025
UC-24-0744	Use permit and design review for a school	Approved by PC	February 2025
UC-24-0289	Use permit, design review, and waivers for a congregate care facility	Approved by BCC	August 2024
WS-23-0226	Waiver and design review for modified driveway standards in conjunction with new commercial development	Approved by BCC	June 2023
ADR-21-900276	Administrative design review for a mini-warehouse	Approved by ZA	June 2021
UC-20-0016	Use permit for a major training facility (vocational)	Approved by BCC	March 2020
WS-19-0219	Waiver of development standards for roof and illuminated signage	Approved by PC	May 2019
ADR-18-900481	Administrative design review for exterior building (façade) modifications	Approved by ZA	
ADR-0618-17	Administrative design review for an addition to a shopping center (theater)	Approved by ZA	June 2017
UC-0899-16	Use permit, design review, and waivers of development standards for roof signs and façade modifications	Approved by BCC	February 2017
UC-0679-14 (AR-0102-15)	Application review for a recreational facility	Approved by PC	December 2015

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0373-15	Administrative design review for an additional building entrance	Approved by ZA	
UC-0679-14	Use permit for a recreational facility	Approved by PC	September 2014
ZC-1078-00	Zone change from C-C to C-2	Approved by BCC	September 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG (MPO & AE-60)	Parking lot & undeveloped within shopping center
South	Corridor Mixed-Use	CG (MPO & AE-60)	Boulevard Mall
East	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CP (AE-60 & HDO)	Single-family residential & offices
West	Corridor Mixed-Use	CG & CR (MPO & AE-60)	Commercial development

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.

Construction has not began, therefore there has been no significant progress toward commencement. However, staff can support this request since there is an active off-sites permit and it is the first extension of time.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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 August 7, 2028 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: OCHOA DEVELOPMENT

**CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLD 3 STE 577, LAS VEGAS, NV 89134**



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100962

ASSESSOR PARCEL #(s): 162-14-101-003

PROPERTY ADDRESS/ CROSS STREETS: SEC Desert Inn & Maryland Pkwy

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of time for a congregate care

PROPERTY OWNER INFORMATION

NAME: 3450 Maryland Pkwy, LLC c/o Dennis Troesh

ADDRESS: 1370 Jet Stream #100

CITY: Henderson

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

APPLICANT INFORMATION (information must match online application)

NAME: Ochoa Development

ADDRESS: 2700 W. Richmar ofc

CITY: Las Vegas

STATE: NV ZIP CODE: 89135

TELEPHONE: 702-444-4795 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: LAS Consulting-Lucy Stewart

ADDRESS: 1930 Village Center Bldg 3-577

CITY: Las Vegas

STATE: NV ZIP CODE: 89134

TELEPHONE: _____ CELL 702-499-6469 ACCELA REFERENCE CONTACT ID # 165577

*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.

Dennis Troesh
Property Owner (Signature)*

Dennis Troesh
Property Owner (Print)

6/3/2026
Date

LAS Consulting
1930 Village Center Circle Bldg 3-577
Las Vegas, NV 89134
(702) 499-6469-cell.
(702) 946-0857-fax

June 24, 2026

Mr. Richard Ruggles, Principal Planner
Clark County Current Planning
500 Grand Central Parkway, 1st floor
Las Vegas, NV 89106

RE: APR 26-100962 - UC-24-0289 - APN: 162-14-101-003

Dear Mr. Ruggles:

Please accept this as our justification letter for an extension of time for a use permit, design review and waiver of development standards for UC-24-0289. This is the site of the northern portion of the Boulevard Mall, on the southeast corner of Desert Inn Road and Maryland Parkway. The immediate corner is an existing Applebee's Restaurant and is not a part of this request.

Background

This is the site of the Boulevard Mall. The original building was constructed in 1965 and development standards have changed considerably since then. This request is for the northeast corner of the mall site, at the southwest corner of Oneida and Desert Inn.

In order to revitalize the site a series of buildings were approved adjacent to Maryland Parkway. South of Applebee's site a restaurant (Denny's) was recently approved. South

of the proposed convenience store is a 3908 square foot building with a drive thru. South of that pad building are two buildings.

Project Description

The site was approved for a use permit for a congregate care facility. The purpose of the facility is to be a transition between the hospital and home. The facility is for in-patient rehabilitation, allowing patients to go home once they are equipped to care for themselves.

In 2018 the county adopted the Midtown Maryland Parkway District. This portion of the project, while not fronting on Maryland Parkway, is still a part of the Maryland Parkway standards. One of the requirements of the Maryland Parkway overlay district is to provide public art. The parcels adjacent to Maryland Parkway were approved for public benches that will be painted with scenes depicting Southern Nevada.

The building is one story in height, 23 feet in height with a portion of the building 27 feet in height. Canopies are provided over the doors and sunshades are provided over the windows. There is a single row of trees provided behind the headlight wall, and trees provided adjacent to the building. We are requesting the alternative landscaping to be approved with the design review. The project consists of 120 beds in 78,024 square feet.

The mall parking lot is being repaved and brought up to current standards. Parking lot landscaping is being installed, and bicycle parking is being added. These improvements will make the property more contemporary. The subject property fronts on Oneida Way, a residential street with existing homes that have been at this location since the early 1960's.

Maryland Parkway Overlay District

The overlay district has the following requirements.

-Open Space All nonresidential development shall provide open space as follows: (1) No less than 500 square feet with a minimum linear dimension of 20 feet. (2) Developments 1 gross acre or larger shall develop at least 5% of the parcel as open space. (3) No less than 50% of the area shall be shaded or covered. (4) No less than 1 side shall front a street or pedestrian way per Figure 30.02-24, below.

