



## ENTERPRISE TOWN ADVISORY BOARD

Silverado Ranch Community Center

9855 Gilespe Street

Las Vegas, NV 89183

April 30, 2025

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 Carmen Hayes at (702) 371-7991 or [chaves70@yahoo.com](mailto:chaves70@yahoo.com).
  - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/EnterpriseTAB>

Board/Council Members: David Chestnut, Chair  
Kaushal Shah  
Andy Toulouse

Barris Kaiser, Vice Chair  
Chris Caluya

Secretary: Carmen Hayes (702) 371-7991 [chaves70@yahoo.com](mailto:chaves70@yahoo.com)  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Tiffany Hesser (702) 455-7388 [TLH@clarkcountynv.gov](mailto:TLH@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, 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.

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

- III. Approval of Minutes for April 9, 2025. (For possible action)
- IV. Approval of the Agenda for April 30, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
  2. SRCC Showcase May 17, 2025, 10:00 am – 12pm 9855 Gilespe St  
Celebrate one year of the Silverado Ranch Community Center with Complimentary Food, Games, DJ and a peek at what community members have been creating in the center's unique classes. \*while supplies last
- VI. Planning and Zoning
1. **UC-25-0255-REAL EQUITIES, LLC:**  
**USE PERMITS** for the following: 1) banquet facility; and 2) avocational/vocational training facility in conjunction with an existing shopping center on 28.66 acres in a CR (Commercial Resort) Zone. Generally located on the north side of Serene Avenue and the west side of Las Vegas Boulevard South within Enterprise. MN/jm/cv (For possible action) **05/20/25 PC**
  2. **VS-25-0244-MOUNTAIN VIEW DRS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Ullom Drive and Decatur Boulevard, and between Wagon Trail Avenue (alignment) and Sunset Road within Enterprise (description on file). MN/my/kh (For possible action) **05/20/25 PC**
  3. **WS-25-0253-COOL STORAGE OF LAS VEGAS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for buffering and screening.  
**DESIGN REVIEW** for a warehouse and distribution center on 2.12 acres in an IL (Industrial Light) Zone. Generally located on the northeast corner of Jones Boulevard and Cougar Avenue within Enterprise. JJ/sd/kh (For possible action) **05/20/25 PC**
  4. **WS-25-0264-CHARIOT SOUTH, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase wall/fence height in conjunction with an existing multi-family residential development on 8.77 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located on the west side of Bermuda Road and the north side of Neal Avenue within Enterprise. MN/hw/cv (For possible action) **05/20/25 PC**
  5. **WS-25-0273-OMNI FAMILY LIMITED PARTNERSHIP:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced front setbacks in conjunction with an approved single-family residential subdivision on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay. Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise. MN/dd/cv (For possible action)

6. **PA-25-700019-HU TU TSUEI:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Compact Neighborhood (CN) to Neighborhood Commercial (NC) on 1.25 acres. Generally located on the west side of Arville Street, 300 feet north of Shelbourne Avenue within Enterprise. JJ/rk (For possible action) **05/20/25 PC**
7. **ZC-25-0231-HU TU TSUEI:**  
**ZONE CHANGE** to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the west side of Arville Street, 300 feet north of Shelbourne Avenue within Enterprise (description on file). JJ/rk (For possible action) **05/20/25 PC**
8. **VS-25-0234-HU TU TSUEI:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Arville Street and Decatur Boulevard and between Windmill Lane and Shelbourne Avenue within Enterprise (description on file). JJ/sd/cv (For possible action) **05/20/25 PC**
9. **UC-25-0232-HU TU TSUEI:**  
**USE PERMIT** for a mini-warehouse facility.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking; and 2) reduce driveway width.  
**DESIGN REVIEW** for a proposed mini-warehouse facility on 1.25 acres in a CG (Commercial General) Zone. Generally located on the east side of Arville Street, 585 feet south of Windmill Lane within Enterprise. JJ/sd/cv (For possible action) **05/20/25 PC**
10. **SDR-25-0250-GS-OI SOUTH LAS VEGAS BOULEVARD OWNER, LLC**  
**SIGN DESIGN REVIEW** to increase the height of a proposed project entrance sign area on a portion of 11.84 acres in conjunction with a previously approved multi-family residential development within an RM32 (Residential Multi-Family 32) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Chartan Avenue within Enterprise. MN/rk/cv (For possible action) **05/21/25 BCC**
11. **SDR-25-0269-WT ML WARM SPRINGS, LLC**  
**SIGN DESIGN REVIEWS** for the following: 1) allow an electronic sign, animation (chase lighting); and 2) modify residential adjacency standards for signage in conjunction with a previously approved cannabis retail store on 0.9 acres in a CG (Commercial General) Zone. Generally located on the south side of Warm Springs Road, 450 feet east of Haven Street within Enterprise. MN/dd/cv (For possible action) **05/21/25 BCC**
12. **UC-25-0247-DIAMOND RANCH I, LLC:**  
**USE PERMIT** for a communication tower.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce access gate setback; and 2) alternative driveway geometrics.  
**DESIGN REVIEW** for a proposed communication tower in conjunction with an existing plant nursery on a portion of 8.05 acres in an IP (Industrial Park) Zone. Generally located on the south side of Ford Avenue and the east side of Lindell Road within Enterprise. JJ/dd/kh (For possible action) **05/21/25 BCC**

13. **VS-25-0236-LAS VEGAS WIGWAM GILES, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Las Vegas Boulevard South and Giles Street, and between Wigwam Avenue and Ford Avenue; and a portion of a right-of-way being Wigwam Avenue located between Las Vegas Boulevard South and Giles Street within Enterprise (description on file). MN/hw/kh (For possible action) **05/21/25 BCC**
14. **WS-25-0237-LAS VEGAS WIGWAM GILES, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; 2) eliminate street landscaping; 3) allow non-standard improvements; and 4) reduce departure distance.  
**DESIGN REVIEW** for a proposed hotel on 4.72 acres in a CG (Commercial General) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Wigwam Avenue within Enterprise. MN/hw/kh (For possible action) **05/21/25 BCC**
15. **TM-25-500059-LAS VEGAS WIGWAM GILES, LLC:**  
**TENTATIVE MAP** consisting of 1 commercial lot on 4.72 acres in a CG (Commercial General) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Wigwam Avenue within Enterprise. MN/hw/kh (For possible action) **05/21/25 BCC**

VII. General Business

1. None.

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: May 14, 2025.

X. Adjournment.

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

Silverado Ranch Community Center – 9855 Giles Pie Street

Clark County Government Center – 500 S. Grand Central Pkwy

<https://notice.nv.gov>





# Enterprise Town Advisory Board

April 9, 2025

## MINUTES

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Board Members	David Chestnut, Chair <b>PRESENT</b> Justin Maffett <b>PRESENT</b>	Barris Kaiser, Vice Chair <b>PRESENT</b> Chris Caluya <b>PRESENT</b>
Secretary:	Carmen Hayes 702-371-7991 <a href="mailto:chayes70@yahoo.com">chayes70@yahoo.com</a> <b>PRESENT</b>	
County Liaison:	Tiffany Hesser 702-455-7388 <a href="mailto:TLH@clarkcountynv.com">TLH@clarkcountynv.com</a> <b>PRESENT</b>	

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

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

Jonathan Marenfeld, Comprehensive Planning

### 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 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 Chair or the Board/Council by majority vote.

- None

### III. Approval of Minutes for March 26, 2025 (For possible action)

Motion by David Chestnut

Action: **APPROVE** Minutes as published for March 26, 2025.

Motion **PASSED** (4-0)/ Unanimous.

### IV. Approval of Agenda for April 9, 2025 and Hold, Combine or Delete Any Items (For possible action)

Motion by David Chestnut

Action: **APPROVE** as amended.

Motion **PASSED** (4-0) /Unanimous

Related applications to be heard together:

3. VS-25-0212-ROOHANI KHUSROW FAMILY TRUST:
4. WS-25-0213-ROOHANI KHUSROW FAMILY TRUST:
5. TM-25-500052-ROOHANI KHUSROW FAMILY TRUST:
  
6. PA-25-700015-HMRT CSIM-BLUE DIAMOND, LLC:
7. ZC-25-0210-HMRT CSIM-BLUE DIAMOND, LLC:
  
8. PA-25-700016-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:
9. ZC-25-0215-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:
10. VS-25-0217-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:
11. WS-25-0216-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:
12. TM-25-500054-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:
  
13. ET-25-400030 (ZC-21-0119)-MACKOVSKI, ALEXANDER:
14. ET-25-400031 (WS-24-0396)-MACKOVSKI, ALEXANDER:
  
18. ZC-25-0200-KULAR GULZAR:
19. VS-25-0201-KULAR GULZAR:
20. UC-25-0199-KULAR, GULZAR:

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
2. Receive courtesy presentation on James Regional Sports Park softball complex. (For discussion only)

VI. Planning & Zoning

1. **UC-25-0120-WINDMILL & PLACID, LLC:**  
**USE PERMIT** to allow outdoor storage as a primary use.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow outdoor storage as a primary use adjacent to a residential use; **2)** allow existing attached sidewalks to remain; and **3)** alternative driveway geometrics.  
**DESIGN REVIEW** for a proposed outdoor vehicle storage facility on 3.91 acres in a CG (Commercial General) Zone. Generally located on the north side of Windmill Lane and the east side of Placid Street and the west side of Fairfield Avenue within Enterprise. MN/hw/kh (For possible action) **04/16/25 BCC**

