



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

August 25, 2026

7:00pm

Note:

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

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

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

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

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

- III. Approval of Minutes for August 11, 2026 (For possible action)
- IV. Approval of the Agenda for August 25, 2026 and Hold, Combine, or Delete any Items.
(For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning
 1. **VS-26-0440-TMC HOLDINGS LLC, SERIES-G, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Fragrant Spruce Avenue, and Maryland Parkway and Tamarus Street; and a portion of a right-of-way being Serene Avenue located between Maryland Parkway and Tamarus Street within Paradise (description on file). MN/jl/kh (For possible action) **PC 9/1/26**
 2. **AR-26-400073 (UC-23-0514)-CAMMARERI ADRIENNE:**
USE PERMIT FIRST APPLICATION FOR REVIEW to allow a service bay door to face a street.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate screening for mechanical equipment; 2) parking reduction; 3) eliminate gate setback; and 4) reduce the trash enclosure setback.
DESIGN REVIEW for the expansion of an existing vehicle repair facility on 0.5 acres in an M-1 (Light Manufacturing) Zone. Generally located west of Wynn Road and north of Tropicana Avenue within Paradise. MN/tpd/cv (For possible action) **PC 9/15/26**
 3. **UC-26-0472-PECOS ROAD NV, LLC:**
USE PERMIT to allow a banquet facility in conjunction with an existing shopping center on a 1.52 acre portion of 25.96 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Pecos Road and south of Post Road within Paradise. JG/jm/cv (For possible action) **PC 9/15/26**
 4. **UC-26-0487-COAST HOTELS & CASINOS INC.:**
USE PERMIT for a temporary special event (Pinoy Festival Las Vegas) with modified standards in conjunction with an existing resort hotel (Gold Coast) on a 4.50 acre portion of 25.79 acres in a CR (Commercial Resort) Zone and a CG (Commercial General) Zone. Generally located north of Flamingo Road and west of Valley View Boulevard within Paradise. JJ/hw/cv (For possible action) **PC 9/15/26**
 5. **VS-26-0475-HORN, CRAIG:**
VACATE AND ABANDON a portion of a right-of-way being Tobias Lane located between Pecos Road and Sandhill Road (alignment) within Paradise (description on file). JG/jm/cv (For possible action) **PC 9/15/26**

6. **WS-26-0458-DUFFY FAMILY REVOCABLE TRUST & DUFFY JAMES R & AIXA TRS: WAIVER OF DEVELOPMENT STANDARDS** to reduce the rear setback for an addition in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Fort Laramie Lane and east of Window Rock Lane within Paradise. MN/rp/cv (For possible action) **PC 9/15/26**

VI. General Business (For possible action)

Review previous fiscal year budget requests and take public input regarding requests for the next fiscal year budget

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

VIII. Next Meeting Date: September 8, 2026.

IX. Adjournment.

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



Paradise Town Advisory Board

August 11, 2026

MINUTES

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

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

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

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

Roky Pais-Evia; Planning, Blanca Vazquez; Community Liaison, Alvaro Lozano; Clark County Administrative Services

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

II. Public Comment:
None

III. Approval of July 28, 2026 Minutes

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

Approval of Agenda for August 11, 2026

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

IV. Informational Items (For Discussion only)
None

V. Planning & Zoning

1. **TM-26-500105-M B S B NV-TX HOLDINGS, LLC:**

TENTATIVE MAP consisting of 1 commercial lot on 7.34 acres in a CG (Commercial General) Zone. Generally located north of Flamingo Road and west of Sandhill Road within Paradise. TS/jm/kh (For possible action) **PC 8/18/26**

MOVED BY-Sheesley

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

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

SIGN DESIGN REVIEW to increase the sign area of an existing freestanding sign on a portion of 19.61 acres in a PF (Public Facility) Zone within the Airport Environs (AE-65, AE-70, & AE-75) Overlay. Generally located north of Sunset Road and east of Las Vegas Boulevard South within Paradise. JG/jm/kh (For possible action) **PC 9/1/26**

MOVED BY-Kephart

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

3. **UC-26-0412-INVESTE PLUS:**

USE PERMIT for a proposed avocational or vocational training facility (dance studio) within an existing commercial building on 1.1 acres in an IL (Industrial Light) Zone. Generally located west of Arville Street and south of Nevso Drive within Winchester. MN/jl/kh (For possible action) **PC 9/1/26**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

4. **VS-26-0440-TMC HOLDINGS LLC, SERIES-G, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Fragrant Spruce Avenue, and Maryland Parkway and Tamarus Street; and a portion of a right-of-way being Serene Avenue located between Maryland Parkway and Tamarus Street within Paradise (description on file). MN/jl/kh (For possible action) **PC 9/1/26**

Held per applicant, Return to the August 25, 2026 Paradise TAB meeting.

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

WAIVER OF DEVELOPMENT STANDARDS to reduce rear the setback for an addition in conjunction with an existing single-family residence on 0.2 acres in an RS5.2 (Residential Single-Family) Zone. Generally located south of Robindale Road and west of Maggie Belle Court within Paradise. MN/jm/kh (For possible action) **PC 9/1/26**

MOVED BY-Kephart

DENY

VOTE: 4-0 Unanimous

6. **ET-26-400070 (UC-24-0289)-BOULEVARD VENTURES LLC & 2495 RIVIERA LP:**
USE PERMIT FIRST EXTENSION OF TIME for a congregate care facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modified Maryland Parkway Overlay design standards; and 2) modified driveway design standards.
DESIGN REVIEWS for the following: 1) congregate care facility; and 2) parking lot modifications in conjunction with an existing commercial complex on a 17.34 acre portion of a 76.04 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway (MPO) Overlays. Generally located east of Maryland Parkway and south of Desert Inn Road within Paradise. TS/jl/kh (For possible action) **BCC 9/2/26**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