Open space is provided exceeds the required amount by over 5000 square feet, and over

50% is shaded.

-The overlay requires (d) Parking (1) Parking areas and drive aisles are not permissible between streets and front building façades. (2) On-site surface parking, parking structures, and service areas shall be at least 20 feet from the back of the sidewalk and at least 5 feet from the side and rear lot line lines. *Unfortunately, with the layout of the site, being surrounded on three sides with streets, it is impossible to design this without parking between the building and the street. There is an existing headlight wall that is going to be maintained on Oneida for the benefit of the existing homes. Landscaping is placed on the inside of the wall to obscure the view from the residential to the east.*

The requirements of the Maryland Parkway overlay requirements along Maryland Parkway have been met with WS-23-0226.

The building plans will be at 100% drawings this month and we will be submitting the plans to County and State jurisdictions for plan checks.

Civil has grading plans completed and submitted to different agencies for approval. We need additional time for to pull the permits and begin construction. Construction has been delayed due to the drainage approval which has been complicated with the storm drain work which is now under construction in the area. We have been instructed by Public Works that we cannot start vertical construction until our drainage is connected to the county improvements that are now being constructed.

We respectfully request approval of this application. Please feel free to contact me with any questions.

Yours truly,

Lucy Stewart

Lucy Stewart

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0415-COUNTY OF CLARK:

ZONE CHANGE to reclassify 0.24 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone.

Generally located north of Twain and east of Royal Crest Street within Paradise (description on file). TS/jgh (For possible action)

RELATED INFORMATION:

APN:

162-15-313-008

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3740 Royal Crest Street
- Site Acreage: 0.24
- Existing Land Use: Offices for Justice Court

Applicant's Justification

The applicant indicates that a rezone application is required for a proposed project which consists of a project known as the Las Vegas Justice Court Community Impact Center. The zone change will allow for a redesign of the facility and place the facility in a zoning district that is appropriate for the public use of the facility. The existing building handles small court cases in the area for people who cannot afford to drive or commute to the Regional Justice Center downtown. The proposed rezone will help continue this function.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use	
North	Entertainment Mixed-Use (18 or more du/ac)	RM50 & CR	Multi-family development	residential
South	Entertainment Mixed-Use (18 or more du/ac)	CR	Multi-family Development	residential
East	Entertainment Mixed-Use (18 or more du/ac)	CR	Multi-family development	residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Entertainment Mixed-Use (18 or more du/ac)	CR	Commercial development

Related Applications

Application Number	Request
WS-26-0416	Waiver of development standards and design review for a public facility (community impact center) is a companion item on this agenda.

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. PF zoning is a conforming zone boundary amendment in all land use plan categories. Title 30 states that the Public Facility (PF) zoning district is established to provide for the location and development of sites suitable for necessary public and semi-public uses. Currently, the property is zoned Commercial Resort and has functioned as an office for many years. Staff finds that the requested zone change will not have a negative impact to the surrounding area and that the PF zoning will reflect the public use of the facility. For these reasons, staff finds the request for PF 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**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD is currently reviewing the civil improvement plans associated with this application.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CLARK COUNTY REAL PROPERTY MANAGEMENT

CONTACT: KAYLIS WILLIAMS, WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120

DRAFT

09/02/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0416-COUNTY OF CLARK:

WAIVER OF DEVELOPMENT STANDARDS to reduce the driveway departure distance.
DESIGN REVIEW a public facility (community impact center) on a portion of 0.24 acres in a PF (Public Facility) Zone.

Generally located north of Twain and east of Royal Crest Street within Paradise. TS/lm/kh (For possible action)

RELATED INFORMATION:

APN:

162-15-313-008

WAIVERS OF DEVELOPMENT STANDARDS:

Reduce the departure distance for a driveway on Twain Avenue to 35 feet where 190 feet is required per Uniform Standard Drawing 222.1 (an 81.6% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3740 Royal Crest Street
- Site Acreage: 0.24
- Project Type: Public facility (community impact center)
- Parking Required/Provided: 0/9

Site Plans

The plans depict the existing community impact center centrally located on the site, with existing parking situated on the east side of the building, west of the shared drive aisle serving the adjacent multi-family development. The proposed improvements include a new driveway connection along Twain Avenue, which will provide access to a one-way drive aisle extending from the west side of the parcel, along the south and west sides of the building, and exiting onto Royal Crest Street. Two new reserved parking spaces are provided for dropping off or loading. No changes are proposed to the existing building with this request.

Landscaping

The site currently consists of rockscape along the south and west sides of the development. The plans depict new street landscaping along Twain Avenue consisting of 6 trees and rock mulch.

Applicant's Justification

The applicant indicates that the proposed design will provide a dedicated drive lane that accommodates the operational needs of the community impact center while reducing potential impacts on surrounding streets and overall traffic circulation. Due to the existing building's configuration and site constraints, there is limited area available to incorporate the drive lane while maintaining functional on-site circulation and compliance with the existing structure.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use (18 or more du/ac)	RM50 & CR	Multi-family residential development
South	Entertainment Mixed-Use (18 or more du/ac)	CR	Multi-family residential development
East	Entertainment Mixed-Use (18 or more du/ac)	CR	Multi-family residential development
West	Entertainment Mixed-Use (18 or more du/ac)	CR	Commercial development

Related Applications

Application Number	Request
ZC-26-0415	A zone change to reclassify 0.24 acres to PF zoning is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

Design Review

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

The proposed driveway and parking at the existing facility will provide additional public safety at the site for visitors and residents of Clark County. For these reasons, staff finds that the request, as designed, is appropriate for this location.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduction in departure distance for the Royal Crest Street commercial driveway. Royal Crest Street terminates to the north, and site has limited parking for "staff only".