Motion by Barris Kaiser

Action: **DENY**

Motion **PASSED** (4-0) /Unanimous

2. **UC-25-0224-S RMF TOWN SQUARE OWNER, LLC:**  
**USE PERMIT** for a recreational facility in conjunction with an existing shopping center on a portion of 94.4 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located on the west side of Las Vegas Boulevard South and the south side of Sunset Road within Enterprise. MN/sd/kh (For possible action) **05/06/25 PC**
- Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) /Unanimous
3. **VS-25-0212-ROOHANI KHUSROW FAMILY TRUST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Camero Avenue and Wigwam Avenue, and between Buffalo Drive and Jerlyn Street within Enterprise (description on file). JJ/rr/kh (For possible action) **05/06/25 PC**
- Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) /Unanimous
4. **WS-25-0213-ROOHANI KHUSROW FAMILY TRUST:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase wall height; and 2) modify residential adjacency standards.  
**DESIGN REVIEW** for a proposed single-family residential development on 5.0 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise. JJ/rr/kh (For possible action) **05/06/25 PC**
- Motion by David Chestnut  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous
5. **TM-25-500052-ROOHANI KHUSROW FAMILY TRUST:**  
**TENTATIVE MAP** consisting of 16 single-family residential lots on 5.0 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the northeast corner of Buffalo Drive (alignment) and Wigwam Avenue within Enterprise. JJ/rr/kh (For possible action) **05/06/25 PC**
- Motion by David Chestnut  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous
6. **PA-25-700015-HMRT CSIM-BLUE DIAMOND, LLC:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Compact Neighborhood (CN) to Corridor Mixed-Use (CM) on 4.71 acres. Generally located on the northeast corner of Blue Diamond Road and Cimarron Road within Enterprise. JJ/mc (For possible action) **05/06/25 PC**
- Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) /Unanimous

7. **ZC-25-0210-HMRT CSIM-BLUE DIAMOND, LLC:**  
**ZONE CHANGE** to reclassify a 4.71 acre portion of an 8.31 acre site from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located on the northeast corner of Cimarron Road and Blue Diamond Road within Enterprise (description on file). JJ/mc (For possible action) **05/06/25 PC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) /Unanimous

8. **PA-25-700016-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Low-Intensity Suburban Neighborhood (LN) to Mid-Intensity Suburban Neighborhood (MN) on 15.0 acres. Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise. JJ/rk (For possible action) **05/06/25 PC**

Motion by David Chestnut  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

9. **ZC-25-0215-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:**  
**ZONE CHANGES** for the following: 1) reclassify 15.0 acres from an RS20 (Residential Single-Family 20) Zone and an H-2 (General Highway Frontage) Zone to an RS3.3 (Residential Single-Family 3.3) Zone; and 2) remove the Neighborhood Protection (RNP) Overlay. Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise (description on file). JJ/rk (For possible action) **05/06/25 PC**

Motion by David Chestnut  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

10. **VS-25-0217-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Pebble Road (alignment) and Raven Avenue, and between Conquistador Street (alignment) and Grand Canyon Drive within Enterprise (description on file). JJ/rr/cv (For possible action) **05/06/25 PC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) /Unanimous

11. **WS-25-0216-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) increase retaining wall height; 3) modify residential adjacency standards; 4) allow attached sidewalks; and 5) reduce the street intersection off-set.  
**DESIGN REVIEW** for a proposed single-family residential development on 15.0 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise. JJ/rr/cv (For possible action) **05/06/25 PC**

Motion by David Chestnut  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

12. **TM-25-500054-GRAND CANYON, LLC & NAHAI AMIN & ILIEN LIVING TRUST:**  
**TENTATIVE MAP** consisting of 115 single-family residential lots and common lots on 15.0 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located on the south side of Pebble Road and the west side of Grand Canyon Drive within Enterprise. JJ/rr/cv (For possible action) **05/06/25 PC**

Motion by David Chestnut  
Action: **DENY**  
Motion **PASSED** (4-0) /Unanimous

13. **ET-25-400030 (ZC-21-0119)-MACKOVSKI, ALEXANDER:**  
**WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** for the following: 1) landscaping; 2) non-standard off-site improvements (landscaping); and 3) alternative driveway geometrics.  
**DESIGN REVIEWS** for the following: 1) hotel; 2) commercial building; 3) lighting plan; 4) alternative parking lot landscaping; and 5) finished grade on 2.76 acres in a CG (Commercial General) Zone. Generally located on the east side of Las Vegas Boulevard South, 425 feet south of Cactus Avenue within Enterprise. MN/dd/cv (For possible action) **05/07/25 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) /Unanimous

14. **ET-25-400031 (WS-23-0396)-MACKOVSKI, ALEXANDER:**  
**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: 1) landscaping; and 2) waive full off-site improvements in conjunction with a previously approved hotel and retail development on 2.76 acres in a CG (Commercial General) Zone. Generally located on the east side of Las Vegas Boulevard South, 425 feet south of Cactus Avenue within Enterprise. MN/dd/cv (For possible action) **05/07/25 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) /Unanimous

15. **ET-25-400032 (ZC-22-0143)-LACONIC LP:**  
**WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** for the following: 1) reduced driveway departure distance; and 2) reduced driveway throat depth.  
**DESIGN REVIEWS** for the following: 1) a proposed retail center; and 2) finished grade on 1.73 acres in a CG (Commercial General) Zone. Generally located on the north side of Cactus Avenue and the west side of Bermuda Road within Enterprise. MN/jm/kh (For possible action) **05/07/25 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff conditions  
Motion **PASSED** (4-0) /Unanimous

16. **ET-25-400033 (UC-22-0459)-NV LAS DEC, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) in conjunction with an approved 230kV substation with associated equipment on 9.0 acres in an IP (Industrial Park) Zone. Generally located on the south side of Maule Avenue and the west side of Redwood Street within Enterprise. MN/my/kh (For possible action) **05/07/25 BCC**

Motion by David Chestnut

Action: **APPROVE**

**CHANGE:** Comprehensive Planning bullet #1 to read: 3 months to submit civil plans and 12 months to complete full off-site improvements per NOFA UC-22-0459.

Per staff conditions

Motion **PASSED** (4-0) /Unanimous

17. **UC-25-0227-RICHMAR & REDWOOD, LLC:**  
**USE PERMIT** for outdoor storage and display.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) reduce setbacks; 3) alternative screening; 4) reduce access gate setback; 5) reduce driveway throat depth; and 6) waive full off-site improvements.  
**DESIGN REVIEW** for outdoor storage with an office on 4.98 acres in an IL (Industrial Light) Zone. Generally located on the east side of Redwood Street and the north side of Richmar Avenue within Enterprise. JJ/nai/kh (For possible action) **05/07/25 BCC**

Motion by David Chestnut

Action: **APPROVE**

**CHANGE:** Comprehensive Planning bullet #3 to read:

- Applicant is advised within 2 years from date of approval the application must be **reviewed as a public hearing** or the application will expire...

**CHANGE:** Public Works-Development Review bullet #1 to read:

- **2 years to review off-site improvements as a public hearing**

Per staff if approved conditions.

Motion **PASSED** (4-0) /Unanimous

18. **ZC-25-0200-KULAR GULZAR:**  
**ZONE CHANGE** to reclassify 2.31 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located on the south side of Silverado Ranch Boulevard and the west side of Valley View Boulevard within Enterprise (description on file). JJ/rk (For possible action) **05/07/25 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

Motion **PASSED** (3-1) / NAY - Kaiser

19. **VS-25-0201-KULAR GULZAR:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Valley View Boulevard and Schuster Street, and between Silverado Ranch Boulevard and Landberg Avenue; and a portion of right-of-way being Silverado Ranch Boulevard located between Valley View Boulevard and Schuster Street within Enterprise (description on file). JJ/sd/cv (For possible action) **05/07/25 BCC**

Motion by David Chestnut

Action: **APPROVE** per staff conditions

Motion **PASSED** (4-0) /Unanimous

20. **UC-25-0199-KULAR, GULZAR:**  
**USE PERMITS** for the following: 1) gas station; and 2) vehicle wash.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking; and 2) alternative driveway geometrics.  
**DESIGN REVIEW** for a commercial center on 2.31 acres in a CG (Commercial General) Zone. Generally located on the south side of Silverado Ranch Boulevard and the west side of Valley View Boulevard within Enterprise. JJ/sd/cv (For possible action) **05/07/25 BCC**

Motion by David Chestnut  
Action: **APPROVE** per staff if approved conditions  
Motion **PASSED** (3-1) /NAY- Kaiser

VII. General Business:

1. None.

VIII. Public Comment:

A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three 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 Chair or the Board/Council by majority vote.

- A citizen is concerned with the increase population density in the Highlands Ranch area without the necessary government services and commercial to support that population. Also concerned with the lack of public comment about this topic.

IX. Next Meeting Date

The next regular meeting will be April 30, 2025 at 6:00 p.m. at the Silverado Ranch Community Center.

X. Adjournment:

Motion by David Chestnut  
Action: **ADJOURN** meeting at 8:19 p.m.  
Motion **PASSED** (4-0) /Unanimous





**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**UC-25-0255-REAL EQUITIES, LLC:**

**USE PERMITS** for the following: **1)** banquet facility; and **2)** avocational/vocational training facility in conjunction with an existing shopping center on 28.66 acres in a CR (Commercial Resort) Zone.

Generally located on the north side of Serene Avenue and the west side of Las Vegas Boulevard South within Enterprise. MN/jm/cv (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-20-602-009

**LAND USE PLAN:**

ENTERPRISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 9175 S. Las Vegas Boulevard
- Site Acreage: 28.66
- Project Type: Banquet facility & avocational/vocational training facility
- Number of Stories: 1
- Square Feet: 900 (Suite 202)
- Parking Required/Provided: 519/1,226 (shopping center)

**Site Plan**

The site plan depicts an existing shopping center on the northwest corner of Las Vegas Boulevard and Serene Avenue. The proposed suite (suite 202) is in the southwest corner of the western building with the front doors facing east. The applicant is proposing to have a banquet hall as well as group classes that teach skills for professional and educational development. Along the west property line, there is a multi-family development which is 82 feet 6 inches from the proposed suite. Parking is centrally located within the shopping center. Access to the site is from Las Vegas Boulevard to the east and Serene Avenue to the south.

**Landscaping**

Landscaping is not a part of this request.

### Elevations

The elevations show a recessed storefront under a colonnade that shades all storefront throughout the shopping center. The building is 1 story and is made of concrete with a beige color. The columns supporting the colonnade has a dark grey color.

### Floor Plans

The floor plan depicts a suite that is divided into 2 separate spaces; an approximate 900 square feet open space to the east which is proposed to be a banquet & avocational/vocational training facility, and a storage room to the west which is not a part of the tenant's lease.

### Applicant's Justification

The applicant states they are applying for a use permit to waive the distance of a banquet facility from residential to 134 feet where 200 feet is required. They state they intend to host workshops and seminars, classes, banquets, and baby showers. They anticipate the events to be small in scale while focusing on an intimate and comfortable atmosphere. To be respectful they will not serve alcohol at their events and will ensure the noise levels remain low to avoid disrupting other tenants and the residences to the west. They will not extend events into late hours.