7. **ZC-26-0415-COUNTY OF CLARK:**

ZONE CHANGE to reclassify 0.24 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone. Generally located north of Twain and east of Royal Crest Street within Paradise (description on file). TS/jgh (For possible action) **BCC 9/2/26**

MOVED BY-Sheesley

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

8. **WS-26-0416-COUNTY OF CLARK:**

WAIVER OF DEVELOPMENT STANDARDS to reduce the driveway departure distance.
DESIGN REVIEW a public facility (community impact center) on a portion of 0.24 acres in a PF (Public Facility) Zone. Generally located north of Twain and east of Royal Crest Street within Paradise. TS/lm/kh (For possible action) **BCC 9/2/26**

MOVED BY-Sheesley

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

9. **ZC-26-0443-S4A004, LLC:**

ZONE CHANGE to reclassify 0.86 acres from an RS5.2 (Residential Single-Family 5.2) Zone and an RM32 (Residential Multi-Family 32) Zone to a CR (Commercial Resort) Zone. Generally located east of Koval Lane and north of Tropicana Avenue within Paradise (description on file). JG/rk/kh (For possible action) **BCC 9/2/26**

MOVED BY-Sheesley

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

10. **VS-26-0445- S4A004, LLC:**

VACATE AND ABANDON a portion of right-of-way being Koval Lane located between Tropicana Avenue and Tompkins Avenue within Paradise (description on file). JG/rk/kh (For possible action) **BCC 9/2/26**

MOVED BY-Sheesley

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

11. **UC-26-0444- S4A004, LLC:**

USE PERMIT for long term/short term lodging.

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

DESIGN REVIEWS for a long term/short term hotel on 0.86 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Koval Lane and north of Tropicana Avenue within Paradise. JG/rk/kh (For possible action) **BCC 9/2/26**

MOVED BY-Sheesley

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

VI. General Business (for possible action)
None

VII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be August 25, 2026

IX. Adjournment
The meeting was adjourned at 7:55 p.m.

09/01/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Fragrant Spruce Avenue, and Maryland Parkway and Tamarus Street; and a portion of a right-of-way being Serene Avenue located between Maryland Parkway and Tamarus Street within Paradise (description on file). MN/jl/kh (For possible action)

RELATED INFORMATION:

APN:

177-23-209-005

LAND USE PLAN:

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

BACKGROUND:

Project Description

The applicant requests to vacate and abandon easements and a portion of the existing right-of-way to accommodate detached sidewalks and develop the site.

Prior Land Use Requests

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

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TMC HOLDINGS LLC, SERIES-G, LLC

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

09/15/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-26-400073 (UC-23-0514)-CAMMARERI ADRIENNE:

USE PERMIT FIRST APPLICATION FOR REVIEW to allow a service bay door to face a street.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate screening for mechanical equipment; 2) parking reduction; 3) eliminate gate setback; and 4) reduce the trash enclosure setback.

DESIGN REVIEW for the expansion of an existing vehicle repair facility on 0.5 acres in an M-1 (Light Manufacturing) Zone.

Generally located west of Wynn Road and north of Tropicana Avenue within Paradise. MN/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

162-19-810-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate screening for mechanical equipment where required per Table 30.56-2.
2. Allow a parking reduction to 13 spaces where 28 spaces are required per Table 30.60-2 (a 54% reduction).
3. Eliminate setback from a gate to the street where 50 feet is required per Section 30.64.020 (a 100% reduction).
4. Reduce the trash enclosure setback to the street to 8 feet where 10 feet is required per Section 30.56.120 (a 20% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4795 Wynn Road
- Site Acreage: 0.5
- Project Type: Vehicle repair
- Number of Stories: 1
- Building Height (feet): 19
- Square Feet: 2,567 (addition)/2,432 (existing)
- Parking Required/Provided: 28/13

History & Request

This project was originally approved on October 3, 2023 by the Planning Commission with a condition to review as a public hearing in one year. The approved plans show an existing vehicle repair facility. The applicant requested to build an attached addition that would be 2,567 square feet. The first extension was approved on November 19, 2024 by the Planning Commission (ET-24-400109). While completing the building permit, the applicant found out that there was an existing leach field underneath the proposed addition that cannot be built upon. As a result, revised plans were submitted that showed a 1,419 square feet detached building, rather than the original attached design, located on the south portion of the property. ADR-25-900592 was approved by the Zoning Administrator in August 2025 for that change. Now the applicant is requesting an application review as conditioned with their second extension of time with ET-25-400119.

The approved site plans depict an existing vehicle repair facility within a 2,432 square foot building built in 1983. The existing building is located along the west side of the site. The originally approved plan showed an attached addition to an existing vehicle repair facility. The addition was 2,567 square feet. The revised plans approved with ADR-25-900592 show that the proposed addition will be detached and 1,419 square feet in area. The proposed detached metal building is located along the south side of the property. Access to the site is via a private cul-de-sac, Cannoli Circle. Originally, the applicant requested a waiver to reduce parking. However, the revised plans approved with ADR-25-900592 show 13 parking spaces are provided for this facility where only 8 parking spaces are required. Therefore, the waiver to reduce parking is no longer needed. The trash enclosure is located on the northeast corner of the site, intruding into the right-of-way setback along Cannoli Circle by 1 foot 2 inches; therefore, waivers of development standards were included in the original application. Additionally, a design review for the addition, as well as a use permit to allow service bay doors facing a street (Cannoli Circle) are a part of the original request. The hours of operation are Monday to Friday from 7:00 a.m. to 6:00 p.m. The vehicles being repaired are automobiles and light trucks and will not include any watercraft or recreational vehicles.

Landscaping

The approved plans show existing 6 foot wide street landscaping (palm trees) along Wynn Road. According to the applicant, the landscaping has been there for at least 20 years. No parking lot landscaping is proposed on site.