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Off-site improvement permit will be required:
- Applicant to install "Driveway Not For Public Use" signs for the west commercial driveway entrance on Twain Avenue:
- Applicant to install "No Parking" signs along Royal Crest Street.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- The applicant is advised that CCWRD is currently reviewing the civil improvement plans associated with this application.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CLARK COUNTY REAL PROPERTY MANAGEMENT
CONTACT: KAYLIS WILLIAMS, WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204,
LAS VEGAS, NV 89120

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0443-S4A004, LLC:

ZONE CHANGE to reclassify 0.86 acres from an RS5.2 (Residential Single-Family 5.2) Zone and an RM32 (Residential Multi-Family 32) Zone to a CR (Commercial Resort) Zone.

Generally located east of Koval Lane and north of Tropicana Avenue within Paradise (description on file). JG/rk/kh (For possible action)

RELATED INFORMATION:

APN:

162-21-801-010 through 162-21-801-013

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4838 Koval Lane
- Site Acreage: 0.86
- Existing Land Use: Residential buildings

Applicant's Justification

According to the applicant, the Commercial Resort (CR) zoning designation conforms to the Entertainment Mixed-Use land use designation and is compatible with the surrounding area. The site is located to the east of the MGM Grand Resort Hotel and the resort corridor. To the east, west, and southwest of the site are properties zoned CR. The conforming zone change will allow for the redevelopment and improvement of the site in a manner that is more compatible with the master plan.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	RM50 (AE-65)	Multi-family apartment building
South	Entertainment Mixed-Use	CG (AE-65)	Convenience store with gas pumps
East	Entertainment Mixed-Use	RS5.2, CG & CR (AE-65)	Parking lot, construction storage site & multi-family apartment building
West	Entertainment Mixed-Use	CR (AE-65)	MGM Grand resort hotel

Related Applications

Application Number	Request
VS-26-0445	A vacation and abandonment of right-of-way is a companion item on this agenda.
UC-26-0444	A use permit, waivers of development standards, and a design review for a long/short term motel is a companion item on this agenda.

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 CR zoning is conforming to the Entertainment Mixed-Use (EM) land use category on the site and is compatible with the surrounding area. Other CR zoned properties already exist in the area, including the MGM Grand Resort Hotel directly across the street to the west. The site also has frontage along Koval Lane which is the main arterial street through the east side of the resort corridor. The request is consistent with Policy 1.4.4 of the Master Plan which encourages in-fill development that is compatible with the scale and intensity of the surrounding area. For these reasons, staff can support the CR zone change request.

Department of Aviation

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

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

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 must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com:
- 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 Noise Office at landuse@lasairport.com:
- 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 Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 35 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 FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments: that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the FAA 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.

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 #0045-

2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: S4A004, LLC

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

DRAFT



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100616

ASSESSOR PARCEL #(s): 16221801010 - 013

PROPERTY ADDRESS/ CROSS STREETS: 4838 Koval Lane

DETAILED SUMMARY PROJECT DESCRIPTION

Conforming zone change, design review, and vacations for hotel development
Special Use Permit for Long-/Short-Term Use

PROPERTY OWNER INFORMATION

NAME: S4A004 LLC

ADDRESS: 2 Hartford Dr, Suite 206

CITY: Tinton Falls

STATE: NJ

ZIP CODE: 07701

TELEPHONE: N/A

CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: S4A004 LLC

ADDRESS: 2 Hartford Dr, Suite 206

CITY: Tinton Falls

STATE: NJ

ZIP CODE: 07701

TELEPHONE: N/A

CELL N/A

ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Bob Gronauer

ADDRESS: 1980 Festival Plaza Dr, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-792-7000

CELL 702-693-4205

ACCELA REFERENCE CONTACT ID # 289392

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

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

Property Owner (Signature)*

S4A004 LLC, represented by
ARNAUD VANDERBEEK - DIRECTOR
Property Owner (Print)

Date

4/13/2026

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

KAEMPFER

CROWELL

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

June 2, 2026

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

**Re: Justification Letter – Conforming Zone Change for Long-/Short-Term Hotel
Development
S4A004 LLC
APN: 162-21-801-010 - 013**

To Whom It May Concern:

Please be advised this firm represents S4A004 LLC (the “Applicant”) in the above referenced matter. The site is approximately 0.86 acres generally located east of Koval Lane and north of Tropicana Avenue. The site is more particularly described as Assessor’s Parcel Numbers 162-21-801-010 - 013 (the “Site”). The Site currently has a land use designation of Entertainment Mixed-Use (EM; allows 18 dwelling units per acre or more) and zoning designations of Residential Multi-Family 32 (RM32) and Residential Single-Family 5.2 (RS5.2). The Applicant is requesting a conforming zone change (there are companion applications for a Special Use Permit, Design Review with Waivers of Development Standards, and a Vacation of Public right-of-way for detached sidewalk).

Zone Change

The Applicant is requesting a conforming zone change from RM32 and RS5.2 to Commercial Resort (CR). The Site’s planned land use designation is EM. CR is a conforming zoning district under the EM land use designation. The Site is located to the east of the MGM Grand and the resort corridor. To the east, west, and southwest of the Site are properties zoned CR. Existing commercial uses zoned Commercial General (CG) are south of the Site. There are multi-family zoning designations (RM32 and Residential Multi-Family 50 (RM50)) and RS5.2 to the north of the Site. The RS5.2 site currently operates as weekly rentals. The CR zoning designation conforms to the EM land use designation and is compatible with the surrounding area while permitting the proposed long-/short-term hotel use. The conforming zone change will allow for the redevelopment and improvement of the Site in a manner that is more compatible with the master plan than what currently exists on the Site.