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0600	Use permit for service bar and hookah lounge	Approved by PC	November 2023
UC-22-0236	Use permit for hookah lounge	Approved by PC	June 2022
UC-21-0196	Use permit for billiard hall and on-premises alcohol consumption	Approved by PC	June 2021
UC-19-0082	Use permit for banquet facility	Approved by PC	March 2019
UC-18-0073	Use permit for minor training facility	Approved by PC	March 2018
UC-0412-17	Use permit & design review for daycare facility	Approved by PC	July 2017
UC-0148-14	Use permit for place of worship	Approved by PC	May 2014
UC-0062-14	Use permit for daycare	Approved by PC	March 2014
UC-0475-13	Use permits for on-premise alcohol consumption and reduced separation from residential	Approved by PC	October 2013
UC-0488-12	Use permit for secondhand sales	Approved by PC	October 2012
UC-0355-11	Use permit & design review for swap meet, farmer's market, and recreational facility & wall signs	Approved by PC	September 2011

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-0009-11	Use permit for a place of worship	Approved by PC	March 2011
UC-0332-10	Use permit for banquet facility	Approved by PC	September 2010
UC-0452-09	Use permit for communications tower, reduced separation from residential and another tower. Design review for communication town	Approved by PC	September 2009
UC-0929-08	Use permit for massage	Approved by PC	November 2008
UC-0849-08	Use permits for on-premise consumption of alcohol and reduced separation from residential	Approved by PC	October 2008
UC-0364-07	Use permits for on-premise consumption of alcohol and reduced separation from residential	Approved by PC	May 2007
ET-0017-07 (UC-1971-05)	Extension of time for use permit for massage	Approved by PC	March 2007
UC-1971-05	Use permit for massage	Approved by PC	February 2006
UC-1581-05	Use permit for major school	Approved by PC	November 2005
UC-0962-05	Use permit for daycare	Approved by PC	August 2005
ZC-0036-04	Zone change to H-1 use permit for shopping center	Approved by BCC	February 2004
UC-0229-02	Use permit for place of worship	Approved by PC	March 2002
UC-0497-99	Use permit for daycare & variance for temporary tent for daycare play area	Approved by PC	May 1999
UC-1315-98	Use permit for school	Approved by PC	September 1998
UC-0581-98	Use permit for school	Approved by PC	May 1998
TM-0210-95	Tentative map for shopping center	Approved by PC	September 1995
VS-0043-95	Vacate and abandon public right-of-way	Approved by BCC	February 1995

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Hotel
South	Open Lands, Entertainment Mixed-Use	CR & RM32	Undeveloped & condominiums

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Entertainment Mixed-Use	CR	Undeveloped & condominiums
West	Entertainment Mixed-Use	RM32 & RM18	Multi-family

### 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 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.

Per Title 30, a banquet facility in CG zone shall be accessed from an arterial or collector street. The proposed banquet facility will be accessed from Las Vegas Boulevard and meets the aforementioned condition. However, another condition requires a banquet facility to not be located within 200 feet of areas subject to Residential Adjacency. Although there is a drive aisle and a storage room between the proposed banquet facility and the multi-family residential development to the west, there is only 82 feet 6 inches separation between the 2 uses which is not in compliance with the code requirement. Staff finds that the proposed use may result in undue adverse effect on the neighboring residential property; and therefore, recommends denial of use permit #1. Staff finds there is ample parking spaces for the site and the uses are generally compatible and consistent with other uses within the shopping center. The avocational/vocational training facility is a complementary use to the existing uses; and therefore, staff can support use permit #2.

#### Staff Recommendation

Approval of use permit #2; denial of use permit #1 and.

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:** DENIS MAHEUX

**CONTACT:** DENIS MAHEUX, FOCUS180 COACHING.COM, 2649 PAN PACIFIC ROAD,  
LAS VEGAS, NV 89123







# Department of Comprehensive Planning Application Form

# 1A

ASSESSOR PARCEL #(s): 177-20-602-009

PROPERTY ADDRESS/ CROSS STREETS: 9155 S Las Vegas Blvd, Suite 202 Las Vegas, NV 89123

## DETAILED SUMMARY PROJECT DESCRIPTION

Banquets and Baby Showers: Social gatherings that may involve outside catering, entertainment, and community participation.  
Workshops and Seminars: These will involve professional development, educational programming, and networking opportunities.  
Classes: Group learning sessions for training and skill development.

## PROPERTY OWNER INFORMATION

NAME: REALEQUITIES L L C  
ADDRESS: 15821 Ventura Blvd, Suite 455  
CITY: Encino STATE: CA ZIP CODE: 91436  
TELEPHONE: 818 430-5477 CELL 818 430-5477 EMAIL: wcico@yahoo.com

## APPLICANT INFORMATION (must match online record)

NAME: Denis Maheux  
ADDRESS: 2649 Pan Pacific Rd  
CITY: Las Vegas STATE: CA ZIP CODE: 89123 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 484 883-6948 CELL 484 883-6948 EMAIL: denis.maheux1@gmail.com

## CORRESPONDENT INFORMATION (must match online record)

NAME: Denis Maheux  
ADDRESS: 2649 Pan Pacific Rd  
CITY: Las Vegas STATE: NV ZIP CODE: 89123 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 484 883-6948 CELL 484 883-6948 EMAIL: denis.maheux1@gmail.com

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

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

2/17/2025

Shawn Bidsal  
Property Owner (Signature)\*

Shawn Bidsal  
Property Owner (Print)

Date

## DEPARTMENT USE ONLY:

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

APPLICATION # (s) 25-0255  
PC MEETING DATE 3/14/25  
BCC MEETING DATE \_\_\_\_\_  
TAB/CAC LOCATION Enterprise

ACCEPTED BY JB  
DATE 2/24/25  
FEES \_\_\_\_\_

DATE 4/30/25

**Denis Maheux**  
Owner  
Focus180 Center  
9155 South Las Vegas Blvd, Suite 202  
Las Vegas, NV 89123  
484 883-6948  
Denis.maheux1@gmail.com  
March 2025

To Whom It May Concern,

I am writing to formally request approval for the use of the space at 9155 South Las Vegas Blvd, Suite 202, Las Vegas. We seek a special use permit to reduce the required separation between our space and residential properties to 85 feet, instead of the 200 feet required under Section 30.03.05.A.1. Additionally, we request a use permit to operate a training facility within a CR zone, as allowed under Section 30.03.05.B.1. These permits will allow us to host professional development training, business workshops, educational seminars, and use the space as an event venue for community and corporate gatherings, fostering both engagement and professional growth.

**1-Workshops and Seminars**

These events will focus on professional development, educational programming, and networking opportunities for individuals and organizations seeking to improve their skills and knowledge. The objective is to provide a supportive environment for growth and learning.

**2-Classes**

These group learning sessions will be designed to promote training and skill development. Our goal is to provide an engaging space where participants can enhance their competencies in various subjects that support personal and professional growth.

**3-Banquets and Baby Showers**

We do not offer catering services for events such as banquets or baby showers. However, we provide opportunities for community members to come together for events that may include catering, entertainment, and activities designed to encourage community engagement and celebration.

We anticipate that our events will be small in scale, with a focus on creating an intimate and comfortable atmosphere. To maintain a respectful environment, we will not allow alcohol at any of our events, and we will ensure that noise levels remain low to avoid disruption to the surrounding area.

**Event Schedule:**

All events will have clearly defined hours, ensuring that activities take place during appropriate times of the day and will not extend into late hours, respecting the local community's peace and quiet.

**Cleanliness and Maintenance:**

We will take full responsibility for maintaining the cleanliness and tidiness of the space during and after our events. Should additional cleaning services be required, we will arrange for them to ensure the space is returned to its original condition.

**Attendance and Participant Management:**

Our events will have controlled attendance, with a limited number of participants. This ensures that the space is used in a manner that respects capacity limits, and prevents overcrowding, creating a comfortable and manageable environment for all attendees.

**Experience and Reputation:**

Focus180 Center has a reputation for hosting well-organized, professional events. We have successfully hosted numerous events in the past, maintaining high standards of service, professionalism, and respect for the space. We are committed to continuing this track record for all future events.

Please feel free to contact me with any questions or if additional information is needed. We appreciate your consideration and look forward to the opportunity to utilize this space for these beneficial activities.

**Landscaping and Parking:**

We confirm that no modifications or alterations will be made to the existing landscape in connection with the use of the designated building space. Additionally, there is ample parking available to accommodate all intended uses, with 519 parking spaces required and 1,226 parking spaces available.

Thank you for your time and attention.

Sincerely,

Denis Maheux

Owner

Focus180 Center



## PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0244-MOUNTAIN VIEW DRS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Ullom Drive and Decatur Boulevard, and between Wagon Trail Avenue (alignment) and Sunset Road within Enterprise (description on file). MN/my/kh (For possible action)

## RELATED INFORMATION:

## APN:

177-06-101-002

## LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

## BACKGROUND:

**Project Description**

The applicant has been advised by the Map Team to vacate 10 feet of the roadway and utility easement.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-24-0308	Use permit, waiver of development standards, and design review for 114 room non-resort hotel with transient and non-transient stays	Approved by BCC	September 2024
ZC-24-0307	Reclassified from RS20 to IP zoning	Approved by BCC	September 2024
VS-24-0309	Vacated patent easements	Approved by BCC	September 2024

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG (AE-65)	Shopping center
South	Business Employment	IP (AE-60)	Hotel & commercial
East	Business Employment	PF (AE-60 & AE-65)	NDOT facility
West	Business Employment	CG (AE-60)	Shopping center

**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 an easement that is not necessary 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 30 feet for Ullom Drive;
- Grant any necessary easements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Sunset Road improvement project;
- 90 days to record said separate document for the Sunset Road improvement project;
- 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:** TRU-B2G HOTEL PORTFOLIO, LLC

