



## Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

July 28, 2026

6:00pm

### AGENDA

#### 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 Allison Acosta at (702)817-6803.
  - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - If there are additional locations where supporting materials are available, insert them here. If not, delete this bullet.
  - Supporting material is/will be available on the County's website at specific Board/Council website.

Board/Council Members: Cristhian Barneond, Chairperson  
Christopher Hooper, Vice Chairperson  
Judith Siegel  
April Mench  
Brad Evans

Secretary: Allison Acosta, (702)817-6803, and Allisonacosta.cc@outlook.com  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Javier Rivera-Rpjas, (702)455-3222, and Beatriz.martinez@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, Invocation, Pledge of Allegiance, and Roll Call

- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments

will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for July 14, 2026. (For possible action)
- IV. Approval of the Agenda for July 28, 2026 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

**08/05/26 BCC**

**1. WS-26-0357-GTL PROPERTIES LLL P:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow a new power pole on 6.38 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Karen Avenue and east of Burnham Avenue within Winchester. TS/rg/kh (For possible action) **08/05/26 BCC**

**08/18/26 PC**

**2. AR-26-400068 (ET-25-400074(UC-23-0659))-BUONA VITA, LLC:**

**USE PERMIT FIRST APPLICATION FOR REVIEW** for daycare and school.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) trash enclosure; and 2) block wall.

**DESIGN REVIEW** for a daycare and school within an existing building on 1.01 acres in a CR (Commercial Resort) Zone. Generally located north of Desert Inn Road and east of Seneca Drive within Winchester. TS/rp/cv (For possible action) **08/18/26 PC**

**08/19/26 BCC**

**3. 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) **08/19/26 BCC**

**4. 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) **08/19/26 BCC**

VII. General Business

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

IX. Next Meeting Date: August 11, 2026 at 6:00pm.

X. Adjournment.

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

INSERT PRINCIPAL OFFICE OF PUBLIC BODY.

<https://notice.nv.gov>



## Winchester Town Advisory Board

July 14, 2026

### MINUTES

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|                 |                                                                                                                                     |                                                             |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| Board Members:  | Cristhian Barneond – Chair – ABSENT<br>Christopher Hooper– Vice Chair – <b>PRESENT</b><br>Judith Siegel – ABSENT                    | April Mench – <b>PRESENT</b><br>Brad Evans – <b>PRESENT</b> |
| Secretary:      | Allison Acosta (702)-817-6803 <a href="mailto:allisonacosta.cc@outlook.com">allisonacosta.cc@outlook.com</a>                        |                                                             |
| County Liaison: | Javier Rivera-Rojas (702)-455-3222 <a href="mailto:Javier.Rivera-Rojas@ClarkCountyNV.gov">Javier.Rivera-Rojas@ClarkCountyNV.gov</a> |                                                             |

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

The meeting was called to order at 6:00 p.m.

II. Public Comment

None

III. Approval of Minutes For May 26, 2026

**Moved by: April Mench**

**Action: Approved**

**Vote: 3/0**

IV. Approval of Agenda for July 14, 2026

**Moved by: Brad Evans**

**Action: Approved agenda**

**Vote: 3/0**

V. Informational Items

None

VI. Planning & Zoning

08/05/26 BCC

1. ET-26-400061 (WS-20-0082)-SAIA FAMILY TRUST & SAIA GABRIEL G JR & CELIA C

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

TRS: WAIVERS OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME for the following: 1) eliminate parking lot landscaping; 2) alternative parking design standards; and 3) reduce throat depth. DESIGN REVIEW for a parking lot expansion in conjunction with an existing retail, office, and warehouse complex on 14.0 acres in an IL (Industrial Light) Zone. Generally located north of Desert Inn Road and east of Highland Drive within Winchester and Paradise. TS/LM/kh (For possible action) 08/05/26 BCC

Motioned By: April Mench

Action: Approved

Vote: 3/0

07/08/26 BCC

2. WS-26-0283-ODYSSEY SAHARA, LLC: WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate buffer wall; 2) allow attached sidewalk; and 3) allow modified driveway geometrics. DESIGN REVIEW for the expansion of a school (K-12) on 8.23 acres in a CG (Commercial General) Zone. Generally located south of Sahara Avenue and east of Bruce Street within Winchester. TS/rr/cv (For possible action) 07/08/26 BCC

Motion: This Item was remove for the agenda as it had already went to BCC.

07/21/26 PC

3. WS-26-0328-3984 BHLV, LLC: WAIVER OF DEVELOPMENT STANDARDS to reduce and eliminate buffering and screening. DESIGN REVIEW for a gas station and convenience store on a portion of 4.61 acres in a CG (Commercial General) Zone Generally located southwest of Boulder Highway and east of Interstate 11 within Winchester. TS/hw/cv (For possible action) 07/21/26 PC

Motion: Held – Applicant not in attendance.

VII. General Business:

None

VIII. Public Comment:

IX. Next Meeting Date July 14,2026

The next regular meeting will be July 14, 2026 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 6:17 p.m.

**ATTACHMENT A  
WINCHESTER TOWN ADVISORY BOARD  
ZONING AGENDA  
TUESDAY, 6:00 P.M., JULY 28, 2026**

**08/05/26 BCC**

1. **WS-26-0357-GTL PROPERTIES LLL P:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow a new power pole on 6.38 acres in an RS2 (Residential Single-Family 2) Zone. Generally located north of Karen Avenue and east of Burnham Avenue within Winchester. TS/rg/kh (For possible action)

**08/18/26 PC**

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**08/19/26 BCC**

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APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-26-0357-GTL PROPERTIES LLL P:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow a new power pole on 6.38 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located north of Karen Avenue and east of Burnham Avenue within Winchester.  
TS/rg/kh (For possible action)

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RELATED INFORMATION:

**APN:**

162-11-503-016

**WAIVER OF DEVELOPMENT STANDARDS:**

Allow new power pole where new utility lines shall be located underground per Section 30.04.08H.

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 6.38

**Site Plan**

The site plan shows a proposed 56-lot single-family residential subdivision at the northeast corner of Burnham Avenue and Karen Avenue. The lots are arranged in a grid pattern with internal streets and labeled dimensions throughout the subdivision. Existing overhead power lines and an existing power pole are shown along the southern and eastern boundaries of the site. A proposed new standalone power pole is identified near the southeast portion of the subdivision, positioned slightly outside the existing overhead alignment.

**Applicant's Justification**

The applicant requests a waiver to allow construction of a new power pole needed to relocate an existing overhead power line within a proposed 56 lot residential subdivision approved after a prior zone change. The existing commercial use on the site requires the line to be moved, and NV Energy's design identifies a new pole within the existing overhead alignment to transition the line underground around the subdivision. The pole is proposed on the east side of the community, adjacent to commercial property and approximately 100 feet north of Karen Avenue, and the applicant states the adjacent commercial uses will not be impacted.

**Prior Land Use Requests**

| <b>Application Number</b> | <b>Request</b>                                                                                                                                  | <b>Action</b>   | <b>Date</b>    |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------|
| PA-25-500023              | Redesignate the site from CM to CN                                                                                                              | Approved by BCC | July 2025      |
| ZC-25-0319                | Rezone the site from CG to RS2                                                                                                                  | Approved by BCC | July 2025      |
| VS-25-0320                | Vacate a portion of right-of-way                                                                                                                | Approved by BCC | July 2025      |
| WS-25-0321                | Waivers of development standards and design review for single-family residential development                                                    | Approved by BCC | July 2025      |
| TM-25-500081              | Tentative map for 56 lot residential subdivision                                                                                                | Approved by BCC | July 2025      |
| UC-22-0085                | Vehicle/body shop and repair with waivers of distance separation from residential use in conjunction with existing building                     | Approved by BCC | April 2022     |
| UC-0683-14                | Recreational facility (indoor batting cages) – expired                                                                                          | Approved by PC  | October 2014   |
| UC-0519-12 (ET-0016-13)   | First extension of time to commence and review for a vehicle paint and body shop and vehicle repair in conjunction with vehicle sales - expired | Approved by PC  | April 2013     |
| UC-0078-13                | Outdoor swap meet on the southern 250 feet of the parcel                                                                                        | Denied by PC    | April 2013     |
| UC-0519-12                | Vehicle paint and body shop and vehicle repair in conjunction with vehicle sales                                                                | Approved by PC  | October 2012   |
| ZC-138-77                 | Reclassified the subject property to C-2 zoning for a new and used automobile facility                                                          | Approved by BCC | September 1977 |

**Surrounding Land Use**

|       | <b>Planned Land Use Category</b>           | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b> |
|-------|--------------------------------------------|----------------------------------|--------------------------|
| North | Corridor Mixed-Use                         | CG                               | Vehicle sales            |
| South | Public Use                                 | PF                               | School                   |
| East  | Corridor Mixed-Use                         | CG                               | Shopping center          |
| West  | Urban Neighborhood (greater than 18 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**

#### 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.

Per Title 30, new utility lines or the modification of existing lines including, but not limited to, electric, water, sewer, gas, petrochemical, and communication transmission and distribution lines and related equipment, shall be located underground. The applicant has not provided sufficient justification to demonstrate why the utility line cannot be placed underground. Therefore, staff cannot support the request.