Elevations

The originally approved plan shows an existing 1 story plaster over CMU 2,432 square foot building. The revised plans approved with ADR-25-900592 show a 1 story addition is a 1,419 square foot metal building, which will be detached from the existing building. The height of the new building will be 18 feet. The proposed metal building will be painted to match the existing CMU building. The overall height of the existing vehicle repair facility is 18 feet.

Floor Plans

The approved plans depict an existing 2,432 square foot building, consisting of a 582 square foot office, restrooms, a 1,850 square foot service bay (existing). The revised plans approved with ADR-25-900592 depict a detached building that has 1,419 square feet of new service bays.

Previous Conditions of Approval

Listed below are the approved conditions for ET-25-400119 (UC-23-0514):

Comprehensive Planning

- Until October 3, 2026 to commence or the application will expire unless extended with an extension of time;
- Until October 3, 2026 to review or the application 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.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Listed below are the approved conditions for ET-24-400109 (UC-23-0514):

Comprehensive Planning

- Until October 3, 2025 to commence or the application will expire unless extended with an extension of time;
- Until October 3, 2025 to review or the application 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Listed below are the approved conditions for UC-23-0514:

Comprehensive Planning

- 1 year to review as a public hearing.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

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

Applicant's Justification

The applicant states they are requesting this review to comply with previous conditions of approval for their second extension of time. They have been issued building permits to construct the approved detached metal building and are actively working to finalize these building permits.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-25-400119 (UC-23-0514)	Second extension of time of a use permit, waivers of development standards, and a design review for a vehicle repair facility	Approved by PC	December 2025
ADR-25-900592	Revised plans for UC-23-0514	Approved by Zoning	July 2025
ET-24-400109 (UC-23-0514)	First extension of time for use permit, waivers of development standards, and a design review for a vehicle repair facility	Approved by PC	November 2024
UC-23-0514	Use permit, waivers of development standards, and a design review for a vehicle repair facility	Approved by PC	October 2023
ZC-0144-83	Reclassified 5.3 acres from R-E to M-1 zoning	Approved by BCC	September 1983

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East & West	Business Employment	IL	Industrial uses
South	Entertainment Mixed-Use	IL	Industrial uses

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 with ET-25-400119 (UC-23-0514) per members from the Paradise Town Board to determine if there were any issues with parking and vehicle circulation on the site. The applicant has demonstrated compliance with conditions and staff cannot find any adverse impact on the surrounding neighborhood, community, or streets. It is for these findings staff can support the request. The applicant has been issued building permits to construct the approved detached metal building and is waiting for final inspections to clear the permit. Furthermore, there are no active enforcement violations for 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

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: ADRIENNE CAMMARERI

CONTACT: ADRIENNE CAMMARERI, 4795 WYNN ROAD, LAS VEGAS, NV 89103



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-101187

ASSESSOR PARCEL #(s): 162-19-810-008

PROPERTY ADDRESS/ CROSS STREETS: 4795 WYNN ROAD LAS VEGAS NV 89103

DETAILED SUMMARY PROJECT DESCRIPTION

CAMCO METAL BUILDING
EXISTING AUTO REPAIR SHOP ADDITION OF NEW METAL BUILDING DETACHED FROM EXISTING ONE

PROPERTY OWNER INFORMATION

NAME: ADRIENNE CAMMARERI

ADDRESS: 4795 WYNN ROAD

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89103

TELEPHONE: (702) 739-9627

CELL

APPLICANT INFORMATION (information must match online application)

NAME: ADRIENNE CAMMARERI

ADDRESS: 1517 CUTLER DRIVE

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89117

TELEPHONE: (702) 739-9627

CELL

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: ADRIENNE CAMMARERI

ADDRESS: 4795 WYNN ROAD

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89103

TELEPHONE: (702) 257-2266

CELL

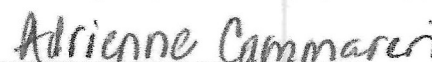
(702) 739-9627

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.


Property Owner (Signature)*


Property Owner (Print)


Date

2



4795 Wynn Road
Las Vegas, NV 89103
(702) 257-2266
www.camcotransmission.com

July 2, 2026

Clark County
Department of Comprehensive Planning
500 S. Grand Central Parkway
Box 551741
Las Vegas, NV 89155

Application for Review: 26-101187

Project Address: 4795 Wynn Road Las Vegas, NV 89103

To Whom it May Concern:

On the date referenced above we applied for an application for review for the project referenced above. We require the Application for Review as the Land Use Application 23-0514 was approved on the condition that the project be reviewed.

We commenced construction in late 2025. The excavation and construction of the concrete pad was completed in December 2025. Assembly and construction of the structure was completed in February 2026. All third-party inspections have been completed to date. As of the date of this letter, we are awaiting notification from Nevada Energy to schedule a date to the complete connection of electricity to the new meter. Additionally, we anticipate all other outstanding conditions will be completed no later than July 15, 2026.

Please let us know if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Adrienne Cammareri". The signature is fluid and cursive, with a large initial 'A' and a long, sweeping underline.

Adrienne Cammareri

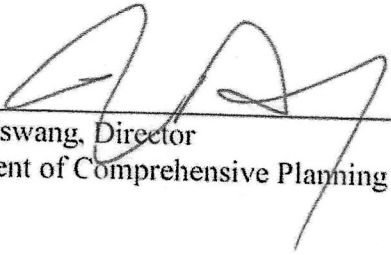
**BOARD OF COUNTY COMMISSIONERS
AGENDA LOG AMENDMENT
WEDNESDAY, JULY 22, 2026**

Hold to the August 5, 2026 Zoning meeting:

- Item 29 - WS-26-0332 per the applicant. Sunrise Manor/Steve
- Item 30 - PUD-26-0329 per the applicant. Sunrise Manor/Steve
- Item 31 - TM-26-500086 per the applicant. Sunrise Manor/Steve

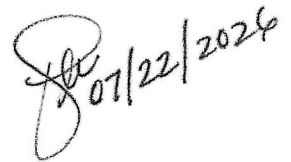
Hold to the August 19, 2026 Zoning meeting:

- Item 16 - WS-26-0113 per the applicant. Paradise/Negar



Jason Allswang, Director
Department of Comprehensive Planning

July 22, 2026



09/15/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0472-PECOS ROAD NV, LLC:

USE PERMIT to allow a banquet facility in conjunction with an existing shopping center on a 1.52 acre portion of 25.96 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay.