**CONTACT:** HORROCKS, 1401 N. GREEN VALLEY PARKWAY #160, HENDERSON,  
NV 89074

DRAFT







# Department of Comprehensive Planning Application Form

# 2A

ASSESSOR PARCEL #(s): 177-06-101-002

PROPERTY ADDRESS/ CROSS STREETS: SUNSET RD @ ULLOM DR - 300' EAST OF DECATUR

## DETAILED SUMMARY PROJECT DESCRIPTION

10' VACATION ALONG SUNSET RD GRANTED PER DOCUMENT NUMBER 20070625:03170

## PROPERTY OWNER INFORMATION

NAME: LVI - SUNSET HOLDINGS LLC C/O TRU DEVELOPMENT LLC

ADDRESS: 10785 W TWAIN AVE, SUITE 220

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-806-1488

CELL

EMAIL: MCUDDY@TRUDEVCO.COM

## APPLICANT INFORMATION (must match online record)

NAME: LVI - SUNSET HOLDINGS LLC C/O TRU DEVELOPMENT LLC

ADDRESS: 10785 W TWAIN AVE, SUITE 220

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89135

REF CONTACT ID #

TELEPHONE: 702-806-1488

CELL

EMAIL: MCUDDY@TRUDEVCO.COM

## CORRESPONDENT INFORMATION (must match online record)

NAME: HORROCKS - HEATHER DOMINGUEZ

ADDRESS: 1401 N GREEN VALLEY PKWY #160

CITY: HENDERSON

STATE: NV

ZIP CODE: 89074

REF CONTACT ID #

TELEPHONE: 702-966-4063

CELL

702-265-0720

EMAIL: HEATHER.DOMINGUEZ@HORROCKS.COM

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

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

Property Owner (Signature)\*

TIMOTHY DETERS  
Property Owner (Print)

3/24/2025  
Date

## DEPARTMENT USE ONLY:

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

APPLICATION # (s)

VS-25-0244

PC MEETING DATE

5/20/25

BCC MEETING DATE

TAB/CAC LOCATION

Enterprise

DATE

4/30/25

ACCEPTED BY

MY

DATE

3/24/25

FEES

\$1,200

VS-25-0244



February 10, 2025

Project Name:	Decatur Sunset: Justification Letter (Ref: VS-24-0309 / PW 24-18606)
Project Location:	4821 West Sunset Road, Las Vegas, Nevada
Clark County:	APN 177-06-101-002
Legal Description:	Government Lot 102, Section 6, T22S, R61E; Book 20070625, Instrument 03096

Department of Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, Nevada 89155

Dear Planning Staff:

In conjunction with review of Improvement Plans and supplemental project easements, the Clark County Map Team has directed vacation of a 10-foot roadway, utility and incidental purposes easement in favor of specific right-of-way, utility, driveway, streetlight and pedestrian easements now in the Map Team's possession.

This application addresses the Map Team's request for the 10-foot vacation. An ALTA Survey has been attached as it depicts the 10-foot easement in question.

Thank you,  
TRU Development, LLC

A handwritten signature in blue ink, appearing to read "Michael P. Cuddy", is written over the printed name.

Michael P. Cuddy  
Director of Land Development  
[michael@trudevco.com](mailto:michael@trudevco.com)  
702-806-1488

Attachment (1): ALTA Survey, Aerotech 24.0319

PLANNER  
COPY

VS- 25-0244

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**WS-25-0253-COOL STORAGE OF LAS VEGAS, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** for buffering and screening.

**DESIGN REVIEW** for a warehouse and distribution center on 2.12 acres in an IL (Industrial Light) Zone.

Generally located on the northeast corner of Jones Boulevard and Cougar Avenue within Enterprise. JJ/sd/kh (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-13-301-004

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Allow an existing 6 foot high CMU screen wall with 6 inches of wrought iron pickets on top along the north property line where an 8 foot high decorative screen wall is required per Section 30.04.02 (a 25% reduction).
- b. Reduce a portion of the landscape width to 12 feet where 15 feet is required per Section 30.04.02 (a 20% reduction).

**LAND USE PLAN:**

ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 2.12
- Project Type: Warehouse and distribution center
- Number of Stories: 1
- Building Height (feet): 45
- Square Feet: 33,759
- Parking Required/Provided: 34/34
- Sustainability Required/Provided: 7/5

**Site Plans**

The plans depict a new warehouse and distribution center located at the northeast corner of Cougar Avenue and Jones Boulevard. Access to the site is from both Jones Boulevard and Cougar Avenue and the plans depict detached sidewalks along both streets. A trash enclosure is located adjacent to the ingress/egress of Farm Road or from Cougar Avenue. The proposed

warehouse facility is centrally located within the site and meets all required setbacks. The loading docks will be facing east and will be screened from the right-of-way. The plans indicate that there is an existing 6 foot high block wall along the north and east property lines. The applicant is requesting to allow the existing 6 foot high block wall to remain where 8 feet is required.

#### Landscaping

Along both Cougar Avenue and Jones Boulevard detached sidewalks with landscaping on each side of the sidewalks have been provided ranging from 15 feet to 24 feet in width. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building. The loading dock area is partially screened from public view by a screen wall and parking lot landscaping. Along the north property line the applicant has planted trees off-set from each other. The landscape planting area ranges in width from 12 feet to 16 feet. The block wall along the north property line is currently 6 foot high non-decorative block wall with 2 feet of wrought iron pickets on top.

#### Elevations

The elevations depict an architectural design consisting of decorative painted tilt-up concrete wall, spandrel windows, varied roofline, variations consisting of off-set walls provide contrasting design articulations. The height of the building is 45 feet and has been designed to break-up the roofline.

#### Floor Plans

The plans depict an overall 33,759 square foot office/warehouse building with an open floor plan and 3,177 square feet of office area.

#### Applicant's Justification

The applicant states this area is currently a mixture of residential neighborhoods to the west of Jones Boulevard and commercial warehouse uses to the east of Jones Boulevard. The proposed cold storage facility is a needed use for the transportation of refrigerated food items. With the proximity to the I-15, this warehouse and distribution facility will serve as a new logistical development for Southern Nevada. The contemporary design of the buildings compliments the surrounding environment and successfully screens the truck court from the rights-of-way.

The applicant is requesting to allow for an existing 6 foot high non-decorative block wall along the north property line. The adjacent property owner to the north has stated that they are good with the existing wall and requested the applicant to provide an extension of the wall height using picketed fencing.

#### Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0244	Waiver of development standards to reduce landscaping, reduced buffering and screening and departure distance and driveway throat depth; design review for a warehouse and distribution center	Approved by BCC	July 2024

### Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0246	Vacated and abandoned portions of right of way and easements of interest to Clark County	Approved by PC	June 2023

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Mini-warehouse
South	Business Employment	IL	Undeveloped
East	Business Employment	IL	Office with outdoor storage
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

### 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.

While staff typically does not support waivers for buffering and screening measures, the applicant has provided a notarized letter of consent from the neighboring property to the north. The letter supports the applicant's request to keep the existing 6 foot high non-decorative wall as long if the wrought iron pickets are added to the top of the wall. The plans provided show compliance with what the applicant and neighbor have agreed to. Since the neighboring property owner supports the design, and it could otherwise be approved with an administrative minor deviation, staff supports this request.

The reduction of the landscape width along the north property line can be supported by staff as only a portion of the landscape width is below the minimum 15 feet required by Code. Other portions of the landscape area exceed the minimum width up to 16 feet. The reduction is to allow for ADA parking spaces per the plans. Staff find the requested reduction to be minimal and will have no impact to the neighboring property to the north or the immediate neighbor.

### Design Review

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

The proposed warehouse and distribution center is compatible with the surrounding area as most of the land uses east of Jones Boulevard are warehouse facilities and undeveloped land. The proposed facility includes horizontal articulation on all 4 sides. Building materials include the use of glass, decorative metal, and split-face CMU. The building facades feature wall reveals, changes in surface colors, and materials with popouts and parapet walls. Therefore, staff can support the proposed design review.

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

- Expunge WS-24-0244;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### **Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Cougar Avenue and associated spandrel;



- 30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Jones Boulevard improvement project;
- 90 days to record said separate document for the Jones Boulevard improvement project;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0139-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** COOL STORAGE OF LAS VEGAS, LLC

**CONTACT:** CHRIS TEACHMAN, LEESAK ARCHITECTS, 6280 S. VALLEY VIEW BOULEVARD, SUITE 116, LAS VEGAS, NV 89118





# Department of Comprehensive Planning Application Form

# 3A

ASSESSOR PARCEL #(s): 176-13-301-004

PROPERTY ADDRESS/ CROSS STREETS: Jones & Cougar

## DETAILED SUMMARY PROJECT DESCRIPTION

Approximately 33,759 sf of cold storage and office facility constructed with concrete tilt-up located on 2.12 acres.

## PROPERTY OWNER INFORMATION

NAME: Cool Storage of Las Vegas LLC

ADDRESS: 7061 W. Arby Ave. Suite 120

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139

TELEPHONE: 702-581-4060

CELL

EMAIL: coolstorage2955@outlook.com

## APPLICANT INFORMATION (must match online record)

NAME: Cool Storage of Las Vegas LLC

ADDRESS: 7061 W. Arby Ave. Suite 120

CITY: Las Vegas

STATE: NV

ZIP CODE: 89139

REF CONTACT ID #

TELEPHONE: 702-581-4060

CELL

EMAIL: 702-581-4060

## CORRESPONDENT INFORMATION (must match online record)

NAME: Chris Teachman

ADDRESS: 6280 S Valley View Blvd., 116

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

REF CONTACT ID #

TELEPHONE: 702-270-6600

CELL

EMAIL: cteachman@teachmanlv.com

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

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

[Signature]  
Property Owner (Signature)\*

Yance Tsuchiyama  
Property Owner (Print)

1-24-25  
Date

## DEPARTMENT USE ONLY

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

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☐ SC

☐ IC

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☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

☐ OTHER

APPLICATION # (S)

WS-25-0293

PC MEETING DATE

5/20/25

BCC MEETING DATE

PARCEL LOCATION

Enterprise

DATE

4/30/25

ACCEPTED BY

DATE

FILED

[Signature]  
5/20/25  
8/1/300



LEE & SAKAHARA  
ARCHITECTS, INC  
ARCHITECTURE PLANNING

17767 S. Valley View Blvd., Suite 116 Las Vegas, NV 89119-1814  
1-702-270-0000 1-702-270-6643 www.leeandco.com

March 24, 2025

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

Reference: **Justification for Design Review for:**

**DESIGN REVIEW** for proposed distribution/warehouse building. APR-25-100005

To Whom It May Concern:

On behalf of Cool Storage, Lee & Sakahara Architects, respectfully submits this application for the above referenced property, located at the northeast corner of Jones Blvd. & Cougar Ave., Las Vegas, NV 89139.