### **Staff Recommendation**

Denial.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

- 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.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CHRISTA BILBREY

**CONTACT:** KB HOME, 5795 W. BADURA AVENUE #180, LAS VEGAS, NV 89118



# Comprehensive Planning Application Meeting Information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

**APPLICATION NUMBER(s):** \_\_\_\_\_

## **TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)**

**TAB/CAC:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Location:** \_\_\_\_\_

**Draft staff reports:** *Available 3 business days prior to the TAB/CAC meeting on the following website:*

<https://clarkcountynv.gov/TABCACInformation>

*Once on page, select appropriate TAB/CAC to view posted agenda and supporting material*

## **PLANNING COMMISSION (PC)**

**Date:** \_\_\_\_\_ **Time:** 7:00 PM

**Location:** *500 S. Grand Central Pkwy, Commission Chambers*

**Staff reports:** *Available 3 business days prior to the PC meeting on the following website:*

<https://clarkcountynv.gov/agendas>

## **BOARD OF COUNTY COMMISSIONERS (BCC)**

**Date:** \_\_\_\_\_ **Time:** 9:00 AM

**Location:** *500 S. Grand Central Pkwy, Commission Chambers*

**Staff reports:** *Available 3 business days prior to the BCC meeting on the following website:*

<https://clarkcountynv.gov/agendas>

### **Please Note:**

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

**Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings**

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

# TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

## **BUNKERVILLE**

Judith Metz, Secretary  
(702) 455-4572  
Bunkerville TAB Room  
190 W. Virgin Street, Bunkerville

## **ENTERPRISE**

Carmen Hayes  
(702) 371-7991  
Silverado Ranch Community Center  
9855 Gilespe Street, Las Vegas

## **GOODSPRINGS**

Electra Smith, Secretary  
(702) 370-6297  
Goodsprings Community Center  
375 W. San Pedro Avenue, Goodsprings

## **INDIAN SPRINGS**

Jami Reid  
(702) 378-8028  
Indian Springs Civic Center  
715 Gretta Lane, Indian Springs

## **LAUGHLIN**

Kathleen Hickman, Secretary  
(702) 298-0828  
Regional Government Center  
101 Civic Way, Laughlin

## **LONE MOUNTAIN**

Dawn vonMendenhall, Secretary  
(702) 289-0196  
Mtn. Crest Neighborhood Services Center  
4701 N. Durango Dr., Las Vegas

## **UPPER & LOWER KYLE CANYON**

Dawn vonMendenhall, Secretary  
(702) 289-0196  
Mtn. Crest Neighborhood Services Center  
4701 N. Durango Dr., Las Vegas

## **MOAPA**

Judith Metz, Secretary  
(702) 455-4572  
Marley P. Robinson Justice Court &  
Community Center  
1340 E. Highway 168, Moapa

## **MOAPA VALLEY**

Judith Metz, Secretary  
(702) 455-4572  
Moapa Valley Community Center  
320 N. Moapa Valley Blvd., Overton

## **MOUNTAIN SPRINGS**

Electra Smith, Secretary  
(702) 370-6297  
Mountain Springs Fire Station  
State Route 160, Mountain Springs

## **MT. CHARLESTON**

Tracy Chaney, Secretary  
(702) 372-2333  
Mt. Charleston Library  
75 Ski Chalet Place, Mt. Charleston

## **PARADISE**

Maureen Helm, Secretary  
(702) 606-0747  
Paradise Park Community Center  
4775 McLeod Dr., Las Vegas

## **RED ROCK**

Electra Smith, Secretary  
(702) 370-6297  
Blue Diamond Library  
14 Cottonwood Dr., Blue Diamond

## **SANDY VALLEY**

Electra Smith, Secretary  
(702) 370-6297  
Sandy Valley Community Center  
650 W. Quartz Avenue, Sandy Valley

## **SEARCHLIGHT**

Kathleen Hickman, Secretary  
(702) 298-0828  
Searchlight Community Center  
200 Michael Wendell Way, Searchlight

## **SPRING VALLEY**

Carmen Hayes  
(702) 371-7991  
Desert Breeze Community Center  
8275 Spring Mtn. Road, Las Vegas

## **SUNRISE MANOR**

Jill Nikovis-Leiva, Secretary  
(702) 334-6892  
Hollywood Recreation & Community Ctr.  
1650 S. Hollywood, Las Vegas

## **WHITNEY**

Mia Davis, Secretary  
(702) 443-6878  
Whitney Recreation Center  
5712 E. Missouri Ave., Las Vegas

## **WINCHESTER**

Allison Acosta, Secretary  
(702) 817-6803  
Winchester Community Center  
3130 S. McLeod, Las Vegas

# PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

| Planning Commissioner | Phone           | County Commissioner    | District |
|-----------------------|-----------------|------------------------|----------|
| Michael Roitman       | (702) 455-3113* | Michael Naft           | A        |
| Nelson Stone          | (702) 455-3113* | Marilyn K. Kirkpatrick | B        |
| Tyler Brady           | (702) 455-3113* | April Becker           | C        |
| Edward Frasier III    | (702) 455-3113* | William McCurdy II     | D        |
| Vivian Kilarski       | (702) 455-3113* | Tick Segerblom         | E        |
| Leslie Mujica         | (702) 455-3113* | Justin Jones           | F        |
| Steve Kirk            | (702) 455-3113* | James Gibson           | G        |

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 6/2/26

## Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100914

ASSESSOR PARCEL #(s): 162-11-503-016

PROPERTY ADDRESS/ CROSS STREETS: NE Corner of Burnham Ave./ Karen Ave.

## DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of development standards Section 30.04.08.H.1.ii. to allow installation of a new power pole within a subdivision along an existing overhead power alignment.

## PROPERTY OWNER INFORMATION

NAME: KB HOME LAS VEGAS INC

ADDRESS: 5795 W BADURA AVE, SUITE 180

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-266-8400

CELL

## APPLICANT INFORMATION (information must match online application)

NAME: KB HOME LAS VEGAS INC

ADDRESS: 5795 W BADURA AVE, SUITE 180

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-266-8400

CELL

ACCELA REFERENCE CONTACT ID #

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Christa Bilbrey

ADDRESS: 5795 Badura Ave., Suite 150

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-266-8466

CELL

702-449-5131

ACCELA REFERENCE CONTACT ID #

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

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

Property Owner (Signature)\*

JIM MCDADE, PRESIDENT

Property Owner (Print)

6/8/2026

Date



Built on  
Relationships®

5795 Badura Avenue  
Suite 150  
Las Vegas, NV 89118

888-KB-HOMES  
kbhome.com

May 11, 2026

Clark County  
Comprehensive Planning Department  
500 S. Grand Central Parkway  
Las Vegas, NV 89155-1741

Re: Waiver of Development Standards  
Section 30.04.08.H.1.ii

To Whom It May Concern:

KB Home respectfully requests a waiver of development standards to allow construction of a new power pole in a proposed residential subdivision.

On July 28, 2025 a zone change was approved from GC (Commercial General) to an RS2 (Residential Single-Family) via ZC-25-0319 and a tentative map was approved for 56 residential lots via TM-25-500081 at the northeast corner of Burnham Street and Karen Avenue. Because the previous use was commercial there is an existing power line running through the parcel that is required to be relocated. Per the NV Energy design received for the relocation, there is a requirement for a new pole within an existing overhead alignment that is necessary to bring power down to the ground to be installed underground and around the outside of the proposed residential subdivision. The pole will be on the east side of the community (adjacent to existing commercial property) approximately 100' north of the north boundary of Karen Avenue. The adjacent commercial property will not be impacted as there is already existing overhead power and it's the rear of the commercial buildings. Photos of the existing conditions have been included in the application for reference.

If you have any questions regarding this request, please don't hesitate to contact me at [cbilbrey@kbhome.com](mailto:cbilbrey@kbhome.com) or (702) 449-5131.

Sincerely,

Christa Bilbrey

Digitally signed by  
Christa Bilbrey  
Date: 2026.05.08  
17:47:31-07'00'

Christa Bilbrey  
Sr. Director, Forward Planning  
KB Home Las Vegas Inc.



## AGENDA LOG AMENDMENT

Department of Comprehensive Planning

Application Number: WS-26-0357

Property Owner or Subdivision Name: GTL Properties, LLLP

Public Hearing: Yes ☐ No ☒

Staff Report already created: Yes ☐ No ☒

Delete this application from the: **TAB/CAC** ☐ **PC** ☐ **BCC** 8/19/26

Add this application to the: **TAB/CAC** ☐ **PC** ☐ **BCC** 8/5/26

**Change(s) to be made:**

☐ Held no date specific

☐ Withdrawn

☒ No change to meeting(s) Winchester TAB: 7/28/26

☐ Amend Write-up

☐ Renotify

☐ Make a public hearing (Radius:                     )

☒ Rescheduling

☐ Other:                                     

☐ Additional fees – \$AMOUNT OF ADDITIONAL FEES:                     

☐ Refund

☐ 80%

☐ 100% (please include justification for full refund below)

AMOUNT OF REFUND\$:                     

Reason for Change: As instructed by management the item is to move from BCC meeting date from 8/19/26 to 8/5/26.