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

A handwritten signature in black ink, appearing to read 'Mark W. Mulhall', written in a cursive style.

Mark W. Mulhall

09/02/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0445- S4A004, LLC:

VACATE AND ABANDON a portion of right-of-way being Koval Lane located between Tropicana Avenue and Tompkins Avenue within Paradise (description on file). JG/rk/kh (For possible action)

RELATED INFORMATION:

APN:

162-21-801-010 through 162-21-801-013

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 foot wide portion of right-of-way being Koval Lane along the west side of the site. The applicant states that the vacation is necessary to accommodate the required detached sidewalk.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	RM50 (AE-65)	Multi-family apartment building
South	Entertainment Mixed-Use	CG (AE-65)	Convenience store with gas pumps
East	Entertainment Mixed-Use	RS5.2 & CR (AE-65)	Temporary parking and construction storage site & multi-family apartment building
West	Entertainment Mixed-Use	CR (AE-65)	MGM Grand resort hotel

Related Applications

Application Number	Request
ZC-26-0443	A zone change from RS5.2 and RM32 to CR is a companion item on this agenda.
UC-26-0444	A use permit, waiver of development standards, and design review for long term/short term lodging is a companion item on the agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

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

Public Works - Development Review

- Drainage 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 Koval Lane improvement project;
- 90 days to record said separate document for the Koval Lane improvement project;
- 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: S4A004, LLC

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

DRAFT



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100616

ASSESSOR PARCEL #(s): 16221801010 - 013

PROPERTY ADDRESS/ CROSS STREETS: 4838 Koval Lane

DETAILED SUMMARY PROJECT DESCRIPTION

Conforming zone change, design review, and vacations for hotel development
Special Use Permit for Long-/Short-Term Use

PROPERTY OWNER INFORMATION

NAME: S4A004 LLC

ADDRESS: 2 Hartford Dr, Suite 206

CITY: Tinton Falls

STATE: NJ

ZIP CODE: 07701

TELEPHONE: N/A

CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: S4A004 LLC

ADDRESS: 2 Hartford Dr, Suite 206

CITY: Tinton Falls

STATE: NJ

ZIP CODE: 07701

TELEPHONE: N/A

CELL N/A

ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Bob Gronauer

ADDRESS: 1980 Festival Plaza Dr, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-792-7000

CELL 702-693-4205

ACCELA REFERENCE CONTACT ID # 289392

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

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

S4A004 LLC, represented by
ARNAUD VANDERBEEK - DIRECTOR
Property Owner (Print)

Date

4/13/2026

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

KAEMPFER

CROWELL

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

June 15, 2026

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

**Re: *Justification Letter – Vacation and Abandonment of Existing ROW for Detached
Sidewalk
S4A004 LLC
APN: 162-21-801-010, -011, & 013***

To Whom It May Concern:

Please be advised this firm represents S4A004 LLC (the “Applicant”) in the above referenced matter. The site is approximately 0.86 acres generally located east of Koval Lane and north of Tropicana Avenue. The site is more particularly described as Assessor’s Parcel Numbers 162-21-801-010, -011, & 013 (the “Site”). The Site currently has a land use designation of Entertainment Mixed-Use (EM; allows 18 dwelling units per acre or more) and zoning designations of Residential Multi-Family 32 (RM32) and Residential Single-Family 5.2 (RS5.2). The Applicant is requesting a vacation of a portion of existing right-of-way, Koval Lane, to accommodate a detached sidewalk (there are companion applications for a conforming Zone Change to Commercial Resort (CR), and Special Use Permit, and Design Review with Waivers of Development Standards).

Vacation and Abandonment

The Applicant is requesting to vacate 5 feet of Koval Lane for a detached sidewalk. The vacation is necessary for development and to provide a detached sidewalk on Koval Lane, which will be the front of the proposed long-/short-term hotel. There should not be any adverse impacts to the right-of-way or the surrounding area.

June 15, 2026
Page 2

KAEMPFER

CROWELL

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

A handwritten signature in black ink, appearing to read 'Mark W. Mulhall', written in a cursive style.

Mark W. Mulhall

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0444- S4A004, LLC:

USE PERMIT for long term/short term lodging.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce and eliminate buffering; 3) modify residential adjacency standards; 4) reduce parking; 5) reduce pedestrian walkway width; 6) reduce access gate setback; 7) allow attached sidewalk; and 8) alternative driveway geometrics.

DESIGN REVIEWS for a long term/short term hotel on 0.86 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65) Overlay.

Generally located east of Koval Lane and north of Tropicana Avenue within Paradise. JG/rk/kh
(For possible action)

RELATED INFORMATION:

APN:

162-21-801-010 through 162-21-801-013

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the street landscape width to 3.5 feet along Deckow Lane where a 10 foot wide minimum landscape strip shall be provided when an existing attached sidewalk is allowed to remain per Section 30.04.01D (a 65% reduction).
2.
 - a. Eliminate the required landscape buffer along a portion of the north property line near Building C where a buffering shall consist of a 15 foot landscape buffer per Section 30.04.03C.
 - b. Reduce the required landscape buffer along a portion of the north property line near Building B to 4 feet where a buffering shall consist of a 15 foot landscape buffer per Section 30.04.02C (a 73.3% reduction).
 - c. Allow a single row of evergreen trees where a double row of evergreen trees is required per Section 30.04.02B.
3.
 - a. Allow parking areas within 30 feet of a residential district and not separated by a primary building or otherwise buffered or screened per 30.04.06L.
 - b. Reduce the trash enclosure setback to 6 feet where 50 feet is the minimum setback from a residential development per Section 30.04.06K (an 88% reduction).
4. Reduce parking to 15 spaces where a minimum of 39 spaces are required per Section 30.04.04D (a 61.5% reduction).
5. Allow a 3 foot wide internal sidewalk adjacent to the building where a 5 foot internal sidewalk is required per Section 30.04.04H (a 40% reduction).
6. Reduce the access gate setback to 17 feet where 50 feet is required per Section 30.04.03 (a 66% reduction).