Generally located east of Pecos Road and south of Post Road within Paradise. JG/jm/cv (For possible action)

RELATED INFORMATION:

APN:

161-31-410-025

RELATED APN:

161-31-410-004 through 161-31-410-008; 161-31-410-010 through 161-31-410-013; 161-31-410-016; 161-31-410-021; 161-31-410-030 through 161-31-410-032

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3565 E. Post Road
- Site Acreage: 1.52 (site)/25.96 (overall shopping center)
- Project Type: Banquet facility
- Square Feet: 3,444 (site suite)
- Parking Required/Provided: 623/948 (overall shopping center)

Site Plan

The plan depicts an existing shopping center consisting of 10 buildings. The 3,444 square foot suite where the proposed banquet facility is proposed to be located is on the west side of building five in the northwest corner of the shopping center. Parking is provided at the front and side of the site, and between the buildings, with 948 spaces provided throughout the shopping center where 623 spaces are required. Access to the site is via 3 driveways along Post Road, 6 driveways along Pecos Road, and 2 driveways along Sunset Road. The applicant is requesting a use permit to allow a banquet facility in an industrial park zone.

Landscaping

Landscaping exists throughout the site and there is no new landscaping being proposed with this request.

Elevations & Floor Plans

The photographs depict an existing building with painted stucco exterior walls, fenestration oriented towards the front parking lot, and a variant roof line. The 3,444 square foot lease space will include an open event hall area, restrooms, prep kitchen, offices, and storage room space.

Applicant's Justification

The applicant indicates that the proposed banquet facility is intended to be used as a multi-use commercial venue designated to serve the Las Vegas metropolitan area's growing demand for event facilities. The proposed facility will integrate administrative offices, event equipment rental services, a banquet and event hall, and a commercial kitchen supporting licensed catering operations. This request is consistent with the County's stated objectives of encouraging economic development, supporting locally owned businesses, and meeting increasing community demand for quality events and hospitality services. The proposed Madd Entertainment Event Center is consistent with the commercial character of the surrounding area and complements existing hospitality and entertainment-adjacent uses in the vicinity. The applicant states that the standard business and administrative operations will operate Monday through Friday from 8:00 a.m. to 6:00 p.m., with event operations generally taking place between 10:00 a.m. and 11:00 p.m., consistent with standard banquet and event venue operating hours. The applicant will adhere to any noise, hours, or activity restrictions imposed by the Commission as a condition of permit approval.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0904-06	Use permit for a laboratory	Approved by PC	August 2006
UC-1176-03	Use permit for photographic studio	Approved by PC	September 2003
UC-0327-02	Use permit for private club	Approved by PC	April 2002
DR-0071-99	Design review for an office/warehouse complex	Approved by PC	February 1999
WT-1291-98 (95-24510)	Waiver of Title for an off-site bond extension	Approved by BCC	September 1998
VC-2235-97	Variance for office/warehouse parking requirements	Approved by PC	January 1998
DR-0645-97	Design review for an office/warehouse	Approved by PC	May 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Business Employment	IP (AE-65 & AE-70)	Shopping center & office/warehouse

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 the proposed use should not result in substantial or undue adverse effects on the adjacent properties, the character of the neighborhood or public health, safety and general welfare. The site is surrounded by existing commercial and industrial buildings. In addition, there is no residential development directly adjacent to the subject site. Additionally, the site has a history of hosting similar uses. Staff finds the banquet facility should not negatively impact the overall shopping center or the adjacent industrial areas; therefore, staff recommends approval.

Department of Aviation

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

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MADD ENTERTAINMENT LLC

CONTACT: TAMERA MCVICKER, MADD ENTERTAINMENT LLC, 3565 EAST POST ROAD, LAS VEGAS, NV 89120



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-101056

ASSESSOR PARCEL #(s): 161-31-410-025

PROPERTY ADDRESS/ CROSS STREETS: 3565 E Post Rd Unit 113/114 Las Vegas, NV 89120

DETAILED SUMMARY PROJECT DESCRIPTION

Administrative operation, event rentals, venue space/banquet hall, and commercial kitchen/catering operation.

PROPERTY OWNER INFORMATION

NAME: A M J 3565 Post LLC

ADDRESS: 7512 Via Signorelli St

CITY: Las Vegas

TELEPHONE: _____

CELL _____

STATE: NV

ZIP CODE: 89131

APPLICANT INFORMATION (information must match online application)

NAME: Madd Entertainment LLC

ADDRESS: 3565 E Post Rd Unit 113/114

CITY: Las Vegas

TELEPHONE: 775-225-4240

CELL _____

STATE: NV

ZIP CODE: 89120

ACCELA REFERENCE CONTACT ID # 341734

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Tamera McVicker

ADDRESS: 3565 E Post Rd Unit 113/114

CITY: Las Vegas

TELEPHONE: _____

CELL 775-225-4240

STATE: NV

ZIP CODE: 89120

ACCELA REFERENCE CONTACT ID # 341734

*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.

DocuSigned by:

Yu Tian

Property Owner (Signature)*

Yu Tian

Property Owner (Print)

6/22/2026

Date



June 25, 2026

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

Dear Planning Commission:

Re: Formal Justification — Application for Special Use Permit | 3565 E Post Rd #113/114, Las Vegas, NV 89120 | Madd Entertainment Event Center

I. INTRODUCTION AND PURPOSE OF REQUEST

Madd Entertainment LLC, respectfully submits this formal justification letter in support of its application for a Special Use Permit for the property located at 3565 E Post Rd #113/114, Las Vegas, Nevada 89120.