Change initiated by: RG Date: 6/23/26

Change authorized by: JBA Date: 6/23/26

Change processed by: TS Date: 6/23/26

Distribution e-mail sent by: TS Date: 6/23/26

Follow up assigned to:                      Instructions:                     

Parcel Number(s): 162-11-503-016

Town Board(s): Winchester

Verified by:                      Date:

08/18/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-26-400068 (ET-25-400074(UC-23-0659))-BUONA VITA, LLC:**

**USE PERMIT FIRST APPLICATION FOR REVIEW** for daycare and school.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) trash enclosure; and 2) block wall.

**DESIGN REVIEW** for a daycare and school within an existing building on 1.01 acres in a CR (Commercial Resort) Zone.

Generally located north of Desert Inn Road and east of Seneca Drive within Winchester. TS/rp/cv (For possible action)

---

RELATED INFORMATION:

**APN:**

162-11-815-019

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Waive trash enclosure setback to a residential development to 18 feet where 50 feet is required per Section 30.56.120 (a 64% reduction).
  - b. Reduce the setback for an existing trash enclosure to zero feet where 10 feet is required per Section 30.56.120 (a 100% reduction).
  - c. Allow a trash enclosure door to open into an existing right-of-way where prohibited per Section 30.56.120.
2.
  - a. Allow an 8 foot wall along Desert Inn Road where a maximum of 3 feet is allowed within 1 foot of a street per Section 30.64.020 (a 166% increase).
  - b. Reduce the setback for a block wall to 0.5 inches where 10 feet is required per Section 30.64.020 (a 97% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 1950 E. Desert Inn Road
- Site Acreage: 1.01
- Project Type: Daycare
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 8,857

- Parking Required/Provided: 28/30

#### History, Request & Site Plan

The application was previously approved by the Planning Commission via UC-23-0659 in November 2023 for a daycare and school. The approved plans depict an existing 8,857 square foot office building that is being converted into a daycare and pre-school facility. Access is from Desert Inn Road via 2 separate driveways. The most eastern driveway is designated as a one-way drive for both parents dropping off students and for staff. The drive aisle heads north, then turns west and then south where the drop off zone is located on the eastern exterior. A total of 30 spaces exist on site where 28 spaces were required. A trash enclosure is shown in the northwest corner of the property and opens out into the right-of-way being an alleyway. Along the northern and western property lines there will be new playground equipment with shade structures, and installation of artificial turf for the school outdoor activities. A condition of approval was added for any wall along Desert Inn Road to be a maximum of 6 feet in height.

A subsequent application, ET-25-400074(UC-23-0659) was approved in August 2025 with a condition requiring review as a public hearing until June 3, 2026 or wavier of development standards #1 would expire. The applicant is now requesting a first application for review.

#### Landscaping

The approved landscape plan depicts landscaping within the interior of the property, including perimeter landscaping along the east, north, and west property lines. Internal landscaping is shown on the plans, including a landscape strip within the parking lot and the applicant proposed adding 3 trees. Landscaping consists of medium size trees, Texas Mesquite trees, along with shrubs. Most of the landscaping exists and will not be altered from its current format. The approved plans also depict the expansion of an existing partial landscape area shown within the center interior of the parking lot and will include new landscaping per the approved plans.

#### Elevations

The approved plans depict an existing commercial building that is up to 22 feet in height with a flat roofline and exterior fenestration of the walls that are visible from the street with glazed windows, columns, and a stucco finish. The color scheme is of a desert hue. The shade canopies are 16 feet to the top pinnacle and are open on all sides. A total of 3 separate shade structures cover the playground areas to protect both staff and children from the elements. The shade structures will have a blue canvas color on the top with beige columns.

#### Floor Plans

The approved plans depict a pre-school with classrooms, kitchen, breakroom, reception area, infant room, storage room, and restrooms. Classrooms square footage total 5,385 square feet with an office space at 140 square feet.

#### Signage

Signage was not a part of the original request.

#### Previous Conditions of Approval

Listed below are the approved conditions for ET-25-400074 (UC-23-0659):

#### Comprehensive Planning

- Until June 3, 2026 to review from the approval date or waiver of development standards #1 will expire.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### Public Works - Development Review

- Traffic study and compliance required with any future development other than the approved use per UC-23-0659.

#### Fire Prevention Bureau

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

Listed below are the approved conditions for UC-23-0659:

#### Comprehensive Planning

- Until June 3, 2025, to review as a public hearing;
- Wall along Desert Inn Road to be a maximum of 6 feet high;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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 that this application must commence within 2 years of approval date or it will expire.

#### Public Works - Development Review

- Traffic study and compliance;
- Full off-site improvements;

#### Clark County Water Reclamation District (CCWRD)

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

#### Applicant's Justification

The applicant states that the existing block-constructed trash enclosure has been in the same location since the property was built in 1992 and has operated safely and effectively for over 34

years. The applicant further states that the trash enclosure's layout and placement facing the alley have proven to be the safest and most efficient configuration for this childcare facility while remaining consistent with the original intent of UC-23-0659 and respectfully requests approval to maintain the enclosure in its current location.

#### Prior Land Use Requests

| Application Number           | Request                                                                                                | Action          | Date          |
|------------------------------|--------------------------------------------------------------------------------------------------------|-----------------|---------------|
| ET-25-400074<br>(UC-23-0659) | First extension of time for daycare and school                                                         | Approved by PC  | August 2025   |
| UC-23-0659                   | Use permits for daycare and school; waiver of development standards for trash enclosure and block wall | Approved by PC  | November 2023 |
| UC-0348-10                   | Medical office                                                                                         | Approved by PC  | August 2010   |
| UC-0332-00                   | Medical office with waiver for alternative landscaping                                                 | Approved by PC  | June 2000     |
| UC-1846-96                   | 33,750 square foot expansion (parking lot expansion) of an existing medical facility                   | Approved by BCC | March 1997    |

#### 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 (HDO)               | Single-family residential               |
| South       | Corridor Mixed-Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | CG & RS5.2 (HDO)          | Golf course & single-family residential |
| East & West | Neighborhood Commercial                                                  | CR                        | Offices                                 |

#### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Comprehensive Planning

A review was required to address trash issues, including the frequency of trash pickups. Staff finds that the facility has been open and operational since August 2025 with no known issue or complaint regarding trash. Therefore, staff has no objection to this request.

#### Staff Recommendation

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Remove the time limit

**Public Works - Development Review**

- Compliance with previous conditions.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** BUONA VITA, LLC

**CONTACT:** CYNTHIA DUFFY, UNKNOWN, 1934 S. WALNUT ROAD, LAS VEGAS, NV 89104



# Comprehensive Planning Application meeting information

IMPORTANT INFORMATION ON MANDATORY MEETINGS

**APPLICATION NUMBER(s):** AR-26-400068

## TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Winchester TAB Time: 6:00 p.m.

Date 7/28/2026

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

*Once on page, select appropriate TAB/CAC to view posted agenda and supporting material*

## PLANNING COMMISSION (PC)

Date: 8/18/26 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas->

## BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click or tap to enter a date. \_\_\_\_\_ Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

### Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

**Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings**

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

# TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

## **BUNKERVILLE**

Judith Metz, Secretary  
(702) 455-4572  
Bunkerville TAB Room  
190 W. Virgin Street, Bunkerville

## **ENTERPRISE**

Carmen Hayes  
(702) 371-7991  
Silverado Ranch Community Center  
9855 Gilespe Street, Las Vegas

## **GOODSPRINGS**

Electra Smith, Secretary  
(702) 370-6297  
Goodsprings Community Center  
375 W. San Pedro Avenue, Goodsprings

## **INDIAN SPRINGS**

Jami Reid  
(702) 378-8028  
Indian Springs Civic Center  
715 Gretta Lane, Indian Springs

## **LAUGHLIN**

Kathleen Hickman, Secretary  
(702) 298-0828  
Regional Government Center  
101 Civic Way, Laughlin

## **LONE MOUNTAIN**

Dawn vonMendenhall, Secretary  
(702) 289-0196  
Mtn. Crest Neighborhood Services Center  
4701 N. Durango Dr., Las Vegas

## **UPPER & LOWER KYLE CANYON**

Dawn vonMendenhall, Secretary  
(702) 289-0196  
Mtn. Crest Neighborhood Services Center  
4701 N. Durango Dr., Las Vegas

## **MOAPA**

Judith Metz, Secretary  
(702) 455-4572  
Marley P. Robinson Justice Court &  
Community Center  
1340 E. Highway 168, Moapa

## **MOAPA VALLEY**

Judith Metz, Secretary  
(702) 455-4572  
Moapa Valley Community Center  
320 N. Moapa Valley Blvd., Overton

## **MOUNTAIN SPRINGS**

Electra Smith, Secretary  
(702) 370-6297  
Mountain Springs Fire Station  
State Route 160, Mountain Springs

## **MT. CHARLESTON**

Tracy Chaney, Secretary  
(702) 372-2333  
Mt. Charleston Library  
75 Ski Chalet Place, Mt. Charleston