7. Allow an attached sidewalk along Deckow Lane to remain where a detached sidewalk is required per Section 30.04.08C
8.
 - a. Allow a driveway at a width of 26 feet on Koval Lane where 32 feet is the minimum per Uniform Standard Drawing 222.1 (an 18.7% reduction).
 - b. Allow a driveway at a width of 20 feet on Deckow Lane where 32 feet is the minimum per Uniform Standard Drawing 222.1 (a 37.5 reduction).
 - c. Allow an island to be 45 feet from the property line where a maximum of 15 feet is permitted per Uniform Standard Drawing 222.1 (a 200% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4838, 4828 & 4846 Koval Lane; 4837 Deckow Lane
- Site Acreage: 0.86
- Project Type: Long term/short term hotel
- Number of Stories: 1, 2, & 3
- Building Height (feet): Up to 35
- Square Feet: 27,417
- Parking Required/Provided: 39/15
- Sustainability Required/Provided: 8.5/7.0

Site Plan

The site is made up of 4 parcels which will be redeveloped for a long term/short term hotel. The proposal will consist of three hotel buildings and 53 rooms. Currently, there are 4 existing residential buildings on the site that were constructed in the 1950's. Two of the buildings labeled as Buildings B and C on the site plan will be renovated, while the 2 buildings towards the south end of the project will be demolished to make way for a new clubhouse labeled as Building A. The clubhouse consists of a lobby, bar, restaurant and a gym. The outdoor amenities are located near the central portion of the site consisting of an events lawn, pool, deck, and covered shade structures. There is an existing access point to the development from Koval Lane to the west and another rear access point from Deckow Lane to the east. Parking for the facility is located south of Building A near the Koval side of the project and covered parking is shown at ground level underneath Building C near the Deckow side of the project.

Landscaping

The landscape element along Koval Lane is 15 feet in width which includes a detached sidewalk. The landscape element along Deckow Lane varies in width from 3.5 feet to 10 feet behind an existing attached sidewalk. The perimeter landscaping also varies in width with most landscape planters being 4 foot wide. There is a portion along the north property line near Building C where no landscaping is provided due to proximity of the existing building to property line. Interior to the site, open space and landscaping are equitably distributed throughout the

development and consist of active and passive open space areas which include a swimming pool, deck, and events lawn.

Elevations

Buildings B and C (the long/short term hotel) are 2 and 3 story structures with maximum heights up to 35 feet. Building A (the clubhouse) will be 1 story, 28 feet in height. The roofs for the hotel buildings are flat behind parapet walls with variations in height to break up the roofline. The exterior of the buildings have a stucco finish painted in earth tone colors. The exterior consists of pop-outs and recesses to break up the vertical and horizontal surfaces of the building. The units are accessed by public balconies that act as open hallways. The clubhouse will also have a stucco finish painted in earth tone colors to match the hotel units. Additionally, the clubhouse will have a unique design utilizing large shade structures near the entrances of the building consisting of fabric material with color to match the building.

Floor Plans

The 2 long/short term hotel buildings total 53 studio units with some of the larger units having a kitchen. The rooms are between 147 square feet and 502 square feet in area. The clubhouse is 2,985 square feet and consists of a lobby, office, bar, restaurant, gym, and restroom.

Applicant's Justification

According to the applicant, the hotel provides both transient and long term stays, with units having a kitchen suitable for non-transient occupancy and customary hotel services such as linen, maid service and upkeep of furniture for short term stays. The owner plans to develop the site in three phases. In Phase 1, the owner will renovate Building B. The owner then anticipates utilizing Building B for the short-/long-term hotel use for guests as the remainder of the site is developed. Phase 2 is the renovation of Building C and site preparation for Phase 3. Phase 3 is the final construction of Building A and the pool area. The applicant further indicates that there are existing transient and non-transient uses in the area, and this project will help to cater to both types of guests and allow the hotel to be flexible with the stay options provided.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	RM50 (AE-65)	Multi-family apartment building
South	Entertainment Mixed-Use	CG (AE-65)	Convenience store with gas pumps
East	Entertainment Mixed-Use	RS5.2, CG & CR (AE-65)	Parking lot, construction storage site & multi-family apartment building
West	Entertainment Mixed-Use	CR (AE-65)	MGM Grand resort hotel

Related Applications

Application Number	Request
ZC-26-0443	Zone change from RS5.2 and RM32 to CR is a companion item on this agenda.
VS-26-0445	A vacation and abandonment of a portion of a right-of-way being Koval Lane 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

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.

Long term/short term lodging is intended to provide housing options for a variety of needs. The facilities can function like a standard hotel/motel for tourist stays, or they can be used as a temporary housing option for people moving to the area and/or needing a place to stay until permanent housing is available. These facilities can also be used as a long term affordable housing option in some cases. This facility could be used by tourists due to the close proximity to the Resort Corridor, or housing for employees of the resort hotels and other businesses in this area; therefore, staff finds the proposed use is consistent and compatible with existing developments in this area and is an appropriate use for this location.

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

Properties within the immediate area of Deckow Lane do not feature any street landscaping. Staff finds this request will enhance the existing street landscape along Deckow Lane by providing new trees and shrubs everywhere possible within the existing landscape planters; therefore, staff can support this request.