The purpose of this application is to obtain authorization for the establishment and operation of the Madd Entertainment Event Center — a multi-use commercial venue designed to serve the Las Vegas metropolitan area's growing demand for full-service event facilities. The proposed facility will integrate administrative offices, event equipment rental services, a banquet and event hall, and a commercial kitchen supporting licensed catering operations.

This request is consistent with the City of Las Vegas's stated objectives of encouraging economic development, supporting locally owned businesses, and meeting increasing community demand for quality event and hospitality services.

II. DESCRIPTION OF THE PROPOSED USE

The Madd Entertainment Event Center is proposed to operate as a comprehensive, full-service event facility encompassing four distinct but complementary use categories:

- **Administrative Operations.** The facility will house business offices for the day-to-day management.
- **Event Rental Services.** Madd Entertainment has an established inventory of event equipment, including tables, chairs, linens, audio-visual systems, décor, and specialty event furnishings. The facility will serve as the primary staging, storage, preparation, and dispatch hub for equipment rentals to clients throughout the Las Vegas valley.
- **Venue Space and Banquet Hall.** The proposed facility will operate as a rentable event venue for corporate gatherings, private receptions, weddings, community events, and social celebrations.
- **Commercial Kitchen and Catering Operations.** A licensed commercial kitchen will support the catering operations for the event center. This kitchen will be used for on-site food preparation in connection with events hosted at the venue and for separately contracted off-site catering engagements.

III. JUSTIFICATION AND COMPATIBILITY WITH THE SURROUNDING AREA

Las Vegas is internationally recognized as the premier event and entertainment destination in the United States, with a robust and expanding ecosystem of hospitality, catering, meetings, and special events. The East Las Vegas corridor, inclusive of the Post Road area, has experienced continued commercial development and is well-positioned to support uses of this nature.

The proposed Madd Entertainment Event Center is consistent with the commercial character of the surrounding area and complements existing hospitality and entertainment-adjacent uses in the vicinity. The facility's proposed operations — venue rentals, equipment services, catering, and administrative offices — are each individually recognized commercial activities that, when unified under one roof, create an efficient and professionally managed hub for event services.

IV. PUBLIC BENEFIT AND COMMUNITY IMPACT

The establishment of the Madd Entertainment Event Center is expected to generate meaningful and lasting benefits for the City of Las Vegas and the surrounding community:

- **Economic Contribution.** The facility will generate local tax revenues through business operations, sales tax on event services and equipment rentals, and hospitality-related economic activity. Las Vegas's continued expansion — including new sports franchises, film studio development, and major convention activity — is creating sustained demand for quality event venues at all scales. The Madd Entertainment Event Center is well-positioned to serve that demand.
- **Job Creation.** The operation of a full-service event center requires staffing across multiple functions, including event coordination, culinary production, setup and logistics, equipment management, and client services. The applicant anticipates the creation of both direct employment and contracted service positions, contributing to local workforce development.

V. OPERATIONAL DETAILS

The applicant is committed to operating the Madd Entertainment Event Center in full compliance with all applicable municipal, county, and state regulations. The following operational parameters are proposed:

- **Hours of Operation.** Standard business and administrative operations will occur Monday through Friday, 8:00 a.m. to 6:00 p.m. Event operations will generally take place between 10:00 a.m. and 11:00 p.m., consistent with standard banquet and event venue operating hours. The applicant will adhere to any noise, hours, or activity restrictions imposed by the Commission as a condition of permit approval.
- **Parking and Traffic.** The applicant acknowledges the importance of adequate parking and orderly traffic management for a venue. The proposed facility will make use of available on-site and proximate parking capacity appropriate.
- **Safety and Code Compliance.** The facility will be maintained in full compliance with all applicable building codes, fire safety regulations, and occupancy requirements. Event capacities will not exceed code-permitted limits. The applicant will work with the Clark

County Fire Department and relevant code enforcement agencies to ensure all required inspections, certifications, and safety installations are in place prior to opening.

- **Licensing and Insurance.** Madd Entertainment LLC currently holds a state business license, and a general liability insurance policy. All required permits and licenses specific to the proposed venue use will be obtained in advance of operations commencing.
- **Neighborhood Compatibility.** The applicant is committed to being a responsible and considerate neighbor. Measures including appropriate signage, lighting controls, waste management protocols, and designated event ingress and egress will be implemented to minimize disruption to surrounding areas.

VI. CONCLUSION AND REQUEST FOR APPROVAL

Madd Entertainment LLC represents the kind of locally owned, professionally operated, and community-committed enterprise that the City of Las Vegas's planning framework is designed to support. The proposed Madd Entertainment Event Center at 3565 E Post Rd is a natural, demand-driven expansion of an established business with a proven track record of responsible event management across the Las Vegas metropolitan area.

The proposed use is compatible with the surrounding commercial environment, consistent with the City's economic development objectives, and will deliver tangible public benefits through job creation, tax revenue, and the provision of quality event services to corporate, private, and community clients.

The applicant respectfully requests that the Planning Commission grant approval of this Special Use Permit application and welcomes the opportunity to address any questions, conditions, or additional information requests the Commission may have. The applicant is available to appear before the Commission at any scheduled hearing and to provide supplemental documentation as needed.

Respectfully submitted,

Tamera McVicker and Jacqueline Garcia

Owners and Principal Operators

Madd Entertainment LLC

info@madd-entertainment.com

09/15/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0487-COAST HOTELS & CASINOS INC.:

USE PERMIT for a temporary special event (Pinoy Festival Las Vegas) with modified standards in conjunction with an existing resort hotel (Gold Coast) on a 4.50 acre portion of 25.79 acres in a CR (Commercial Resort) Zone and a CG (Commercial General) Zone.