## **PARADISE**

Maureen Helm, Secretary  
(702) 606-0747  
Paradise Park Community Center  
4775 McLeod Dr., Las Vegas

## **RED ROCK**

Electra Smith, Secretary  
(702) 370-6297  
Blue Diamond Library  
14 Cottonwood Dr., Blue Diamond

## **SANDY VALLEY**

Electra Smith, Secretary  
(702) 370-6297  
Sandy Valley Community Center  
650 W. Quartz Avenue, Sandy Valley

## **SEARCHLIGHT**

Kathleen Hickman, Secretary  
(702) 298-0828  
Searchlight Community Center  
200 Michael Wendell Way, Searchlight

## **SPRING VALLEY**

Carmen Hayes  
(702) 371-7991  
Desert Breeze Community Center  
8275 Spring Mtn. Road, Las Vegas

## **SUNRISE MANOR**

Jill Nikovis-Leiva, Secretary  
(702) 334-6892  
Hollywood Recreation & Community Ctr.  
1650 S. Hollywood, Las Vegas

## **WHITNEY**

Mia Davis, Secretary  
(702) 443-6878  
Whitney Recreation Center  
5712 E. Missouri Ave., Las Vegas

## **WINCHESTER**

Allison Acosta, Secretary  
(702) 817-6803  
Winchester Community Center  
3130 S. McLeod, Las Vegas

# PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

| Planning Commissioner | Phone           | County Commissioner    | District |
|-----------------------|-----------------|------------------------|----------|
| Michael Roitman       | (702) 455-3113* | Michael Naft           | A        |
| Nelson Stone          | (702) 455-3113* | Marilyn K. Kirkpatrick | B        |
| Tyler Brady           | (702) 455-3113* | April Becker           | C        |
| Edward Frasier III    | (702) 455-3113* | William McCurdy II     | D        |
| Vivian Kilarski       | (702) 455-3113* | Tick Segerblom         | E        |
| Leslie Mujica         | (702) 455-3113* | Justin Jones           | F        |
| Steve Kirk            | (702) 455-3113* | James Gibson           | G        |

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 3/4/26

**Department of Comprehensive Planning**

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # \_\_\_\_\_

ASSESSOR PARCEL #(s): \_\_\_\_\_

PROPERTY ADDRESS/ CROSS STREETS: \_\_\_\_\_

## DETAILED SUMMARY PROJECT DESCRIPTION

## PROPERTY OWNER INFORMATION

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL: \_\_\_\_\_

## APPLICANT INFORMATION (information must match online application)

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

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

  
Property Owner (Signature)\*

\_\_\_\_\_  
Property Owner (Print)

\_\_\_\_\_  
Date

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

**Date:** June 3, 2026

**Subject:** Justification Letter for **Application Pre-Review (APR-26-100999)**

**Related Cases:** Extension of Time (ET-25-40074) / Original Use Permit & Waiver (UC-23-0659)

**Property Address:** 1950 E. Desert Inn Road, Las Vegas, NV 89169

**Assessor's Parcel Number (APN):** 162-11-815-019

**Applicant / Property Owner:** Buona Vita LLC

**Business Tenant:** Children's Learn and Play

To Whom It May Concern,

Please accept this letter as our formal justification for the **Application Pre-Review (APR-26-100999)** filed on behalf of the property owner, **Buona Vita LLC**. This request acts in conjunction with **ET-25-40074** as an Extension of Time for the trash enclosure waiver originally approved under **UC-23-0659**. We are requesting formal approval to maintain this structure in its current, historical location.

### 1. Historical Context and Zoning Consistency

The subject trash enclosure is a permanent, block-constructed fixture built during the original construction of the property in **1992**. The structure's location and placement were previously vetted by the county and the Winchester Town Advisory Board under **UC-23-0659**, which included a Waiver of Development Standards for the trash enclosure layout. The enclosure has safely occupied this exact footprint for over 34 years without modification or incident.

### 2. Operational Necessity for Child Care Services

The property is leased to **Children's Learn and Play**, a fully operating child care center that opened its doors in **August of 2025**. Maintaining a reliable, secure, and highly sanitary waste disposal system is critical to meeting the daily health, safety, and operational licensing standards required for child care centers in Clark County. Since our grand opening, this enclosure has successfully managed our facility's waste stream with zero operational issues.

### 3. Critical Safety and Planning Justifications

- **Child and Pedestrian Safety:** Because **the entire trash pickup takes place directly within the rear alleyway**, heavy municipal waste management trucks never enter our main front parking lot or pick-up/drop-off zone. This completely isolates heavy vehicle movements from families and young children arriving at the facility.
- **Complete Visual Screening:** Positioned entirely behind the main facility building, the enclosure is completely out of sight from the children's active spaces, pedestrian paths, and the primary street frontage along East Desert Inn Road.
- **Sanitation and Pest Control:** The existing block structure and secure gates keep all waste securely contained. This limits odor, noise, and collection activities to the rear alley corridor, keeping them far away from classrooms.

### 4. Conclusion

The enclosure's layout and placement facing the alley have proven to be the safest and most efficient configuration for this child care facility while remaining consistent with the original intent of **UC-23-0659**. Buona Vita LLC respectfully requests your approval of this extension application under **APR-26-100999**.

Sincerely,

*Cynthia Duffy*

Authorized Representative for **Buona Vita LLC**

702-232-7100

buynvegas@gmail.com

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**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)

---

RELATED INFORMATION:

**APN:**

162-09-613-001; 162-18-506-011; 162-19-512-004; 162-20-103-003; 162-20-103-006; 162-28-301-034; 162-29-101-033; 162-29-201-001; 162-30-701-036; 162-32-101-001

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT  
WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage (approximate): 21
- Project Type: Monorail
- Number of stations: 9 new stations

**History & Request**

Previous land use applications were approved to allow previous alignments of a monorail (underground people mover system). DR-19-0429 was approved for 6 aboveground entrances to the underground stations which connect the Las Vegas Convention Center (LVCC) parking lots and exhibition halls. DR-20-0261 was approved for a single point to point connection between the West Hall expansion of the LVCC to Resorts World. The underground tunnel connecting the LVCC and Wynn Resort Hotel was approved via DR-20-0262. In addition, UC-20-0546 was a Project of Regional Significance and expanded the monorail within the Resort Corridor from Russell Road along Las Vegas Boulevard South heading north towards Sahara Avenue. Furthermore, UC-20-0547 was a figure 8 route alignment (Caesar's Loop) which connects existing resorts south of Sands Avenue, north of Harmon Avenue, west of Koval Lane, and East of Las Vegas Boulevard South. DR-22-0412 was subsequently approved and added 4613 Las Vegas Boulevard South as a new station to the Vegas Loop. UC-23-0126 approved additional

alignments for the monorail, with individual stations to be reviewed in the future. UC-23-0631 approved additional alignments for the monorail, with individual stations to be reviewed in the future.

This application is an expansion of the line approved via UC-20-0546 and it proposes to add 9 new station locations to the Vegas Loop alignment map.

#### Site Plan

The submitted map indicates 9 new station markers to be added along the monorail alignment.

| <b>Proposed stations with this application:</b> |                      |
|-------------------------------------------------|----------------------|
| 5495 S. Valley View Boulevard                   | 162-30-701-036       |
| 5720 S. Valley View Boulevard                   | 162-32-101-001       |
| 3845 Pioneer Avenue                             | 162-18-506-011       |
| 3965 S. Las Vegas Boulevard                     | 162-28-301-034       |
| 4101 Dean Martin Drive                          | 162-20-103-003 & 006 |
| 4175 S. Valley View Boulevard                   | 162-19-512-004       |
| 5110 S. Valley View Boulevard                   | 162-29-201-001       |
| 5085 Dean Martin Drive                          | 162-29-101-033       |
| 2650 S. Las Vegas Boulevard                     | 162-09-613-001       |

#### Applicant's Justification

The applicant is proposing to add 9 additional stations to the Vegas Loop Monorail map outlined in existing use permits UC-20-0546. Station designs will be submitted for a new land use application at a later date. As a transportation facility, the proposed Vegas Loop expansion is consistent with the existing land use and zoning of the properties listed.