APN:

176-13-301-004

**CURRENT LAND USE PLAN:**

BE / IL

**PROJECT DESCRIPTION:**

- Site Address: northeast corner of Jones Blvd. & Cougar Ave., Las Vegas, NV 89139
- Site Acreage: 2.12
- Project Type: Painted concrete tilt-up
- Number of Stories: 1
- Building Height: up to 45-feet
- Square Feet: 33,759 sf
- Parking Required / Provided: 34/34

**Site Plans**

The plans depict a proposed 33,759 square foot warehouse facility located on northeast corner of Jones Blvd. & Cougar Ave. Loading areas are located on the east and west sides of the building. The trash enclosures are located within the loading areas. All service areas that contain overhead door and loading docks are internalized and screened.

**Landscaping**

A 19-foot-wide landscape buffer is shown along the western edge of the site and a minimum 15-foot-wide landscape buffer is shown on the northern and southern edges of the site. The trees along Jones Blvd. are planted outside the site visibility zones and avoid the existing power lines. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprint. The landscape materials include large trees, shrubs, and groundcover and comply with the minimum landscape coverage per Title 30.

**Elevations**

The buildings have a contemporary architectural design consisting of painted concrete tilt-up panels with metal canopies, and glass store fronts. There are multiple surface planes and variations consisting of walls that are offset with contrasting design schemes. The height of the building is 45 feet and has been designed to break up the roofline at the endcaps of the building. The loading dock area will be screened from public view by the building and from some parking lot landscape areas.

**Floor Plans**

The plans depict a refrigerated distribution/warehouse building that will be constructed with an open floor plan with office improvements.

### Signage

Signage is not a part of this request. The exterior elevation shows schematic locations of where signage may be intended to be placed on the building in the future.

### Applicant's Justification

This area is currently a mixture of residential neighborhoods to the west of Jones and commercial warehouse uses to the west of Jones. This cold storage facility will be a needed use for the transportation of refrigerated food items. With the proximity to the I-15, this warehouse and distribution facility will serve as a new logistical development for Southern Nevada. The contemporary design of the buildings compliments the surrounding environment and successfully screens the truck court from the rights-of-way.

### Surrounding Land Use

	Parcel Number	Planned Land Use Category	Zoning District	Existing Land Use
North	176-13-301-029	CM	CG	Corridor Mixed Use
South	176-13-301-013	BE	IL	Business Employment
East	176-14-713-020, 021, 017, 016	MN	RS3.3	Mid-Intensity Suburban Neighborhood
West	176-13-301-005	BE	IL	Business Employment

### **STANDARDS FOR APPROVAL:**

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

### Design Review

The design of the building with the variations in building height complies with Urban Specific Policy 19 of the Comprehensive Master Plan, which encourages varying building height and breaking up the mass of a building. The proposed landscaping also complies with Urban Specific Policy 73, which encourages perimeter and interior parking lot trees for shade and visual relief. Based on meeting the policies for the building design the design review warrants approval.

### **SUSTAINABILITY:**

	POINT
<b>Trees: 10% more trees than required by title (1 pt)</b> <b>-46 trees required 51 trees provided (10% more)</b>	1
<b>Water- Efficient Planting: 95% or more of plants that have very low or low water needs (1 pt)</b> <b>-95% or more have low or very low water needs</b>	1
<b>Landscape Buffer: Exceed required buffer width by 10% (1/2 pt) OR exceed buffer width by 20% or more (1/2 pt)</b> <b>-Minimum landscaping buffer per 30.04.01.D.7.ii.b is 10'. 25' is provided at the smallest landscape buffer, and 28' is the largest buffer = 50% more buffer</b>	1
<b>Cool Roofs: SRI= to or &lt; 78 for low-sloped roofs (&lt;2:12) &amp; or 29 for steep sloped roofs (&gt;2:12) (1 pt)</b> <b>-White TPO with SRI 98/91</b>	1
<b>Nonresidential Ventilation: with floor to ceiling height of 11 feet on all floors. (1/2 pt)</b> <b>-Clear Ceiling Height 32', 11' at office areas</b>	1/2

<p><b>Building Entrances and ADA ramps are shaded with awning or portico or other device. (1/2 pt)</b></p> <p><b><i>-Building Entrance is shaded with Metal Canopy</i></b></p>	<p>1/2</p>
<p><b>Total Points:</b></p>	<p><b>5.0</b></p>
<p><b>ALTERNATIVE SUSTAINABLE FEATURES NOT LISTED:</b></p> <ol style="list-style-type: none"> <li>1) The site is located within 1/4 mile of 4 bus stops, encouraging the use of mass transportation.</li> <li>2) LED lighting. Energy efficient lighting fixtures selected will also reduce the amount of light pollution.</li> <li>3) Roof insulation will be vinyl-faced R-38 batt insulation throughout the shell building where none is required by code. Future offices will be insulated with R-20 for interior demising walls and R-7.6 continuous insulation on the concrete tilt walls per IECC.</li> <li>4) FSC certified wood will be used for the hybrid panelized roof system.</li> <li>5) Water efficient irrigation and controls will be used for the landscaped areas.</li> <li>6) The roof design takes into account adding solar panels in the future.</li> <li>7) All materials used for this project will be low-emitting VOCs.</li> </ol>	

#### **WAIVER OF DEVELOPMENT STANDARDS:**

##### **Waiver Request:**

We request a waiver to section 30.04.02-C(1)(i) along the north property line, which requires an 8-foot screen wall next to a commercial (less-intense) adjacency. 15-foot landscape buffer will be maintained.

There currently exists a 6-foot masonry wall along the north property line. The Owner has requested a letter stating the existing wall is acceptable. Included as a part of this justification is a letter from the adjacent property owner stating the existing wall is acceptable and to provide an extension of the wall height using picketed fencing. Below is a sketch of what this would look like.



We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require any additional information, please contact our office. Should you have any questions or comments regarding the above-mentioned project, please feel free to contact us.

Best Regards,

A handwritten signature in blue ink, appearing to read 'Chris Teachman', with a long horizontal flourish extending to the right.

Chris Teachman, Principal  
Lee & Sakahara Architects, Inc.





PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0264-CHARIOT SOUTH, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to increase wall/fence height in conjunction with an existing multi-family residential development on 8.77 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located on the west side of Bermuda Road and the north side of Neal Avenue within Enterprise. MN/hw/cv (For possible action)

---

RELATED INFORMATION:

**APN:**

191-04-501-018

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Increase the height of perimeter CMU block walls to 9 feet where 6 feet is the maximum height permitted by Section 30.04.03B (a 50% increase).
- b. Increase the height of perimeter wrought iron fencing to 9 feet where 6 feet is the maximum height permitted by Section 30.04.03B (a 50% increase).
- c. Increase the height of perimeter wrought iron gates to 9 feet where 8 feet is the maximum height permitted by Section 30.04.03E (a 12.5% increase).

**LAND USE PLAN:**

ENTERPRISE - COMPACT NEIGHBORHOOD

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 11425 Bermuda Road
- Site Acreage: 8.77
- Project Type: Wrought Iron Extension to Existing Walls, Fences, & Gates
- Fence Height (feet): 9

**Site Plan & Request**

The site depicts an existing multi-family residential complex located on the west side of Bermuda Road and the north side of Neal Avenue. The complex consists of 25 residential and community buildings. The site is enclosed by an existing 6 foot tall decorative CMU block wall along the north and west property lines and a 6 foot tall wrought iron fence along the east and south property lines with occasional 6 foot tall decorative CMU block wall elements provided on the property and entrance corners. The applicant is requesting to increase the height of the

perimeter fences and walls to a maximum height of 9 feet in height with 2 foot tall wrought iron fencing extensions that will also be applied to exterior entrances/exit gates.

#### Landscaping

No new landscape nor changes to existing landscaping is being proposed with this request.

#### Elevations

The elevations show the existing walls and fences are generally 6 feet in height and will have a 2 to 3 foot tall wrought iron fence extender attached to the existing fences and walls to raise to the height of the structures up to a maximum of 9 feet in height. The provided wrought iron fence extensions will be painted to match the existing structures. On the gates to the site and on the corner walls where signs are present, 2 to 3 foot tall decorative wrought iron fencing extenders with brand specific designs will also be placed on top of gates and walls and will raise these structures to a maximum of 9 feet in height.

#### Applicant's Justification

The increased height of the fence is needed to discourage and prevent fence jumping because of residents of the nearby communities jumping the fence to short cut their way to Bermuda Road. The jumping of the current fence and walls is causing reduced safety in the community. The increased fence height will promote safety and the decorative nature of the extended portion of the fence will add a decorative feature to the existing fence and wall.

#### Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0379-11	Reclassified the site from R-E to R-3 for a multi-family residential development	Approved by BCC	October 2011
WS-0949-06	Reduce parking in conjunction with an approved condominium development	Approved by PC	August 2006
TM-0504-04	89 unit condominium tentative map - expired	Approved by BCC	October 2004
VS-1531-04	Vacated an abandoned government patent easements - recorded	Approved by BCC	October 2004
DR-1530-04	89 unit multi-family apartment complex - expired	Approved by BCC	October 2004
TM-0347-04	88 unit condominium tentative map	Approved by BCC	July 2004
VS-1098-04	Vacated an abandoned government patent easements - recorded	Approved by BCC	July 2004
DR-1096-04	8 unit multi-family condominium complex	Approved by BCC	July 2004
NZC-0382-04	Reclassified the site from R-E to R-3 for a multi-family residential development - expired	Approved by BCC	July 2004
NZC-1882-03	Reclassified the site from R-E to R-3 for a multi-family residential development	Approved by BCC	April 2004

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RM32	Multi-Family Residential
South	Corridor Mixed-Use	RM32	Undeveloped (Approved for Multi-Family Residential)
East	City of Henderson	RM-16	Single-Family Residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Public Use	RS3.3 & PF	Single-Family Residential & Schorr Elementary School

\* The subject site is within the Public Facilities Needs Assessment (PFNA) area.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

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

Staff finds the purpose of reviewing increases in wall, fence, and gate height is to assure the increased height will not negatively impact the surrounding area in terms of safety or design and is compatible with the surrounding area. In this case, the surrounding area is mostly a mix of single-family and multi-family residential developments with standard 6 foot CMU block walls, wrought iron fencing, or a combination of the two. Staff finds the addition of the wrought iron extensions will provide added safety and the decorative nature of the walls will blend in with the fencing and walls of the surrounding area. Additionally, the extensions will be added to existing walls and fences, so should not cause any safety issues to the surrounding area. For these reasons, staff can support this request.