Generally located north of Flamingo Road and west of Valley View Boulevard within Paradise. JJ/hw/cv (For possible action)

RELATED INFORMATION:

APN:

162-18-802-002 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4000 W. Flamingo Road
- Site Acreage: 4.5 (portion)/25.79 (site)
- Project Type: Special event with modified standards (Pinoy Festival Las Vegas)
- Parking Required/Provided: 1,320 (per WS-0788-01)/3,057

Plans & Request

The plans depict an existing resort hotel development located at the northwest corner of Valley View Boulevard and Flamingo Road. The proposed special event is in the northern portion of the site, to the north and west of the eastern parking garage. The proposed special event is the Pinoy Festival Las Vegas and will consist of 3 areas, a carnival, live performance area, and a vendor area. The carnival area will consist of a temporary tent area that will contain a variety of live entertainment activities. To the west of the carnival area, is a food and retail vendor area that consists of several 10 by 10 temporary tent structures. To the south of the vendor area will be a stage area that consists of a stage with seating for live concerts and similar performances. Bathrooms, ticket booths, and security areas are scattered throughout the site. The special event will be accessed from the existing resort casino with parking provided by the on-site garage and parking lots. A total of 3,057 parking spaces are available. The applicant is requesting to allow the vendor tents to be 50 feet and to allow the stage to be 100 feet from the residential area to the west. Normally, special events are required to have structures of any kind be 200 feet from a residential use and live entertainment must be 500 feet from a residential use.

Applicant's Justification

The proposed special event has occurred at this site for 2 years as a Temporary Event with no issues or problems. This year the event is planned for October 9 through 11, 2026. The festival is an outdoor cultural festival showcasing Filipino music, dance, cuisine, and community that is expected to have a maximum expected occupancy of 3,506 attendees per day. The festival also features live entertainment during daytime hours from 11:00 a.m. to 10:00 p.m. Tents and booths, which are 10 feet by 10 feet, are provided for food vendors, retail, shaded seating, and sponsor activities. On-site security, traffic management, and EMT services will be provided at all times. Event perimeter will be clearly fenced and contained within the Gold Coast designated event area. Finally, coordination with Metro Police, Clark County Fire, and Building and Safety will occur to ensure all proper permits and protocols are followed. The setback reductions are entirely appropriate since the use is temporary use with limited hours of operation and will only be conducted for three days in October. There are no other proposed changes to the site design, including access and driveways.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0546	Use permit for a monorail	Approved by BCC	October 2021
WS-0788-01	Waivers of Development Standards for a parking garage and addition to an existing resort hotel	Approved by PC	August 2001
DR-0998-00	Design review for a 19,000 square foot addition to an existing resort hotel	Approved by PC	August 2000
ZC-88-84	Zone change to reclassify the site from R-E to H-1	Approved by BCC	June 1984
UC-64-84	Use permit for 193,000 square foot, 150 room resort hotel	Approved by BCC	June 1984

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	IL & RM32	Office/warehouse complex & multi-family residential
South	Entertainment Mixed-Use	CR	Palms Resort Hotel & shopping center
East	Entertainment Mixed-Use	CR	Rio Resort Hotel
West	Entertainment Mixed-Use	RM32 & CG	Multi-family residential & shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

The purpose of reviewing special events which are requesting modified residential separation standards is to assure the proposed activities will not impact the surrounding area nor the adjacent residential uses. In this case, the applicant is requesting to allow vendor tents and live entertainment to encroach within required residential setbacks. Staff finds that the subject site is a resort hotel which has had several temporary events in the past, so there is some noise that should be expected by adjacent residents. Additionally, the applicant states they have had this event previously and there have been no noted complaints. Given the history of this event on the site and the area where the event is being located, the proposed event should not have a significant impact on the surrounding area. Similar events have also been approved in similar high intensity commercial areas. For these reasons, staff is able to 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:

- Approved for the Pinoy Festival Las Vegas for 3 days each year, with 1 week for set-up and 1 week for take-down;
- Live entertainment is limited from 6:00 a.m. to 11:00 p.m. each day.
- 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; events must comply with Building and Fire Codes; that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Applicant to coordinate with Public Works - Development Review on the commercial driveway access for the temporary events;
- All ingress and egress shall be from Valley View Boulevard only.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316 and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the event organizer must notify the Collection System Services Group at 702-668-8048 of the upcoming special event and submit a completed Application for Temporary Capacity Agreement identifying the connection location to the District's sewer system. The application must include on-site plumbing plans showing fixtures, connection point(s), total estimated discharge flow, 8 1/2" — 11-inch map(s) and/or sketches, and a non-refundable administrative fee of \$1,000. Following the event, the organizer will be invoiced for the discharged volume based on the estimated discharge flows provided in the application. For inquiries, email amelo@cleanwaterteam.com and specialevents@cleanwaterteam.com.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DIONICIO GORDILLO

**CONTACT: DIONICIO GORDILLO, NORTH LAS VEGAS, 204 BELLE ISLE COURT,
HENDERSON, NV 89012**



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100715

ASSESSOR PARCEL #(s): 162-18-802-002

PROPERTY ADDRESS/ CROSS STREETS: 4000 West Flamingo Road (NEC Valley View Blvd. & Flamingo Road)

DETAILED SUMMARY PROJECT DESCRIPTION

Special Use Permit for reduced setbacks in conjunction with a temporary Commercial event consisting of a three-day outdoor cultural event festival known as the Pinoy Festival Las Vegas. The festival showcases Filipino music, dance, cuisine, and community. The festival will feature live entertainment, a parade of festivals with traditional regional costumes, cultural dance performances, food and retail vendors, and authentic Filipino cuisine.