Waiver of Development Standard #2

Staff finds that the reduction and partial elimination of the required landscape buffer on the north side of the property will not have an adverse impact on the adjacent multi-family residential development. Even though landscape buffering plays a vital role in reducing the impacts of light and noise pollution, these properties have coexisted for many decades, and this request is similar to the previous multi-family uses on the subject property. In fact, this project will be upgrading improvements to the existing site which has been neglected for many years. Therefore, reducing

screening and buffering will not result in any significant negative impacts to the residential area to the north. For these reasons, staff can support this request.

Waiver of Development Standards #3

The existing wall along the north property line should continue to reduce any issues that are the result of parking and trash enclosure location in proximity to the residential use. Staff finds that the proposed activities along the northern property line are similar to the previous uses on the property and are actually less intrusive than previous design since trees will now be planted along portions of this property line; as a result, staff can support this request.

Waiver of Development Standards #4

Goal 3.1 of the Master Plan encourages, in part, reduced automobile dependence and air pollution. Characteristics of Entertainment Mixed-Use land use category include higher intensity uses near transit-stops. The subject site is located on a transportation corridor with an RTC bus route. As a result, alternative modes of transportation are available for access to the site, and the reduction in parking spaces contributes to a more compact use pattern, consistent with the goals and policies in the Master Plan; therefore, staff can support this request.

Waiver of Development Standards #5

Site circulation should be enhanced by providing for a safe and convenient interaction between vehicles and pedestrians. The entire 0.86 acre site is either going to be renovated or newly constructed; therefore, staff finds there is more than enough room for the internal sidewalks to meet the minimum width of Title 30 standards; as a result, staff cannot support this request.

Waiver of Development Standards #6

Staff does not normally support waivers of development standards for gate setbacks, as these setbacks are imposed to avoid any potential safety hazards. In this case, however, staff finds this issue unlikely to occur due to the gate being utilized by select guests only. The guests will receive a parking access code during check-in and with the limited number of rooms and parking spaces available on this side of the site, staff does not expect there to be issues with the setback and vehicle stacking on Deckow Lane. For these reasons, staff can support this request.

Design Review

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

Staff finds the proposed buildings are constructed with decorative materials and have parapet walls at varying heights to break up the horizontal roofline. The site is compatible with the immediate area and there are several aspects of this project which are satisfactory; including but not limited to, the building upgrades, landscaping, community amenities, and overall site improvements; therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #7

Staff cannot support the request to allow the existing attached sidewalk to remain along Deckow Lane. Detached sidewalks offer improved pedestrian safety by increasing the distance between pedestrians and vehicular traffic. Staff finds that it is imperative to provide detached sidewalks.

Waiver of Development Standards #8a & #8b

The reduction in driveway width along Koval Lane and Deckow Lane decreases the safety of vehicles entering and exiting the site. Narrower driveways will result in more vehicles stopping in the right-of-way while drivers attempt to negotiate the tight turns that will be required. Furthermore, the existing driveways cannot remain as they do not comply the Americans with Disabilities Act (ADA). Therefore, staff cannot support this request.

Waiver of Development Standards #8c

Staff has no objection to the request to exceed the distance from the property line to the island median along Koval Lane. Staff finds that the median design should have no negative impacts. However, since staff cannot support this application in its entirety, staff cannot support this request.

Department of Aviation

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

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

Staff Recommendation

Approval of the use permit, waivers of development standards #1, #2, #3, #4 and #6; and the design review; denial of waivers of development standards #5, #7, and #8.

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:

- Landscaping per plans on file;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Reconstruct driveways as commercial curb return 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);
- 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 Koval Lane improvement project;
- 90 days to record said separate document for the Koval Lane improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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 must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- 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 Noise Office at landuse@lasairport.com;

- 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 Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 35 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 FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the FAA 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.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division, Public Accommodations Plan Review Program at pa@snhd.org or (702) 759-1633 to obtain approval for the construction or remodeling of a public accommodation facility; and to submit construction plans with all schedules to pa@snhd.org at least 30 days prior to beginning construction

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 #0045-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: S4A004, LLC

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100616

ASSESSOR PARCEL #(s): 16221801010 - 013

PROPERTY ADDRESS/ CROSS STREETS: 4838 Koval Lane

DETAILED SUMMARY PROJECT DESCRIPTION

Conforming zone change, design review, and vacations for hotel development
Special Use Permit for Long-/Short-Term Use

PROPERTY OWNER INFORMATION

NAME: S4A004 LLC

ADDRESS: 2 Hartford Dr, Suite 206

CITY: Tinton Falls

STATE: NJ

ZIP CODE: 07701

TELEPHONE: N/A

CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: S4A004 LLC

ADDRESS: 2 Hartford Dr, Suite 206

CITY: Tinton Falls

STATE: NJ

ZIP CODE: 07701

TELEPHONE: N/A

CELL N/A

ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Bob Gronauer

ADDRESS: 1980 Festival Plaza Dr, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-792-7000

CELL 702-693-4205

ACCELA REFERENCE CONTACT ID # 289392

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

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

S4A004 LLC, represented by
ARNOLD VANDERBEEK - Director
Property Owner (Print)

Date

4/13/2026

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

KAEMPFER

CROWELL

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

July 8, 2026

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

Re: *Justification Letter – Special Use Permit, Waivers of Development Standards and Design Review for a Long-/Short-Term Hotel/Motel Development*
S4A004 LLC
APN: 162-21-801-010 - 013

To Whom It May Concern:

Please be advised this firm represents S4A004 LLC (the “Applicant”) in the above referenced matter. The site is approximately 0.86 acres generally located east of Koval Lane and north of Tropicana Avenue. The site is more particularly described as Assessor’s Parcel Numbers 162-21-801-010 - 013 (the “Site”). The Site currently has a land use designation of Entertainment Mixed-Use (EM; allows 18 dwelling units per acre or more) and zoning designations of Residential Multi-Family 32 (RM32) and Residential Single-Family 5.2 (RS5.2). The Applicant is requesting a Special Use Permit, Waivers of Development Standards, and a Design Review for a Long-/Short-Term Hotel (there are companion applications for a conforming zone change to Commercial Resort (CR), and a Vacation of Public right-of-way for detached sidewalk).