**Staff Recommendation**

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

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

### **Public Works - Development Review**

- No comment.

### **Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ARTISTIC IRON WORKS, INC.

**CONTACT:** ARTISTIC IRON WORKS, INC., 105 W. CHARLESTON BOULEVARD, LAS VEGAS, NV 89102



# Department of Comprehensive Planning Application Form

# 4A

ASSESSOR PARCEL #(s): 19104501018

PROPERTY ADDRESS/ CROSS STREETS: 11425 Bermuda Rd. Hend., Nv 89052

Add wrought iron to existing CMU wall and wrought iron fence and gates to increase height and security. existing wall / fence varies from 5'-6', added fence will increase height into the 7'-8' range depending on existing grade/conditions. New wrought iron will vary from 1'-3'

NAME: CHARIOT SOUTH, LLC

ADDRESS: 9101 Alta Dr. Unit 3

CITY: Las Vegas

STATE: NV

ZIP CODE: 89145

TELEPHONE: na

CELL 415 302 5572

EMAIL: charles@sprincin.com

NAME: Christopher A. bowling

ADDRESS: 105 W. Charleston Blvd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89102

REF CONTACT ID #

TELEPHONE: 702-387-8688

CELL 702-210-1819

EMAIL: chris@artisticiron.com

NAME: Christopher A. bowling

ADDRESS: 105 W. Charleston Blvd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89102

REF CONTACT ID #

TELEPHONE: 702-387-8688

CELL 702-210-1819

EMAIL: chris@artisticiron.com

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

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

Property Owner (Signature)

Charles M Sprincin, Mgr

Property Owner (Print)

02 04 2025

Date

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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WS-25-0264  
5/20/25

Enterprise

4/30/25

4/20  
3/27/25  
\$800

3/17/2025

RE: wavier of Development standards

### Justification Letter

To Whom it May Concern

We would like to ask for the wall height to be raised. The existing wall/fence is currently at an average height of 5'-6' +/- due to varying grade. Due to the varying grade we will be installing 2'-3' tall wrought iron fence onto of existing CMU wall and wrought iron fence. This will keep the new barrier at a height of 8'-9' +/- due to grade variations. The goal is to have an 8' barrier wall, but it will dip and raise due to the grade variations.

As communities pop up around the properties that have been there creates more foot traffic. Not all communities being 55+ brings the younger crowd as epple have childeren, this plays a large part in the wall jumping as it is not typically the older crowd doing the climbing and short cutting. With a lot of schools in the rea this becomes more of an issue. With these large communities it crates a long path of travel to get to where you are going, in turn this causes people to tresspass onto private prorety by jumping the wall to short cut to were they are going.

We would like to add wrought iron fence to help stop this. It is not fair to the people that live in the community. It is not safe, crime is happning while people tresspass this way. The wrought iron will add not just the security that the residenst deserve, but it will add deco feature rather than just raising the block. there are other communities through oiuyt the valley with wall/fence barriers anywhere from 8'-10'. please consider our request.

Thanks

Planner  
Copy

## Artistic Iron Works





**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**WS-25-0273-OMNI FAMILY LIMITED PARTNERSHIP:**

**WAIVER OF DEVELOPMENT STANDARDS** for reduced front setbacks in conjunction with an approved single-family residential subdivision on 7.5 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the east side of Valley View Boulevard and the south side of Arby Avenue within Enterprise. MN/dd/cv (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-05-401-001; 177-05-401-006

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Reduce the front setbacks for lots 1 through 5, lot 8, and lot 9 to a minimum of 16 feet where 40 feet is required per Section 30.02.04 (a 60% reduction).
- b. Reduce the front setbacks for lots 11 through 13 to a minimum of 30 feet where 40 feet is required per Section 30.02.04 (a 25% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 7.5
- Project Type: Front setbacks
- Number of Lots/Units: 13 (total)
- Density (du/ac): 1.74
- Minimum/Maximum Lot Size (square feet): 20,005/22,223 (gross)/14,142/21,984 (net)
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 3,479/4,019

**History**

WS-24-0461, VS-24-0462, and TM-24-500099 were approved by the Board of County Commissioners in November of 2024 to subdivide and develop the 2 subject parcels into a 13 lot single-family residential subdivision. WS-24-0461 also approved a reduction in net lot area, driveway setbacks, and street landscaping, increased retaining wall and fill height, allowed for

alternative lot orientations for lots 6 and 7, and eliminated off-site improvements. The applicant is now requesting a front setback waiver for 10 of the 13 originally approved lots.

#### Site Plans

The plans depict a previously approved single-family residential development consisting of 13 lots on 7.5 acres. The minimum and maximum gross lot sizes are 20,005 square feet and 22,223 square feet, and minimum and maximum net lot sizes are square 14,142 feet and 21,984 square feet. Lots 1 through 9 will be accessible via an internal right-of-way with access from Arby Avenue and Capovilla Avenue. Lots 10 through 13 will have direct access from Capovilla Avenue and Procyon Street. Lots 1 through 5, lot 8, and lot 9 will be set back a minimum of 16 feet from the edge of the right of way. Lots 11 through 13 are adjacent to detached sidewalks and will be set back 35 feet from a point 5 feet behind the curb, requiring the front setback to be waived.

#### Landscaping

No changes are proposed to the previously approved landscaping.

#### Applicant's Justification

The applicant states that reducing the front setbacks for lots 1 through 5, lot 8, and lot 9 would have little impact on the traffic in the areas surrounding the future development, and that doing so would not impact the character of the surrounding neighborhood because it would only affect internally facing lots. The speed limit within the development is to be set to 15 miles per hour, which would help to maintain safe road conditions on the internal street. Furthermore, lots 11 through 13 are only requesting a 10 foot reduction, so the impact on Capovilla Avenue and Procyon Street should be minimal.

#### Prior Land Use Requests

Application Number	Request	Action	Date
TM-24-500099	13 lot single-family detached residential subdivision	Approved by BCC	November 2024
VS-24-0462	Vacated and abandoned patent easements	Approved by BCC	November 2024
WS-24-0461	Waiver of development standards to reduce net lot area, street landscaping, increase retaining wall height, alternative lots, off-site improvements, increase fill, and reduce driveway setbacks in conjunction with a 13 lot single-family residential subdivision	Approved by BCC	November 2024
TM-0020-16	12 lot single-family residential subdivision	Withdrawn per applicant	April 2016
DR-0097-16	Single-family residential subdivision with increased finished grade	Withdrawn per applicant	April 2016
VS-0096-16	Vacated and abandoned patent easements	Withdrawn per applicant	April 2016

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-409-07	Increased retaining wall height and finished grade - expired	Approved by BCC	July 2007
TM-0516-06	15 lot single-family residential subdivision - expired	Approved by PC	February 2007
VS-1766-06	Vacated and abandoned patent easements - expired	Approved by PC	February 2007
WS-1328-06	Single-family residential subdivision with reduced lot size and waivers for off-site improvements - expired	Approved by BCC	December 2006
ZC-1026-05	Reclassified the site from R-E to R-E (RNP-1) zoning	Approved by BCC	October 2005
UC-1509-03	Single-family residential PUD with waiver for off-site improvements - expired	Approved by PC	November 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP & AE-60)	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP & AE-60)	Single-family residential

The subject site is located within the Public Facilities Needs Assessment (PFNA) area.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

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

Staff finds that the reduction of front setbacks is simply due to the footprint of the homes being too large for the proposed lots that were previously reduced in size; a modest reduction in square footage or the selection of a different model of home would eliminate the need for a waiver. Additionally, since the subdivision was approved in 2024 under the updated version of Title 30, which had already eliminated the exception that allowed lots to measure from the street

centerline, the expectation is that new developments meet the standards set forth in the code. The proposed reduction of setbacks also goes against NPO standards set forth in Title 30, Chapter 30.02.26(F), which state that setbacks for primary structures within NPO overlays shall be maintained in accordance with the applicable district standards, which is 40 feet for the front setback in the RS20 zoning district. Lots 1 through 5, lot 8, and lot 9 face internally and may not affect anyone outside of the neighborhood, but lots 11 through 13 front directly onto Capovilla Avenue and Procyon Street, and even though their reduction is minor it still doesn't meet Code requirements. Front setbacks play a pivotal role in maintaining the aesthetic quality of a neighborhood over time as well as the character of the surrounding area. For these reasons, staff cannot support this request.

#### **Department of Aviation**

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

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

#### **Staff Recommendation**

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**

- Full off-site improvements on Valley View Boulevard;

- Full off-site improvements except streetlights on Arby Avenue, Capovilla Avenue and Procyon Street with sidewalks consisting of asphalt instead of concrete;
- Right-of-way dedication to include 45 feet back of curb for Valley View Boulevard, 25 feet back of curb for Arby Avenue, 25 feet back of curb for Procyon Street, 25 feet back of curb for Capovilla Venue and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

#### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0135-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RICHMOND AMERICAN HOMES OF NEVADA, INC.

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

# Department of Comprehensive Planning Application Form

5A

ASSESSOR PARCEL #(s): 177-05-401-001 & 006

PROPERTY ADDRESS/ CROSS STREETS: S Valley View Blvd & W Arby Ave

## DETAILED SUMMARY PROJECT DESCRIPTION

Front yard setback Wavier for 7 of 13 lots (A proposed Single Family Development)  
- Wavier of Development Standards.

## PROPERTY OWNER INFORMATION

NAME: OMNI FAMILY LIMITED PARTNERSHIP

ADDRESS: 9617 Verlaine Court

CITY: Las Vegas

STATE: NV

ZIP CODE: 89145

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

CELL \_\_\_\_\_

EMAIL: \_\_\_\_\_

## APPLICANT INFORMATION

NAME: Richmond American Homes of Nevada Inc.