PROPERTY OWNER INFORMATION

NAME: Coast Hotels and Casinos (DBA Gold Coast Hotel and Casino)

ADDRESS: 4000 W. Flamingo Road

CITY: Las Vegas

TELEPHONE: (702) 379-6601

CELL (702) 379-6601

STATE: NV

ZIP CODE: 89103

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: Dionicio Gordillo, DG Consultants

ADDRESS: 204 Belle Isle Ct.

CITY: Henderson

STATE: NV

ZIP CODE: 89012

TELEPHONE: (702) 379-6601

CELL (702) 379-6601

ACCELA REFERENCE CONTACT ID # 191488

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

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

Property Owner (Signature)*

Property Owner (Print)

Date

June 1, 2026

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

**RE: REVISED- Recreational/Entertainment Facility (APN: 162-18-802-002)
Pinoy Festival Las Vegas at Gold Coast Casino and Hotel – 4000 W. Flamingo Road**

On behalf of Gold Coast Casino and Hotel, we are requesting a special use permit for a temporary event consisting of a three day outdoor cultural event festival known as the Pinoy Festival Las Vegas. The festival showcases Filipino music, dance, cuisine, and community. The festival will feature live entertainment, a parade of festivals with traditional regional costumes, cultural dance performances, food and retail vendors, and authentic Filipino cuisine. The subject site is on a 4.5 acre portion of an overall 26.0 acre resort hotel property, zoned CR (Commercial Resort), and located on the north side of Flamingo Road and the west side of Valley View Boulevard.

The request is entirely consistent with the intent of the CR zoning district and Entertainment Mixed-Use (EM) planned land use designation and in compliance with several Goals and Policies contained within the Clark County Master Plan. The CR district is established to accommodate the development of gaming enterprises, tourist and commercial activity, and mixed-use development, and to prevent uses incompatible with gaming enterprises and resort development.

Nature of Event and Overall Project Description

The proposed festival has occurred at this site for two years as a Temporary Event with no issues or problems. The intent to conduct the festival at this site with a slightly modified site plan. This year the event is planned for October 9 through 11, 2026, with the following hours of operation: Friday, October 9 is 4:00 p.m. to 11:00 p.m.; Saturday, October 10 is 11:00 a.m. to 11:00 p.m.; and Sunday is 11:00 a.m. to 10:00 p.m.

The festival is an outdoor cultural festival showcasing Filipino music, dance, cuisine, and community that is expected to have a maximum expected occupancy of 3,506 attendees per day. The festival also features live entertainment during daytime hours from 11:00 a.m. to 10:00 p.m. Tents and booths, which are 10 feet by 10 feet, are provided for food vendors, retail, shaded seating, and sponsor activities. On-site security, traffic management, and EMT services will be provided at all times. Event perimeter will be clearly fenced and contained within the Gold Coast designated event area. Finally, coordination with Metro Police, Clark County Fire, and Building and Safety will occur to ensure all proper permits and protocols are followed.

Special Use Permit

The site modification that is proposed this year will modify setback requirements for structures and other ancillary uses associated with the festival. Specifically, the request is to allow ancillary structures (tents and booths) within 200 feet of a residential use to the west. The proposed setback to tents and booths will be 50 feet. The additional request is to allow outdoor live entertainment within 100 feet of a residential use to the west. The setback reductions are entirely appropriate since the use is a temporary use with limited hours of operation and will only be conducted for three days in October. There are no other proposed changes to the site design, including access and driveways.

D G Consultants

Commitment to Zoning Compliance

The owner, applicant, and operator are committed to operating the property in a manner consistent with Clark County zoning regulations, with particular attention to traffic management, parking limitations, noise control, and neighborhood compatibility. The facility use is structured to remain low-impact, controlled, and compliant at all times.

Therefore, the proposed uses and site location achieve the following: **a)** the proposed uses are in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 30; **b)** the proposed uses will not have substantial or undue adverse effects on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; and **c)** the proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

Thank you for your consideration.

Sincerely,

Dionisio Smith

09/15/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0475-HORN, CRAIG:

VACATE AND ABANDON a portion of a right-of-way being Tobias Lane located between Pecos Road and Sandhill Road (alignment) within Paradise (description on file). JG/jm/cv (For possible action)

RELATED INFORMATION:

APN:

178-06-203-011

LAND USE PLAN:

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

BACKGROUND:

Project Description

This application is a request to vacate a portion of right-of-way being Tobias Lane. The area being vacated is no longer necessary for right-of-way purposes.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-21-0563	Vacate and abandonment right of way	Approved by PC	December 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential development
South	City of Henderson	RS-2	Single-family residential development

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way that is not needed for site, drainage, or roadway development.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Right-of-way dedication to include a portion of the cul-de-sac on Tobias Lane;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: ACG DESIGN

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-101150
ASSESSOR PARCEL #(s): 178-06-203-011

PROPERTY ADDRESS/ CROSS STREETS: 3675 Tobias Lane, Clark County NV, 89120

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation request for a portion of R.O.W. that is no longer needed per the proposed development at 3675 Tobias Lane

PROPERTY OWNER INFORMATION

NAME: Craig Horn
ADDRESS: 3461 AUGUSTA NATIONAL DR. SOUTH
CITY: SALEM STATE: OR ZIP CODE: 97302
TELEPHONE: 503-569-5919 CELL: _____

APPLICANT INFORMATION (information must match online application)

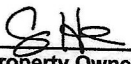
NAME: ACG Design - Bethany Hyland
ADDRESS: 4310 Cameron Street, Suite 12-A
CITY: Las Vegas STATE: NV ZIP CODE: 89103
TELEPHONE: 702-488-8737 CELL: _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: ACG Design
ADDRESS: 4310 Cameron Street, Suite 12-A
CITY: Las Vegas STATE: NV ZIP CODE: 89103
TELEPHONE: 702-488-8737 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)*

Craig Horn
Property Owner (Print)

06/11/2026
Date



June 30, 2026

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

RE: Right-of-Way Vacation Application
Project Name: 3675 Tobias Ln
Project Address: 3675 Tobias Ln, Las Vegas. NV 89120
Assessor's Parcel #: 178-06-203-011

To Whom It May Concern:

Please find attached our vacation application. This R.O.W. area is no longer needed per the proposed development therefore requiring the vacation. With vacating the portions of R.O.W. shown we will also be providing additional pavement to fix the alignment of the cul-de-sac on Tobias Lane.