#### **Prior Land Use Requests for the monorail**

| <b>Application Number</b> | <b>Request</b>                                                                                                                                                                                                                                           | <b>Action</b>   | <b>Date</b>    |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------|
| UC-23-0631                | Use permit for a monorail station addition                                                                                                                                                                                                               | Approved by BCC | November 2023  |
| UC-23-0126                | Use permit for a monorail tunnel alignment and station additions                                                                                                                                                                                         | Approved by BCC | May 2023       |
| DR-22-0412                | Design review for a monorail station addition located at 4613 Las Vegas Boulevard South                                                                                                                                                                  | Approved by BCC | September 2022 |
| UC-20-0547                | Use permit for a monorail (underground people mover system) connecting the Cromwell Resort Hotel, Flamingo Resort Hotel, the High Roller, Harrah's Resort Hotel, the Linq Resort Hotel, Caesar's Palace Resort Hotel, and Bally's Resort Hotel - expired | Approved by BCC | October 2021   |
| UC-20-0546                | Use permit for a monorail (underground people mover system) and station location which extends from Sahara Avenue along Las Vegas Boulevard South (Resort Corridor) to Russell Road                                                                      | Approved by BCC | October 2021   |

**Prior Land Use Requests for the monorail**

| Application Number | Request                                                                                                                                                                                                                                         | Action          | Date          |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|---------------|
| ADR-20-900564      | Administrative design review for modifications to the alignment of the underground people mover system connecting the Las Vegas Convention Center to Encore Resort Hotel and changes to the station location at the Las Vegas Convention Center | Approved by ZA  | December 2020 |
| DR-20-0262         | Design review for underground people mover system connecting the Las Vegas Convention Center to Encore Resort Hotel                                                                                                                             | Approved by BCC | August 2020   |
| DR-20-0261         | Design review for underground people mover system connecting the Las Vegas Convention Center to Resorts World Resort Hotel                                                                                                                      | Approved by BCC | August 2020   |
| ADR-19-900879      | Administrative Design Review for modifications to the previously approved underground people mover system at the Las Vegas Convention Center, which included moving stations and changing the entrance structures for stations                  | Approved by ZA  | January 2020  |
| DR-19-0429         | Design review for underground people mover system at the Las Vegas Convention Center with both below grade and surface level stations                                                                                                           | Approved by BCC | July 2019     |

**Related Applications**

| Application Number | Request                                                                                                                |
|--------------------|------------------------------------------------------------------------------------------------------------------------|
| UC-26-0360         | A use permit to allow an office as primary use for the Boring Company Headquarters is a companion item on this agenda. |
| UC-26-0383         | A use permit for the monorail expansion of a previously approved line 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.

Staff finds that this request will establish 9 additional stations located on extensions of the previously approved monorail line, and therefore will increase connectivity and convenience to visitors within the Resort Corridor and surrounding establishments. In addition, the project will create economic, transportation, and environmental benefits. The proposed stations, along with the previously approved monorail alignments, comply with Policy 3.1.2 of the Master Plan which encourages pursuing a variety of strategies to reduce reliance on private automobile travel, with the goal of reducing fossil fuel consumption and associated pollutant emissions from vehicles, including efforts to encourage the use of electric vehicles. Lastly, this project complies with Winchester/Paradise Specific Policy WP-2.4 which encourages public and private partners on the expansion of high-frequency transit service along the Resort Corridor, as well as to/from other major destinations within Clark County. 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.

#### **Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that the District has existing sanitary sewer infrastructure within the project boundaries. Please continue coordination efforts as project progresses. The District requires submittal of civil improvement plans for review and approval by the District (Plan Review Requirements noted below). If a POC is required, you may find instructions for submitting a Point of Connection (POC) request on the District's website and a signed Sump Connection Agreement will be required. During plan review, all District public sanitary sewer facilities that are found to need relocation or abandonment to accommodate the Developer's project shall be done solely at the Developer's expense. Any new relocation of sewers, along with the granting of any needed sanitary sewer easements, shall be constructed and flows diverted into the new relocated facilities prior to the old sanitary sewers being removed. To protect the integrity of District sewers, PRE

and POST construction televising of District sewers is required for sewers in close proximity of the Developer's project. Plan Review Requirements:

Regardless of discharge location:

1. Reference the BD Permit numbers on these plans for all proposed structures (such as Foundation, Structural and/or Build-Out).
2. Tunnels are required to be at least 40 feet deep at major streets or as determined by the Agency.
3. Include the PIPES, Phase Permit table with all data filled in for the current phase, a PIPES project must be created for the future phase.

If discharging into Sanitary Sewer:

Ensure the following is addressed on these plans:

1. A Sand/oil interceptor is required before connecting to Sewer. Any pressurized flows need to discharge to a gravity MH first before going through the interceptor.
2. A Rain Diversion Structure (i.e. Trench Drain) is required at every ramp entrance.
3. Have an approved POC # and proposed average flow (in MGD or number of ERUs) listed on the General Notes sheet.
4. Have an Executed Sump Connection Agreement between CCWRD and The Boring Company (TBC) for each project.
5. Label the Wastewater Flow Calculation table with Structural and/or Build-out (as appropriate).

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TYLER FAIRBANKS

**CONTACT:** TYLER FAIRBANKS, THE BORING COMPANY, 3395 CAMBRIDGE ST,  
LAS VEGAS, NV 89169



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-26-0373

### TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Winchester TAB Time: 6:00 p.m.

Date: 7/28/2026

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

*Once on page, select appropriate TAB/CAC to view posted agenda and supporting material*

### TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Paradise TAB Time: 7:00 p.m.

Date: 7/28/2026

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

*Once on page, select appropriate TAB/CAC to view posted agenda and supporting material*

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 8/19/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

#### Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

**Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings**

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

# TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

## BUNKERVILLE

Judith Metz, Secretary  
(702) 455-4572  
Bunkerville TAB Room  
190 W. Virgin Street, Bunkerville

## ENTERPRISE

Carmen Hayes  
(702) 371-7991  
Silverado Ranch Community Center  
9855 Gilespe Street, Las Vegas

## GOODSPRINGS

Electra Smith, Secretary  
(702) 370-6297  
Goodsprings Community Center  
375 W. San Pedro Avenue, Goodsprings

## INDIAN SPRINGS

Jami Reid  
(702) 378-8028  
Indian Springs Civic Center  
715 Gretta Lane, Indian Springs

## LAUGHLIN

Kathleen Hickman, Secretary  
(702) 298-0828  
Regional Government Center  
101 Civic Way, Laughlin

## LONE MOUNTAIN

Dawn vonMendenhall, Secretary  
(702) 289-0196  
Mtn. Crest Neighborhood Services Center  
4701 N. Durango Dr., Las Vegas

## UPPER & LOWER KYLE CANYON

Dawn vonMendenhall, Secretary  
(702) 289-0196  
Mtn. Crest Neighborhood Services Center  
4701 N. Durango Dr., Las Vegas

## MOAPA

Judith Metz, Secretary  
(702) 455-4572  
Marley P. Robinson Justice Court &  
Community Center  
1340 E. Highway 168, Moapa

## MOAPA VALLEY

Judith Metz, Secretary  
(702) 455-4572  
Moapa Valley Community Center  
320 N. Moapa Valley Blvd., Overton

## MOUNTAIN SPRINGS

Electra Smith, Secretary  
(702) 370-6297  
Mountain Springs Fire Station  
State Route 160, Mountain Springs

## MT. CHARLESTON

Tracy Chaney, Secretary  
(702) 372-2333  
Mt. Charleston Library  
75 Ski Chalet Place, Mt. Charleston

## PARADISE

Maureen Helm, Secretary  
(702) 606-0747  
Paradise Park Community Center  
4775 McLeod Dr., Las Vegas

## RED ROCK

Electra Smith, Secretary  
(702) 370-6297  
Blue Diamond Library  
14 Cottonwood Dr., Blue Diamond

## SANDY VALLEY

Electra Smith, Secretary  
(702) 370-6297  
Sandy Valley Community Center  
650 W. Quartz Avenue, Sandy Valley

## SEARCHLIGHT

Kathleen Hickman, Secretary  
(702) 298-0828  
Searchlight Community Center  
200 Michael Wendell Way, Searchlight

## SPRING VALLEY

Carmen Hayes  
(702) 371-7991  
Desert Breeze Community Center  
8275 Spring Mtn. Road, Las Vegas

## SUNRISE MANOR

Jill Nikovis-Leiva, Secretary  
(702) 334-6892  
Hollywood Recreation & Community Ctr.  
1650 S. Hollywood, Las Vegas

## WHITNEY

Mia Davis, Secretary  
(702) 443-6878  
Whitney Recreation Center  
5712 E. Missouri Ave., Las Vegas

## WINCHESTER

Allison Acosta, Secretary  
(702) 817-6803  
Winchester Community Center  
3130 S. McLeod, Las Vegas

# PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

| Planning Commissioner | Phone           | County Commissioner    | District |
|-----------------------|-----------------|------------------------|----------|
| Michael Roitman       | (702) 455-3113* | Michael Naft           | A        |
| Nelson Stone          | (702) 455-3113* | Marilyn K. Kirkpatrick | B        |
| Tyler Brady           | (702) 455-3113* | April Becker           | C        |
| Edward Frasier III    | (702) 455-3113* | William McCurdy II     | D        |
| Vivian Kilarski       | (702) 455-3113* | Tick Segerblom         | E        |
| Leslie Mujica         | (702) 455-3113* | Justin Jones           | F        |
| Steve Kirk            | (702) 455-3113* | James Gibson           | G        |

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 02/04/2026

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # \_\_\_\_\_

ASSESSOR PARCEL #(s): 16230701036

PROPERTY ADDRESS/ CROSS STREETS: 5495 S Valley View Blvd

## DETAILED SUMMARY PROJECT DESCRIPTION

Vegas Loop Station

## PROPERTY OWNER INFORMATION

NAME: WELCHER PAUL D

ADDRESS: 3380 Red Rock St.