Special Use Permit

The Applicant requests a Special Use Permit to allow a long-/short-term hotel. A “Hotel or Motel” is defined in Title 30 as “An establishment located within a building or group of buildings with 5 five or more guest rooms designed, used, and maintained to provide guests with less than 30 consecutive days of transient accommodations...This also includes long-/short-term lodging, a multi-unit commercial establishment providing both transient and long-term stays, with units having a kitchen suitable for non-transient occupancy and customary hotel services such as linen, maid service, upkeep of furniture, and a telephone.” A Hotel is permitted in the CR zoning district however a special use permit is necessary to allow a mixture of transient and non-transient uses.

The Applicant is proposing to redevelop the Site as a long-/short-term hotel. The proposed development will have a pool area, a gym, and a restaurant and bar. Some units will be suitable for non-transient stay and that is the intention of the Applicant. The mixture of transient and non-transient uses is not out of character with the area. There are existing transient and non-transient uses in the area. This will help to cater to both types of guests and allow the hotel to be flexible with the stay options provided.

Waivers of Development Standards

The Applicant is requesting waivers of development standards:

- To waive detached sidewalk and allow the existing attached sidewalk on Deckow Lane per 30.04.08C. The Applicant respectfully requests to maintain the existing condition. Deckow Lane is the rear of the development. The Applicant is providing a detached sidewalk on the front, the Koval Lane side. The existing building that will be renovated and improved upon already encroaches into the 10 foot setback. Even with a vacation and a detached sidewalk there will not be room for a full detached sidewalk and landscaping. Additionally, there is less than 75 feet of frontage on Deckow Lane. 24 feet of that frontage is a driveway to access the parking lot at that building. There is fairly minimal frontage on Deckow Lane and the existing Site conditions warrant permitting the existing attached sidewalk to remain.
- To reduce throat depth for driveway on Deckow Lane to 17 feet where 25 feet is required per USD 222.1. There are 10 parking spaces in the parking area off of Deckow Lane. This parking is for guests only. Guests will be provided an access code to that parking area to allow quick access. There will be signage indicating guest parking only to dissuade non-guests from attempting to turn into there. There is also parking on Deckow Lane.
- To reduce landscape buffering along the north property line adjacent to Residential Zoning district per 30.04.02C. North of Building C there is not landscaping provided and along the north boundary adjacent to Building B there is 4 feet of landscaping where 15 feet is required to buffer adjacent to Residential Zoning districts. There is not room for landscaping north of Building C due to the existing building location and the proposed staircases. Similarly along the north boundary, Building B's location allows for an approximately 9 foot setback allowing for a 5 foot sidewalk and 4 foot to 4 foot and 7 inches landscape area. The Applicant is still providing the required amount of trees and shrubs for buffering (and for landscaping overall); however, the existing Site configuration and the redevelopment of the existing Site necessitated this waiver request. Both properties to the north have planned land use designations of Entertainment Mixed-Use. One of the properties is zoned RM50 and the other is zoned RS5.2. The one zoned RS5.2 is an existing weekly rental use. While it has a residential zoning district, it does not truly exist as purely residential use. Therefore, the intent of the landscape buffer is not frustrated by this request.
- To reduce landscape area widths along Koval Lane and Deckow Lane per 30.04.01D. Deckow Lane is the rear of the development. The frontage on Deckow Lane is all Sight Visibility Zones ("SVZs") which does not permit any tree landscaping. There is a 5-foot attached sidewalk. There is 10 feet of landscaping and two trees south of the driveway on Deckow Lane. Due to the trash enclosure and the attached sidewalk, there is only 3 and a half feet of landscaping on the north frontage on Deckow Lane. The Applicant is still providing landscaping where possible but the configuration on the Site limits landscaping on Deckow Lane. There are still two trees provided on Deckow Lane where 2 are required.

The Koval Lane frontage is the front of the Development. The Applicant is providing 6 trees where 6 are required. There is a detached sidewalk and there is landscaping along the frontage and trees are provided outside of the SVZs.

- To allow trash receptacles 6' and 7" from a residential zone where 50' is the minimum per 30.04.06K. The trash receptacle enclosure will be new but it will be at the same location that it currently exists on the Site. It has existed there without any adverse effect to the surrounding community. The new trash enclosure will be an upgrade over the existing trash enclosure. The intent of this code provision is to protect true residential uses from more intense uses. In this instance, it is an RS5.2 zoning classification to the north of the trash enclosure, but the actual use of the existing building to the north is weekly rentals. Therefore, the use is much more compatible with the proposed hotel use than as a true residential use. Therefore, this requested waiver is minimal in its impact.
- To allow parking within 30' of a residential zone without buffering where not permissible per 30.04.06L. To the South of the Site is an undeveloped parcel with an EM land use designation and RS5.2 zoning designation. Buffering does not apply to this parcel as it is undeveloped with a commercial land use designation despite the residential zoning designation. Additionally, to the north there is an existing building with an EM land use designation and an RS5.2 zoning designation. RS5.2 is not a conforming zoning designation for the EM land use designation and is not compatible with the area. The existing building on the Site does not conform to RS5.2 standards and the existing use of weekly rentals is not representative of the RS5.2 zoning district. Therefore, parking will not have an adverse impact on the surrounding area and the intent of code is not frustrated by this request.
- To reduce internal walkways to 3' where 5' is required per 30.04.04H. The internal walk reduces to 3 feet and 11 inches to the south of Building C. This is necessary due to the existing configuration of the Site to be redeveloped. The reduction is minimal. It is all internal to the Site and will have no impact to the surrounding community.
- To reduce access gate setback to 17 feet and 5 inches where 50 feet is the minimum per 30.04.03E. The access gate is only for 10 parking spaces. It utilizes the existing building's dimensions. This area is only accessible to select guests. The guests will receive the parking access code during check in. There will also be a self-check in option for guests to check in on their phone. The guests will receive the parking access code to their phone. With the limited number of parking spaces and the select guests receiving the parking access code, we do not expect there to be issues at the access point.
- To reduce the minimum width for a two-way driveway to 26 feet on Koval Lane and to 20 feet on Deckow Lane where 32 feet is the minimum width per Uniform Standard Drawing 222.1. These are existing driveways. The Applicant is redeveloping the Site and is proposing to utilize the existing driveways. The Koval Lane driveway is the main access point. There are only 5 parking spaces in that area. It is expected that there will be guest