ADDRESS: 770 East Warm Springs, Suite 240

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: (702) 240-5605

CELL \_\_\_\_\_

EMAIL: Angela.Finley@mdch.com

## CORRESPONDENT INFORMATION

NAME: The WLB Group, INC

ADDRESS: 3663 E Sunset Road, Suite 204

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702.458.2551

CELL \_\_\_\_\_

EMAIL: mbangan@wlbgroup.com

\*Correspondent will receive all project communication

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

FRED SADRI  
Property Owner (Print)

2-17-25  
Date

## DEPARTMENT USE ONLY

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

APPLICATION # (s) WS-25-0273

PC MEETING DATE 05/20/2025

ACC MEETING DATE X

TAR/CAC LOCATION Enterprise

ACCEPTED BY DD  
DATE 03/27/2025

Fee - \$800

DATE 04/30/2025



February 24, 2025

Clark County Comprehensive Planning  
500 South Grand Central Parkway, 1<sup>st</sup> floor  
P.O. Box 551744  
Las Vegas, NV 89106

**RE: Justification Letter – Waivers of Dev. Stds.  
(APN's: 177-05-401-001 & 006)**

To Whom It May Concern,

On behalf of our client Richmond American Homes, we are respectfully requesting a Waivers of Development Standards to address the previously approved single-family detached development located at the Southeast corner of Arby Avenue & Valley View Blvd. The property is more particularly described as APNs: 177-05-401-001 & 006.

On the November 20<sup>th</sup>, 2024 BCC meeting items WS-24-0461, VS-24-0462, & TM-24-500099 were approved for the proposed development. These approvals allow for the site to be developed as an RS20 development with all the conditions and allowances of the three applications listed above.

After reviewing the updated Title 30 requirements and the caveat that was removed from the prior Title 30 regarding setback measurements. We are requesting to waive/reduce the front yard setback for Seven (7) of the 13 lots that were approved.

**Waiver of Development Standards**

1. We are requesting a reduction in the front yard setback for lots 1-5, 8, & 9 within the development from the required 40'-0" as required by Title 30.02.04 for a RS20 District. See the chart below for each reduction for the lots that require the wavier:

Driveway Setback

Lot 1 – Reduced to 20'  
Lot 2 – Reduced to 20'  
Lot 3 – Reduced to 20'  
Lot 4 – Reduced to 20'  
Lot 5 – Reduced to 20'  
Lot 8 – Reduced to 20'  
Lot 9 – Reduced to 20'

House Setback

Lot 1 – Reduced to 16'  
Lot 2 – Reduced to 16'  
Lot 3 – Reduced to 16'  
Lot 4 – Reduced to 16'  
Lot 5 – Reduced to 16'  
Lot 8 – Reduced to 16'  
Lot 9 – Reduced to 16'

All the lots listed above are internal to the subdivision and would have minimal conflicts with daily traffic around the proposed development. The internal street speed limit will be set at 15 miles per hour (Same as a school zone), this setback request would have minimal impact on the site as the waiver requested will only affect the internal lots for this development. Therefore, we feel this wavier could be granted since it does not significantly impact the development or the traffic in that area.

WS-25-0273





We are hopeful the information provided herewith will meet with your favorable consideration. Should you have any questions or need any further information, please contact me at (702) 458-2551.

Sincerely,

A handwritten signature in dark ink, appearing to read "Mark Bangan", with a long horizontal line extending to the right.

Mark Bangan  
Director of Nevada Operations  
The WLB Group, Inc.



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-25-700019-HU TU TSUEI:**

**PLAN AMENDMENT** to redesignate the existing land use category from Compact Neighborhood (CN) to Neighborhood Commercial (NC) on 1.25 acres.

Generally located on the west side of Arville Street, 300 feet north of Shelbourne Avenue within Enterprise. JJ/rk (For possible action)

RELATED INFORMATION:

**APN:**

177-18-101-012

**EXISTING LAND USE PLAN:**

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

**PROPOSED LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 1.25
- Existing Land Use: Undeveloped

**Applicant's Justification**

Currently, the site has a master plan designation of Compact Neighborhood (up to 18 du/ac). The applicant is proposing a future mini warehouse facility on the property. With that, the applicant proposes a master plan amendment from Compact Neighborhood (CN) to Neighborhood Commercial (NC). The applicant states NC is appropriate as the area has already proven capable of balancing residential and commercial uses of various intensities such as the recreational vehicle park, single-family residential, service commercial, restaurants, warehouse, and other professional services. Furthermore, the site is located on Arville Street, north of Blue Diamond Road both of which are heavily traveled roads.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Compact Neighborhood (up to 18 du/ac)	CG	Recreational Vehicle Park (Las Vegas Motorcoach)

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential development
East	Business Employment & Corridor Mixed-Use	CG & IP	Office/warehouse & shopping center

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

### Related Applications

Application Number	Request
ZC-25-0231	A zone change to reclassify the site from RS20 to CG zoning is a companion item on this agenda.
UC-25-0232	A use permit for a mini-warehouse facility is a companion item on this agenda.
VS-25-0234	A vacation and abandonment of easements is a companion item on this agenda.

### STANDARDS FOR ADOPTION:

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

### Analysis

#### Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

The applicant requests a change from Compact Neighborhood (CN) to Neighborhood Commercial (NC). Intended primary land uses in the proposed Neighborhood Commercial (NC) land use category include a mix of retail, restaurants, offices, service commercial, and other professional services. Supporting land uses include public uses such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

The request for Neighborhood Commercial (NC) can be compatible with the immediate area. Staff agrees with the applicant's assumption that NC is appropriate as the area has already proven capable of balancing residential and commercial uses of various intensities such as the recreational vehicle park, single family residential, service commercial, restaurants, warehouse,

and other professional services. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses. For these reasons, staff finds the request for the Neighborhood Commercial (NC) land use category is appropriate for this location.

**Staff Recommendation**

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 18, 2025 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

**STAFF ADVISORIES:**

**Fire Prevention Bureau**

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

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

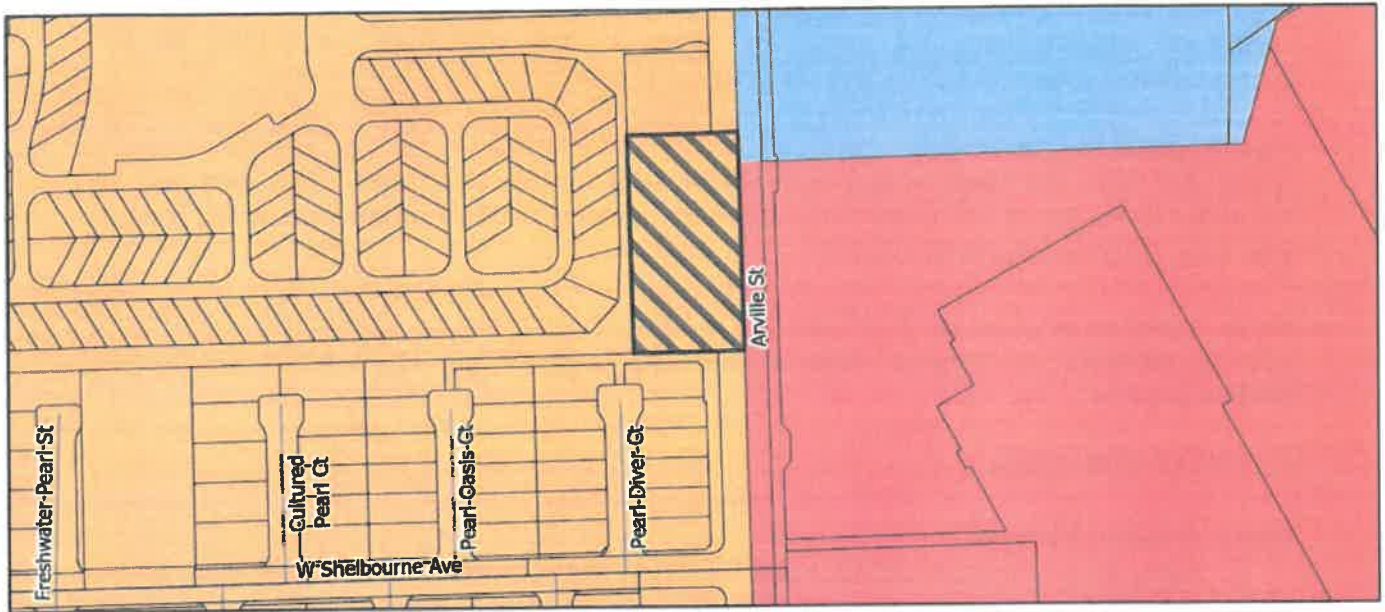
**PROTEST:**

**APPLICANT:** SIDHOM BROTHERS COMPANY, LLC

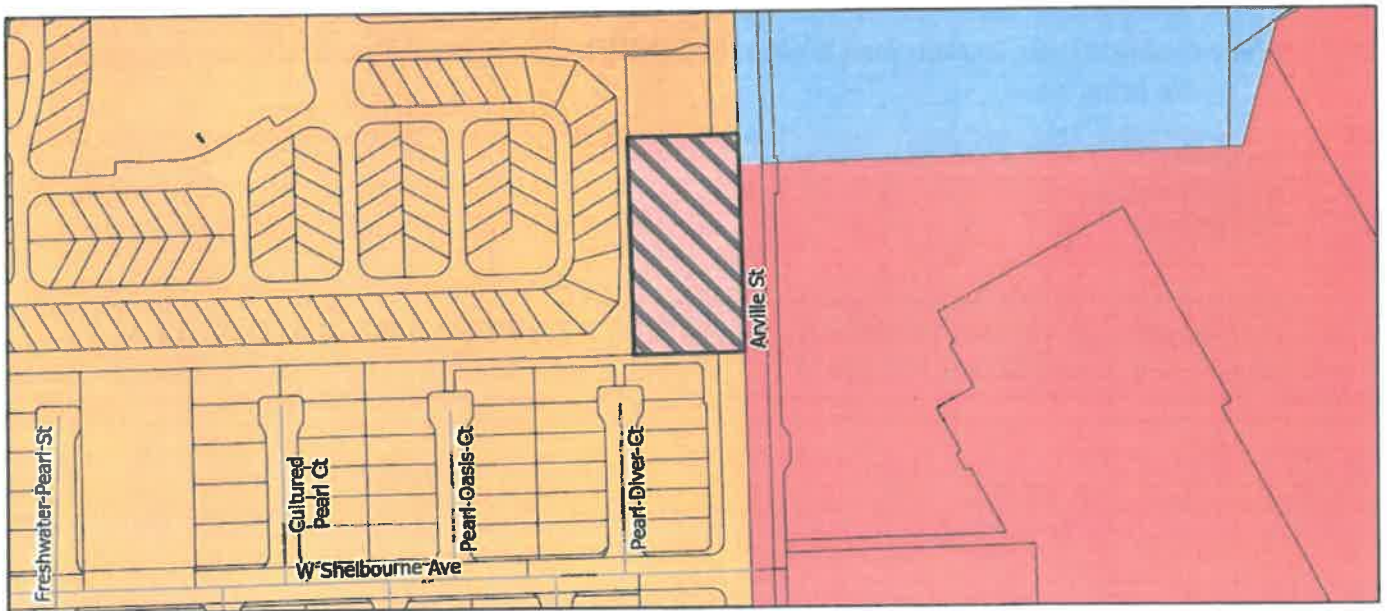
**CONTACT:** MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, 650, LAS VEGAS, NV 89135