CITY: Las Vegas

TELEPHONE: 702-736-6612 CELL 702-373-7138

STATE: NV ZIP CODE: 89169

89146

## APPLICANT INFORMATION (information must match online application)

NAME: TBC - The Boring Company

ADDRESS: 3395 Cambridge St

CITY: Las Vegas

STATE: NV

ZIP CODE: 89169

TELEPHONE: \_\_\_\_\_ CELL 419-343-8460 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: TBC - The Boring Company

ADDRESS: 3395 Cambridge St

CITY: Las Vegas

STATE: NV

ZIP CODE: 89169

TELEPHONE: \_\_\_\_\_ CELL 419-343-8460 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

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

Paul D. Welcher  
Property Owner (Signature)\*

Paul Welcher  
Property Owner (Print)

2/14/26  
Date



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW #

ASSESSOR PARCEL #(s):

162-32-101-001

PROPERTY ADDRESS/ CROSS STREETS:

5720 S. VALLEY VIEW BLVD

## DETAILED SUMMARY PROJECT DESCRIPTION

Vegas Loop Station

## PROPERTY OWNER INFORMATION

NAME:

CCY LLC

ADDRESS:

5270 S. VALLEY VIEW BLVD

CITY:

LAS VEGAS

STATE: NV

ZIP CODE: 89118

TELEPHONE:

CELL

\_\_\_\_\_

## APPLICANT INFORMATION (information must match online application)

NAME: TBC - The Boring Company

ADDRESS: 3395 Cambridge St

CITY: Las Vegas

STATE: NV

ZIP CODE: 89169

TELEPHONE:

CELL 419-343-8460

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: TBC - The Boring Company

ADDRESS: 3395 Cambridge St

CITY: Las Vegas

STATE: NV

ZIP CODE: 89169

TELEPHONE:

CELL 419-343-8460

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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Gary Wartenberg  
Property Owner (Signature)\*

GARY WARTENBERG  
Property Owner (Print)

2-13-26  
Date



March 31, 2026

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

RE: Justification Letter  
Land Use UC20-0546  
APN: Multiple

This Land Use application is submitted by TBC – The Boring Company ("TBC") as part of its proposal to add stations to the Las Vegas Loop Alignment.

The proposed additions are to be submitted as a revision to UC20-0546. We are seeking approval to update our entitlements; there are no station designs or concepts to be submitted at this time.

We appreciate your review of these requests. Please feel free to contact us to discuss any relevant comments.

Sincerely,

A handwritten signature in black ink, appearing to read "TF", written over a light gray horizontal line.

Tyler Fairbanks  
The Boring Company  
(301) 928-9221  
tyler@boringcompany.com

The Boring Company  
3395 Cambridge Street

Las Vegas, NV 89169

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**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)

---

RELATED INFORMATION:

**APN:**

162-10-114-000; 162-16-811-018; 162-21-503-007; 162-21-503-011; 162-21-503-012; 162-21-503-014 through 162-21-503-015; 162-21-602-001; 162-21-810-004; 162-21-810-010; 162-27-102-010; 162-28-101-002; 162-28-102-001; and 162-28-102-004

**LAND USE PLAN:**

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage (approximate): 80
- Project Type: Monorail (underground people mover system)
- Number of stations: 13 new stations

**History & Request**

Previous land use applications were approved to allow previous alignments of a monorail (underground people mover system). DR-19-0429 was approved for 6 aboveground entrances to the underground stations which connect the Las Vegas Convention Center (LVCC) parking lots and exhibition halls. DR-20-0261 was approved for a single point to point connection between the West Hall expansion of the LVCC to Resorts World. The underground tunnel connecting the LVCC and Wynn Resort Hotel was approved via DR-20-0262. In addition, UC-20-0546 was a Project of Regional Significance and expanded the monorail within the Resort Corridor from Russell Road along Las Vegas Boulevard South heading north towards Sahara Avenue. Furthermore, UC-20-0547 was a figure 8 route alignment (Caesar's Loop) which connects existing resorts south of Sands Avenue, north of Harmon Avenue, west of Koval Lane, and East of Las Vegas Boulevard South. DR-22-0412 was subsequently approved and added 4613 Las Vegas Boulevard South as a new station to the Vegas Loop. UC-23-0126 approved additional

alignments for the monorail, with individual stations to be reviewed in the future. UC-23-0631 approved additional alignments for the monorail, with individual stations to be reviewed in the future.

This application is an expansion of the line approved via UC-23-0126 and it proposes to add 13 new station locations to the Vegas Loop alignment map.

#### Site Plan

The submitted map indicates 13 new station locations to be added along the monorail alignment.

| <b>Proposed stations with this application:</b> |                             |
|-------------------------------------------------|-----------------------------|
| 115 E. Tropicana Avenue                         | 162-28-101-002              |
| 155 E. Tropicana Avenue                         | 162-28-102-001              |
| 195 E. Tropicana Avenue                         | 162-28-102-004              |
| 370 E. Harmon Avenue                            | 162-21-602-001              |
| 372 E. Tropicana Avenue                         | 162-21-810-004 & 010**      |
| 4250 Koval Lane                                 | 162-21-503-007 & 011**      |
| 3987 Paradise Road                              | 162-16-811-018              |
| 5032 Palo Verde Road                            | 162-27-102-010              |
| 222 Karen Avenue                                | 162-10-114-000              |
| 255 E. Flamingo Road                            | 162-21-503-012, 014 & 015** |

\*\*Some addresses may have multiple proposed stations

#### Applicant's Justification

The applicant is proposing to add 13 additional stations to the Vegas Loop Monorail map outlined in existing use permits UC-23-0126. Station designs will be submitted for a new land use application at a later date. As a transportation facility, the proposed Vegas Loop expansion is consistent with the existing land use and zoning of the properties listed.

#### **Prior Land Use Requests for the monorail**

| <b>Application Number</b> | <b>Request</b>                                                                                                                                                                                                                                           | <b>Action</b>   | <b>Date</b>    |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------|
| UC-23-0631                | Use permit for a monorail station addition                                                                                                                                                                                                               | Approved by BCC | November 2023  |
| UC-23-0126                | Use permit for a monorail tunnel alignment and station additions                                                                                                                                                                                         | Approved by BCC | May 2023       |
| DR-22-0412                | Design review for a monorail station addition located at 4613 Las Vegas Boulevard South                                                                                                                                                                  | Approved by BCC | September 2022 |
| UC-20-0547                | Use permit for a monorail (underground people mover system) connecting the Cromwell Resort Hotel, Flamingo Resort Hotel, the High Roller, Harrah's Resort Hotel, the Linq Resort Hotel, Caesar's Palace Resort Hotel, and Bally's Resort Hotel - expired | Approved by BCC | October 2021   |

**Prior Land Use Requests for the monorail**

| <b>Application Number</b> | <b>Request</b>                                                                                                                                                                                                                                  | <b>Action</b>   | <b>Date</b>   |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|---------------|
| UC-20-0546                | Use permit for a monorail (underground people mover system) and station location which extends from Sahara Avenue along Las Vegas Boulevard South (Resort Corridor) to Russell Road                                                             | Approved by BCC | October 2021  |
| ADR-20-900564             | Administrative design review for modifications to the alignment of the underground people mover system connecting the Las Vegas Convention Center to Encore Resort Hotel and changes to the station location at the Las Vegas Convention Center | Approved by ZA  | December 2020 |
| DR-20-0262                | Design review for underground people mover system connecting the Las Vegas Convention Center to Encore Resort Hotel                                                                                                                             | Approved by BCC | August 2020   |
| DR-20-0261                | Design review for underground people mover system connecting the Las Vegas Convention Center to Resorts World Resort Hotel                                                                                                                      | Approved by BCC | August 2020   |
| ADR-19-900879             | Administrative Design Review for modifications to the previously approved underground people mover system at the Las Vegas Convention Center, which included moving stations and changing the entrance structures for stations                  | Approved by ZA  | January 2020  |
| DR-19-0429                | Design review for underground people mover system at the Las Vegas Convention Center with both below grade and surface level stations                                                                                                           | Approved by BCC | July 2019     |

**Related Applications**

| <b>Application Number</b> | <b>Request</b>                                                                                                         |
|---------------------------|------------------------------------------------------------------------------------------------------------------------|
| UC-26-0360                | A use permit to allow an office as primary use for the Boring Company Headquarters is a companion item on this agenda. |
| UC-26-0373                | A use permit for the monorail expansion of a previously approved line 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.

Staff finds that this request will establish 13 additional stations located on extensions of the previously approved monorail line and therefore will increase connectivity and convenience to visitors within the Resort Corridor and surrounding establishments. In addition, the project will create economic, transportation, and environmental benefits. The proposed stations, along with the previously approved monorail alignments, comply with Policy 3.1.2 of the Master Plan which encourages pursuing a variety of strategies to reduce reliance on private automobile travel, with the goal of reducing fossil fuel consumption and associated pollutant emissions from vehicles, including efforts to encourage the use of electric vehicles. Lastly, this project complies with Winchester/Paradise Specific Policy WP-2.4 which encourages public and private partners on the expansion of high-frequency transit service along the Resort Corridor, as well as to/from other major destinations within Clark County. Staff supports this request.