drop-off in this area. There is room for the cars to queue on Site for pick-up and drop-off. The Deckow Lane driveway only serves the parking area at Building C with only 10 restricted guest parking spaces. There will not be a lot of activity at the Deckow Lane driveway.

- To allow an island 45 feet from the property line where 15 feet is the maximum per Uniform Standard Drawing 222.1. The Uniform Standard Drawing imposes this requirement for security gate controlled driveways. There is no access gate at the Koval Lane entrance. The island is simply for circulation near the limited parking area. The island setback should not negatively affect the driveway geometrics of the Koval Lane access.

Design Review

The Applicant requests a design review for a long-/short-term hotel use. The Applicant is redeveloping the existing Site. The Site will consist of three hotel buildings and 53 rooms. The buildings will improve upon the existing buildings.

Building A is single story and will be newly built. Building A is where the lobby is located. Building A also will have the hotel bar & restaurant as well as the gym. Building A will have a unique design utilizing shade structures at the sliding glass doors and desert neutral colors. To the south of Building A is access to the Site off of Koval Lane. This access has a throat depth of 44 feet and provides a turnaround area. There are also 5 total parking spaces (1 is an accessible van parking space and 1 is an EV charging space). To the north and the west of Building A is the event lawn, and the pool and pool deck area.

To the north of Building A, the pool, and the event lawn is Building B. Building B will be the renovated version of the existing two-story building. There will be 10 rooms in Building B (5 on each floor). 8 rooms will be studio king rooms and 2 rooms will be studio double queen rooms. New stairs will be provided at both the southwest of the building and the east of the building. There will also be an elevator at the east of the building. There is a mechanical/pool equipment storage room at the east of Building B as well. Building B utilizes a classic, desert motel aesthetic.

To the west of the pool is Building C. Building C is the proposed renovated existing three-story building. Building C will have access off of Deckow Lane with a 10 space parking area (1 accessible van space and 1 EV charging space). There will be gated access to the parking area for guests only. Guests will access that area with a code. There will be signage stating "Guest Parking". There are 5 rooms on the first floor at the west portion of the building. All of the rooms on the first floor are studio king rooms. There will be new stairs added at the north of the building as well as an elevator. There is a laundry room on the first floor as well as a mechanical room. There will be new trash enclosures at the existing trash enclosure location at the east of the building facing Deckow Lane. The second floor of Building C has 19 rooms. All of the rooms are studio king rooms. The third floor will be the same as the second floor. Building C also utilizes a classic, desert motel aesthetic as well as including a privacy screen.

The Applicant plans to develop the Site in three phases. In Phase 1, the Applicant will renovate Building B. The Applicant then anticipates utilizing Building B for the short-/long-term hotel use for guests as the remainder of the Site is developed. Phase 2 is the renovation of Building C and site preparation for Phase 3. Phase 3 is the construction of Building A and the pool area. The Applicant plans to utilize Building C for its anticipated use upon completion of the renovation while Phase 3 is completed.

The proposed development enhances the Site by featuring landscaping throughout the Site. Trees and shrubs are provided along Koval Lane at the front of the development. The landscaping will add to the aesthetics of the hotel, creating an inviting atmosphere for guests and visitors. The majority of Deckow Lane frontage is site visibility zones but the Applicant is still providing trees and shrubs everywhere possible. There is also internal landscaping throughout the Site. The landscaping at the pool area will create a desert oasis atmosphere. The Site is adequately landscaped which will provide shade and upscale aesthetics for guests and passersby.

The proposed development meets or exceeds sustainability standards as follows:

- Providing 10% more trees than required by Title – 1 point
- Providing 95% or more of plants with low or very low water needs – 1 point
- Providing mature tree canopies to cover at least 50% of paved parking – 1 point
- Providing bicycle charging – 0.5 point
- Orienting plant materials south and west sides of the building – 0.5 point
- Providing cool roofs – 1 point
- Orienting roofs within 30 degrees of true east-west & flat or sloped to the south – 1 point
- Providing shade/awnings over 50% of the south/west windows and doors – 1 point
- Providing daylighting strategize to minimize artificial lighting – 0.5 point
- Providing low-emissivity glass on all south & west facing windows – 0.5 point
- Providing shade at building entrances and ADA ramps – 0.5 point

The Applicant provides 8.5 points where 7 points are encouraged for non-residential development. The sustainability measures provide an added benefit to this development. The Applicant redevelops the Site and takes measures to make the Site more efficient while combating the urban heat island effect.

July 8, 2026
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CROWELL

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

A handwritten signature in black ink, appearing to read 'Mark W. Mulhall', written in a cursive style.

Mark W. Mulhall