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

Sincerely,

Randolph Skorpinski
Principal/Civil Engineer
Architectural Civil Group, LLC.
RSkorpinski@acg.design
(702) 569-9157



Randolph A. Skorpinski Digitally signed by
Randolph A. Skorpinski
Date: 2026.06.30
10:43:17 -07'00'

09/15/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0458-DUFFY FAMILY REVOCABLE TRUST & DUFFY JAMES R & AIXA TRS:

WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for an addition in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located north of Fort Laramie Lane and east of Window Rock Lane within Paradise. MN/rp/cv (For possible action)

RELATED INFORMATION:

APN:

177-14-511-046

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the rear setback for an addition to 16 feet where 20 feet is required per Section 30.02.06B (a 20% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1848 Fort Laramie Lane
- Site Acreage: 0.17
- Project Type: Setbacks
- Building Height (feet): 20
- Square Feet: 206

Site Plan

The site plan depicts an existing single-family residence with access from Fort Laramie Lane to the south. The applicant is proposing a 206 square foot rear addition, which is set back 16 feet from the rear property line and 6.5 feet from the west property line.

Landscaping

Landscaping is not a part of this request.

Elevations

The plans depict a 20 foot high addition that will maintain consistent rooflines, finishes, and overall design compatibility with the existing residence.

Floor Plans

The floor plan depicts a 206 square foot addition for a new bedroom that will have a closet and rear windows.

Applicant's Justification

The applicant requests a waiver to reduce the rear yard setback from 20 feet to 16 feet to allow construction of a bedroom addition. They state the reduction is needed due to design and site constraints and that the 4 foot encroachment will not negatively impact neighboring properties. The addition will match the existing home, preserve privacy, and maintain neighborhood compatibility.

Surrounding Land Use

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

The intent of building setbacks is to prevent the massing of buildings, provide an adequate buffer between structures, maintain a uniform development pattern, and minimize impacts to neighboring properties. While staff understands the proposed addition will be constructed to match the residence with exterior colors, staff finds this request to be a self-imposed hardship as the addition could be constructed to comply with setback standards. Therefore, staff recommends denial.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JAMES DUFFY

CONTACT: JAMES DUFFY, 1830 FORT LARAMIE LANE, LAS VEGAS, NV 89123



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100619

ASSESSOR PARCEL #(s): 177-14-511-046

PROPERTY ADDRESS/ CROSS STREETS: 1848 Fort Laramie Ln. Las Vegas, NV 89123

DETAILED SUMMARY PROJECT DESCRIPTION

Requesting change to the rear setback from 20 feet to 16 feet. This request is being made to accomodate a bedroom addition to the existing single-family residence. The addition will be approx 13.25 feet in length and 15. feet width. Elevation will not exceed the existing structure's (20 feet). Side setback is 6.5 feet. No change to grade and landscape will remain the same. The proposed addition is intended to expand the livable space of the home in a manner consistent with the existing structure and neighborhood character. The addition has been designed to preserve privacy, maintain appropriate building separation and avoid any obstruction of light or air to adjacent properties. There will be no negative effects to drainage, utilities or access.

PROPERTY OWNER INFORMATION

NAME: DUFFY FAMILY REVOCABLE TRUST and DUFFY JAMES R & AIXA TRS

ADDRESS: 1830 Fort Laramie Ln.

CITY: Las Vegas

TELEPHONE: _____ CELL 702-285-1080

STATE: NV ZIP CODE: 89123

APPLICANT INFORMATION (Information must match online application)

NAME: James Duffy

ADDRESS: 1830 Fort Fort Laramie Ln.

CITY: Las Vegas

TELEPHONE: _____ CELL 702-285-1081

STATE: NV ZIP CODE: 89123

ACCELA REFERENCE CONTACT ID # 335532

CORRESPONDENT INFORMATION (information must match online application)*

NAME: James Duffy

ADDRESS: 1830 Fort Laramie Ln.

CITY: Las Vegas

TELEPHONE: _____ CELL 702-285-1081

STATE: NV ZIP CODE: 89123

ACCELA REFERENCE CONTACT ID # 335532

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

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

[Signature]
Property Owner (Signature)*

James R. Duffy
Property Owner (Print)

6-15-2026
Date

To Whom It May Concern,

I am writing to formally request a waiver for the required rear yard setback for my residential property located at 1848 Fort Laramie Lane, Las Vegas, Nevada (Clark County).

The current zoning regulations require a rear setback of 20 feet. I am respectfully requesting approval to reduce this setback to 16 feet to allow for the construction of a bedroom addition to the existing single-family residence.

This request is being made due to practical design and site constraints. The proposed addition is intended to expand the livable space of the home in a manner that is consistent with the existing structure and neighborhood character. Maintaining the full 20-foot setback would significantly limit the feasibility of the addition and hinder the functional layout of the proposed bedroom.

The requested 4-foot encroachment is minimal and will not adversely impact neighboring properties. The addition has been designed to preserve privacy, maintain appropriate building separation, and avoid any obstruction of light or air to adjacent properties. Additionally, there will be no negative effects on drainage, utilities, or access.

The improvement will enhance the property by providing needed living space while maintaining the overall aesthetic and integrity of the neighborhood. The design remains in harmony with surrounding homes and complies with all other applicable development standards.

I respectfully ask for your consideration and approval of this setback waiver. Please feel free to contact me if additional information or documentation is required.

Thank you for your time and consideration.

Sincerely,

James R. Duffy (Homeowner)

(702) 285-1081