#### **Department of Aviation**

APN# 162-21-810-010 lies within the AE-65 (65 - 70 DNL) and AE-70 (70 - 75 DNL), APN# 162-27-102-010, 162-28-102-004, and a portion of APN# 162-28-102-001 lies within AE-65 (65 - 70 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

#### **Staff Recommendation**

Approval.

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

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Comprehensive Planning**

- 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.

### **Department of Aviation**

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

### **Fire Prevention Bureau**

- No comment.

### **Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that the District has existing sanitary sewer infrastructure within the project boundaries. Please continue coordination efforts as project progresses. The District requires submittal of civil improvement plans for review and approval by the District (Plan Review Requirements noted below). If a POC is required, you may find instructions for submitting a Point of Connection (POC) request on the District's website and a signed Sump Connection Agreement will be required. During plan review, all District public sanitary sewer facilities that are found to need relocation or abandonment to accommodate the Developer's project shall be done solely at the Developer's expense. Any new relocation of sewers, along with the granting of any needed sanitary sewer easements, shall be constructed and flows diverted into the new relocated facilities prior to the old sanitary sewers being removed. To protect the integrity of District sewers, PRE and POST construction televising of District sewers is required for sewers in close proximity of the Developer's project. Plan Review Requirements:

Regardless of discharge location:

1. Reference the BD Permit numbers on these plans for all proposed structures (such as Foundation, Structural and/or Build-Out).
2. Tunnels are required to be at least 40 feet deep at major streets or as determined by the Agency.
3. Include the PIPES, Phase Permit table with all data filled in for the current phase, a PIPES project must be created for the future phase.

If discharging into Sanitary Sewer:

Ensure the following is addressed on these plans:

1. A Sand/oil interceptor is required before connecting to Sewer. Any pressurized flows need to discharge to a gravity MH first before going through the interceptor.
2. A Rain Diversion Structure (i.e. Trench Drain) is required at every ramp entrance.
3. Have an approved POC # and proposed average flow (in MGD or number of ERUs) listed on the General Notes sheet.
4. Have an Executed Sump Connection Agreement between CCWRD and The Boring Company (TBC) for each project.
5. Label the Wastewater Flow Calculation table with Structural and/or Build-out (as appropriate).

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

**APPLICANT:** TYLER FAIRBANKS

**CONTACT:** TYLER FAIRBANKS, THE BORING COMPANY, 3395 CAMBRIDGE  
STREET, LAS VEGAS, NV 89169

DRAFT



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-26-0383

### TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Winchester TAB Time: 6:00 p.m.

Date: 7/28/2026

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

*Once on page, select appropriate TAB/CAC to view posted agenda and supporting material*

### TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Paradise TAB Time: 7:00 p.m.

Date: 7/28/2026

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

*Once on page, select appropriate TAB/CAC to view posted agenda and supporting material*

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 8/19/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

#### Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

**Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings**

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

# TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

## BUNKERVILLE

Judith Metz, Secretary  
(702) 455-4572  
Bunkerville TAB Room  
190 W. Virgin Street, Bunkerville

## ENTERPRISE

Carmen Hayes  
(702) 371-7991  
Silverado Ranch Community Center  
9855 Gilespe Street, Las Vegas

## GOODSPRINGS

Electra Smith, Secretary  
(702) 370-6297  
Goodsprings Community Center  
375 W. San Pedro Avenue, Goodsprings

## INDIAN SPRINGS

Jami Reid  
(702) 378-8028  
Indian Springs Civic Center  
715 Gretta Lane, Indian Springs

## LAUGHLIN

Kathleen Hickman, Secretary  
(702) 298-0828  
Regional Government Center  
101 Civic Way, Laughlin

## LONE MOUNTAIN

Dawn vonMendenhall, Secretary  
(702) 289-0196  
Mtn. Crest Neighborhood Services Center  
4701 N. Durango Dr., Las Vegas

## UPPER & LOWER KYLE CANYON

Dawn vonMendenhall, Secretary  
(702) 289-0196  
Mtn. Crest Neighborhood Services Center  
4701 N. Durango Dr., Las Vegas

## MOAPA

Judith Metz, Secretary  
(702) 455-4572  
Marley P. Robinson Justice Court &  
Community Center  
1340 E. Highway 168, Moapa

## MOAPA VALLEY

Judith Metz, Secretary  
(702) 455-4572  
Moapa Valley Community Center  
320 N. Moapa Valley Blvd., Overton

## MOUNTAIN SPRINGS

Electra Smith, Secretary  
(702) 370-6297  
Mountain Springs Fire Station  
State Route 160, Mountain Springs

## MT. CHARLESTON

Tracy Chaney, Secretary  
(702) 372-2333  
Mt. Charleston Library  
75 Ski Chalet Place, Mt. Charleston

## PARADISE

Maureen Helm, Secretary  
(702) 606-0747  
Paradise Park Community Center  
4775 McLeod Dr., Las Vegas

## RED ROCK

Electra Smith, Secretary  
(702) 370-6297  
Blue Diamond Library  
14 Cottonwood Dr., Blue Diamond

## SANDY VALLEY

Electra Smith, Secretary  
(702) 370-6297  
Sandy Valley Community Center  
650 W. Quartz Avenue, Sandy Valley

## SEARCHLIGHT

Kathleen Hickman, Secretary  
(702) 298-0828  
Searchlight Community Center  
200 Michael Wendell Way, Searchlight

## SPRING VALLEY

Carmen Hayes  
(702) 371-7991  
Desert Breeze Community Center  
8275 Spring Mtn. Road, Las Vegas

## SUNRISE MANOR

Jill Nikovis-Leiva, Secretary  
(702) 334-6892  
Hollywood Recreation & Community Ctr.  
1650 S. Hollywood, Las Vegas

## WHITNEY

Mia Davis, Secretary  
(702) 443-6878  
Whitney Recreation Center  
5712 E. Missouri Ave., Las Vegas

## WINCHESTER

Allison Acosta, Secretary  
(702) 817-6803  
Winchester Community Center  
3130 S. McLeod, Las Vegas

# PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

| Planning Commissioner | Phone           | County Commissioner    | District |
|-----------------------|-----------------|------------------------|----------|
| Michael Roitman       | (702) 455-3113* | Michael Naft           | A        |
| Nelson Stone          | (702) 455-3113* | Marilyn K. Kirkpatrick | B        |
| Tyler Brady           | (702) 455-3113* | April Becker           | C        |
| Edward Frasier III    | (702) 455-3113* | William McCurdy II     | D        |
| Vivian Kilarski       | (702) 455-3113* | Tick Segerblom         | E        |
| Leslie Mujica         | (702) 455-3113* | Justin Jones           | F        |
| Steve Kirk            | (702) 455-3113* | James Gibson           | G        |

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 02/04/2026

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-1020-18

ASSESSOR PARCEL #(s): 162 16 811 018

PROPERTY ADDRESS/ CROSS STREETS: Paradise x Flamingo 3987 Paradise

## DETAILED SUMMARY PROJECT DESCRIPTION

~~Construction of station & curb cut at 3987 Paradise Rd~~

Land use / Loop Station

## PROPERTY OWNER INFORMATION

NAME: Object Rich LLC  
ADDRESS: 3395 Cambridge St  
CITY: Las Vegas STATE: NV ZIP CODE: 89169  
TELEPHONE: \_\_\_\_\_ CELL 301 928 8221

## APPLICANT INFORMATION (information must match online application)

NAME: TBL - The Boring Company  
ADDRESS: 3395 Cambridge St  
CITY: Las Vegas STATE: NV ZIP CODE: 89169  
TELEPHONE: \_\_\_\_\_ CELL 301 928 8221 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: TBL - The Boring Company  
ADDRESS: 3395 Cambridge St  
CITY: Las Vegas STATE: NV ZIP CODE: 89169  
TELEPHONE: \_\_\_\_\_ CELL 301 928 8221 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

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

Arun Prakash  
Property Owner (Signature)\*

Arun Prakash  
Property Owner (Print)

2/17/2026  
Date



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # \_\_\_\_\_

ASSESSOR PARCEL #(s): 16221503012, 162-21-503-015

PROPERTY ADDRESS/ CROSS STREETS: 255 E. Flamingo Road, Las Vegas, NV, 89169 USA

## DETAILED SUMMARY PROJECT DESCRIPTION

Vegas Loop Station

## PROPERTY OWNER INFORMATION

NAME: Tuscany Suites, LLC

ADDRESS: 255 E Flamingo RD

CITY: Las Vegas

STATE: NV

ZIP CODE: 89169

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_

## APPLICANT INFORMATION (information must match online application)

NAME: TBC - The Boring Company

ADDRESS: 3395 Cambridge St

CITY: Las Vegas

STATE: NV

ZIP CODE: 89169

TELEPHONE: \_\_\_\_\_ CELL 419-343-8460 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: TBC - The Boring Company

ADDRESS: 3395 Cambridge St

CITY: Las Vegas

STATE: NV

ZIP CODE: 89169

TELEPHONE: \_\_\_\_\_ CELL 419-343-8460 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

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

\_\_\_\_\_  
Property Owner (Signature)\*

GRAYSON McNEELY  
Property Owner (Print)

2/11/26  
Date



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # \_\_\_\_\_

ASSESSOR PARCEL #(s): 16227102010

PROPERTY ADDRESS/ CROSS STREETS: Tropicana/ University Center Drive/ Palo Verde

6032 Palo Verde

## DETAILED SUMMARY PROJECT DESCRIPTION

Land Use App

## PROPERTY OWNER INFORMATION

NAME: OBJECT DASH L L C

ADDRESS: 5032 PALO VERDE RD

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: \_\_\_\_\_ CELL 3019289221

## APPLICANT INFORMATION (information must match online application)

NAME: TBC - The Boring Company

ADDRESS: 3395 Cambridge St

CITY: Las Vegas

STATE: NV

ZIP CODE: 89169

TELEPHONE: \_\_\_\_\_ CELL 3019289221 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: TBC - The Boring Company

ADDRESS: 3395 Cambridge St

CITY: Las Vegas

STATE: NV

ZIP CODE: 89169

TELEPHONE: \_\_\_\_\_ CELL 3019289221 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

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

  
Property Owner (Signature)\*

Arun Prakash  
Property Owner (Print)

02/24/2026  
Date



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # \_\_\_\_\_

ASSESSOR PARCEL #(s): 16221503014

PROPERTY ADDRESS/ CROSS STREETS: Flamingo/Paradise

## DETAILED SUMMARY PROJECT DESCRIPTION

Vegas Loop Station

## PROPERTY OWNER INFORMATION

NAME: Tuscany Land LLC

ADDRESS: 255 E Flamingo Rd

CITY: Las Vegas

STATE: NV

ZIP CODE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_

## APPLICANT INFORMATION (information must match online application)

NAME: TBC - The Boring Company

ADDRESS: 3395 Cambridge St

CITY: Las Vegas

STATE: NV

ZIP CODE: 89169

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: TBC - The Boring Company

ADDRESS: 3395 Cambridge St

CITY: Las Vegas

STATE: NV

ZIP CODE: 89169

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

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

Property Owner (Signature)\*

Brett Heers  
Property Owner (Print)

5/11/26  
Date



## Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # \_\_\_\_\_

ASSESSOR PARCEL #(s): 16228102004

PROPERTY ADDRESS/ CROSS STREETS: 195 E Tropicana Ave

### DETAILED SUMMARY PROJECT DESCRIPTION

Vegas Loop Station

### PROPERTY OWNER INFORMATION

NAME: Tropicana Hotel LLC  
ADDRESS: 8767 Preston Place Blvd  
CITY: Frisco STATE: TX ZIP CODE: 75033  
TELEPHONE: \_\_\_\_\_ CELL: 775 343 8460

### APPLICANT INFORMATION (information must match online application)

NAME: TBC - The Boring Company  
ADDRESS: 3395 Cambridge St  
CITY: Las Vegas STATE: NV ZIP CODE: 89169  
TELEPHONE: \_\_\_\_\_ CELL: 419-343-8460 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

### CORRESPONDENT INFORMATION (information must match online application)\*

NAME: TBC - The Boring Company  
ADDRESS: 3395 Cambridge St  
CITY: Las Vegas STATE: NV ZIP CODE: 89169  
TELEPHONE: \_\_\_\_\_ CELL: 419-343-8460 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

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

[Signature]  
Property Owner (Signature)\*

Jagmohan Dhillon

Property Owner (Print)

7/11/2026  
Date



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # \_\_\_\_\_

ASSESSOR PARCEL #(s): 16221602001

PROPERTY ADDRESS/ CROSS STREETS: 370 East Harmon Avenue, Las Vegas, NV 89169

## DETAILED SUMMARY PROJECT DESCRIPTION

Vegas Loop Station

## PROPERTY OWNER INFORMATION

NAME: 370 Harmon 1, LLC, 370 Harmon 2, LLC, 370 Harmon 3, LLC

ADDRESS: 12226 South 1000 East, Suite #4

CITY: Draper STATE: UT ZIP CODE: 84020

TELEPHONE: \_\_\_\_\_ CELL 310-403-5444

## APPLICANT INFORMATION (information must match online application)

NAME: TBC-The Boring Company

ADDRESS: 3395 Cambridge St

CITY: Las Vegas STATE: NV ZIP CODE: 89169

TELEPHONE: \_\_\_\_\_ CELL 419-343-8460 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: TBC-The Boring Company

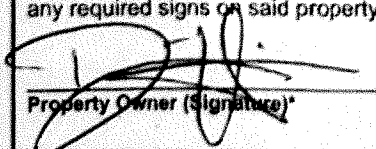
ADDRESS: 3395 Cambridge St

CITY: Las Vegas STATE: NV ZIP CODE: 89169

TELEPHONE: \_\_\_\_\_ CELL 419-343-8460 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

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

  
Property Owner (Signature)\*

Daniel Hick  
Property Owner (Print)

2/23/2026  
Date



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW #

ASSESSOR PARCEL #(s): 162 21 810 004 / 162 21 810 010

PROPERTY ADDRESS/ CROSS STREETS: 2650 S LAS VEGAS BLVD 377 East Tropicana AVE

## DETAILED SUMMARY PROJECT DESCRIPTION

Vegas Loop Station

## PROPERTY OWNER INFORMATION

NAME: BG Club 36 Master Association  
 ADDRESS: 6355 Metrowest Blvd. Suite 180  
 CITY: Orlando STATE: FL ZIP CODE: 32835  
 TELEPHONE: 407-613-3664 CELL 407-325-3807

## APPLICANT INFORMATION (information must match online application)

NAME: TBC - The Boring Company  
 ADDRESS: 3395 Cambridge St  
 CITY: Las Vegas STATE: NV ZIP CODE: 89169  
 TELEPHONE: \_\_\_\_\_ CELL 419-343-8460 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: TBC - The Boring Company  
 ADDRESS: 3395 Cambridge St  
 CITY: Las Vegas STATE: NV ZIP CODE: 89169  
 TELEPHONE: \_\_\_\_\_ CELL 419-343-8460 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

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

Signed by:  
Derek De Salvia  
 Property Owner (Signature)\*

Derek De Salvia  
 Property Owner (Print)

2/24/2026  
 Date



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # \_\_\_\_\_

ASSESSOR PARCEL #(s): 162-21-503-011 \_\_\_\_\_

162-21-503-007 \_\_\_\_\_

PROPERTY ADDRESS/ CROSS STREETS: 4250 Koval LN

## DETAILED SUMMARY PROJECT DESCRIPTION

Project plans and design to be approved by property owner.

## PROPERTY OWNER INFORMATION

NAME: Koval Lane Hospitality LLC

ADDRESS: 4250 Koval LN

CITY: Las Vegas

STATE: NV

ZIP CODE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_

## APPLICANT INFORMATION (information must match online application)

NAME: TBC - The Barry Company

ADDRESS: 3395 Cambridge St

CITY: Las Vegas

STATE: NV

ZIP CODE: 89169

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: TBC - The Barry Company

ADDRESS: 3395 Cambridge St

CITY: Las Vegas

STATE: NV

ZIP CODE: 89169

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

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Property Owner (Signature)\*

GARY ELLIS  
Property Owner (Print)

2/13/2026  
Date



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # \_\_\_\_\_

ASSESSOR PARCEL #(s): 16228102001

PROPERTY ADDRESS/ CROSS STREETS: 155 E TROPICANA AVE

## DETAILED SUMMARY PROJECT DESCRIPTION

**Vegas Loop Station**

## PROPERTY OWNER INFORMATION

NAME: 115 EAST TROPICANA AVENUE OWNER SUB LP LLC

ADDRESS: 115 E Tropicana Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89109

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_

## APPLICANT INFORMATION (information must match online application)

NAME: TBC - The Boring Company

ADDRESS: 3395 Cambridge St

CITY: Las Vegas

STATE: NV

ZIP CODE: 89169

TELEPHONE: \_\_\_\_\_ CELL 419-343-8460 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: TBC - The Boring Company

ADDRESS: 3395 Cambridge St

CITY: Las Vegas

STATE: NV

ZIP CODE: 89169

TELEPHONE: \_\_\_\_\_ CELL 419-343-8460 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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[Signature]  
Property Owner (Signature)\*

Rohit Goel  
Property Owner (Print)

02/20/26  
Date



March 31, 2026

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

RE: Justification Letter  
Land Use UC23-0126  
APN: Multiple

This Land Use application is submitted by TBC – The Boring Company ("TBC") as part of its proposal to add stations to the Las Vegas Loop Alignment.

The proposed additions are to be submitted as a revision to UC23-0126. We are seeking approval to update our entitlements; there are no station designs or concepts to be submitted at this time.

We appreciate your review of these requests. Please feel free to contact us to discuss any relevant comments.

Sincerely,

A handwritten signature in dark ink, appearing to read "TF", located below the "Sincerely," text.

Tyler Fairbanks  
The Boring Company  
(301) 928-9221  
tyler@boringcompany.com

The Boring Company  
3395 Cambridge Street

Las Vegas, NV 89169