# Planned Land Use Amendment PA-25-700019

**DRAFT**



**Current**



**Requested**

## Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

## Employment

- Business Employment (BE)
- Industrial Employment (IE)

## Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

## Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Planning Areas

Requested Area To Change

**Enterprise  
Clark County, Nevada**

*Note: Categories denoted in the legend may not apply to the presented area.*







# Department of Comprehensive Planning Application Form

6A

ASSESSOR PARCEL #(s): 177-18-101-012

PROPERTY ADDRESS/ CROSS STREETS: Windmill/Arville

## DETAILED SUMMARY PROJECT DESCRIPTION

Master Plan Amendment, Zone Change, Design Review and Waivers related to a commercial building.  
Vacations related to a commercial building.

## PROPERTY OWNER INFORMATION

NAME: HU TU TSUEI

ADDRESS: 2293 BUFFALO RUN AVE

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

TELEPHONE: n/a

CELL n/a

EMAIL: n/a

## APPLICANT INFORMATION (must match online record)

NAME: Sidhom Brothers Company LLC

ADDRESS: 4340 Stanley Peak Ct

CITY: Las Vegas

STATE: NV

ZIP CODE: 89129

REF CONTACT ID #

TELEPHONE: 702-755-8180

CELL

EMAIL: siddygroup@yahoo.com

## CORRESPONDENT INFORMATION (must match online record)

NAME: Bob Gronauer - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID #

TELEPHONE: 702-715-6865

CELL

EMAIL: mfehrman@kcnvlaw.com

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

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

Signed by:

Hu Tu Tsuei

Property Owner (Signature)\*

HU TU TSUEI

Property Owner (Print)

9/2/2024

Date

## DEPARTMENT USE ONLY

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER \_\_\_\_\_

APPLICATION # (s)

PC MEETING DATE

BCC MEETING DATE

TAB/CAC LOCATION

ACCEPTED BY

DATE

FEES

PA: 25-700019

5/6/25

6/4/25

Enterprise

DATE 4/9/25

3/13/25  
\$ 3,200

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

KAEMPFER

CROWELL

ROBERT J. GRONAUER  
[rgronauer@kcamlaw.com](mailto:rgronauer@kcamlaw.com)

March 10, 2025

**VIA ELECTRONIC UPLOAD**

CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway  
Las Vegas, NV 89155

***Re: Justification Letter – Master Plan Amendment  
APN: 177-18-101-012***

To Whom It May Concern:

Please be advised this office represents the Applicant as it relates to 1.25 acres generally located north of Blue Diamond and west of Arville Street in Las Vegas, Nevada, more particular described as APNs: 177-18-101-012 (“Site”). The Site is currently zoned Residential Single Family (RS20) and is within the Compact Neighborhood (CN) land use designation. The Applicant is requesting a master plan amendment to Neighborhood Commercial (NC). A corresponding application for a zone change to Commercial General (CG) is also being submitted.

To the north and west of the Site is LV Motorcoach Resort that is zoned CG and planned CM. To the northeast across Arville is an industrial warehouse facility, zoned Industrial Park (IP) and planned Business Employment (BE). Immediately to the east is drainage channel and to the southeast is commercial shopping center zoned CG and planned CM. To the south is a single-family residential subdivision zoned RS3.3 and planned CM

**Master Plan Amendment:**

The Site currently has a master plan designation of CN. The request for a zone change to CG and a master plan amendment to NC is appropriate for the Site and consistent with the overall intent of the Master Plan. The Site is located along Arville Avenue, a moderately travelled right-of-way and across the street from a commercial center. NC is appropriate as the area has already proven capable of balancing residential and commercial uses of various intensities such as the motorhome resort, single-family residential, commercial, industrial. The primary uses for NC are a mix of retail, restaurants, offices, service commercial, and other professional services. Additional characteristics of compatible uses are that it provides opportunities for compact nodes of low intensity retail, services, and offices that serve residents of the immediate neighborhood(s).

NC is an appropriate transition for the area and will be far less intense than a CM plan designation on the Site. Further, the proposed conforming zone change to CG and proposed mini-warehouse facility will bring less traffic, noise, and light than if a large commercial center was developed.



A change of the land use plan to NC satisfies the requirements set forth in Title 30:

**1. The proposed amendment is consistent with the overall intent of the Master Plan:**

The Site is currently master planned CN along Cactus Avenue, a land use designation which generally Single-family attached and detached homes, duplexes, triplexes, fourplexes, and townhomes. Whereas the Applicant is requesting an amendment to NC, which supports a mix of retail, restaurants, offices, service commercial, and other professional services. As discussed above, the proposed amendment is appropriate for the Site and consistent with the overall intent of the Master Plan. It will allow for an appropriate low-intensity commercial use to buffer the existing residential to the south and motorhome resort to the north and west from the commercial and industrial to the east. Specifically, this proposed amendment meets the following Master Plan Goal for Enterprise, where the Site is located:

- Policy EN-1.1 Neighborhood Integrity – Preserve the integrity of contiguous and uniform neighborhoods through development regulations that encourage compatible infill development and standards for transitioning from higher intensity uses.

The Site is located along Arville Street. The proposed master plan amendment to NC meets the Master Plan Goal in that it will facilitate compatible infill development and provide for a low intensity use along Arville Street that will be directly adjacent to the existing single family residential to the south. Across Arville Avenue is existing industrial and commercial for residents so the proposed request, when the appropriate density, will serve the immediate residential area with added commercial space. The same can be said further east on Cactus closer to Maryland Parkways. The location of this proposed development will allow future residents to easily access an additional low intensity commercial use using vehicle, public transit, bicycle, and by foot.

**2. The proposed amendment is compatible with the surrounding area:**

Due to the location along Arville Street and adjacent uses, the Site is ideal for an infill commercial development. Additional low-intensity commercial on this Site would not create higher traffic, light, and noise, negatively impacting the adjacent residential. The proposed NC designation will provide an appropriate transition and buffer from Arville Street, as well as the nearby existing commercial and industrial uses.

**3. Strict adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with the other core values, goals and policies:**

The proposed plan amendment meets several County wide goals and policies listed in the Master Plan, including but not limited to the following:

- Policy 1.4.5 – Standardize requirements for buffers and development transitions to mitigate the impacts of higher intensity uses proposed adjacent to an existing or planned residential neighborhood. Here, the proposed amendment will provide a lower intensity commercial use on an infill parcel that will service existing residential as opposed to various types of high intensity commercial uses that will negatively impact the surrounding area.

**4. The proposed amendment will not have a negative effect on the adjacent properties or on transportation services and facilities:**

The proposed master plan amendment to NC will not have a negative effect on adjacent properties, transportation, or facilities. The surrounding area is a mix of similar mid-density residential, industrial and commercial uses along Arville Street. The Site is currently master planned CN, which generally supports, in part, a mix single and multi-family residential which would increase traffic and congestion. The proposed master plan amendment to NC will allow for a less intensive commercial use, which will result in less traffic than the current master plan designation. Additionally, approval will be conditioned upon a traffic study. Therefore, the proposed amendment and zone change will not have a negative effect on adjacent properties or on transportation services and facilities.

**5. The proposed amendment will have a minimal effect on service provisions or is compatible with existing and planned service provisions and further development of the area:**

The proposed plan amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area. While the Site is currently planned for residential, the proposed plan amendment to NC will allow for a low-intensity commercial use that will bring less of an impact on the surrounding area and public services existing or planned in the area.

**6. The proposed amendment will not cause a detriment to the public health, safety, and general welfare of the people of Clark County:**

The proposed amendment will not cause any detriment to public health, safety or general welfare to the people of Clark County. This project will be a benefit, not a detriment, to the community. Fire services and police services similarly will not be substantially affected by the development of the Site.

Based on the above information, a master plan amendment to NC is appropriate, and the Applicant has satisfied the standard for approval. Thank you for your consideration of this request. Please let me know if you have any questions.

March 10, 2025

Page 4

KAEMPFER

CROWELL

Thank you in advance for your consideration of these applications. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



Robert J. Gronauer



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0231-HU TU TSUEI:**

**ZONE CHANGE** to reclassify 1.25 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.

Generally located on the west side of Arville Street, 300 feet north of Shelbourne Avenue within Enterprise (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

**APN:**

177-18-101-012

**LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 1.25
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant is requesting a zone change to a CG (Commercial General) Zone. There is a related land use request for a proposed 365 unit mini-warehouse facility. According to the applicant, the zone change would allow for development of a low-intensity commercial use on an in-fill piece of property to serve the surrounding residential neighborhood. Furthermore, the site is located on Arville Street, north of Blue Diamond Road both of which are heavily traveled roads.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North West &	Compact Neighborhood (up to 18 du/ac)	CG	Recreational Vehicle Park (Las Vegas Motorcoach)
South	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential development
East	Business Employment & Corridor Mixed-Use	CG & IP	Office/warehouse & shopping center

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

**Related Applications**

Application Number	Request
PA-25-700019	A plan amendment to redesignate the site from Compact Neighborhood (CN) to Neighborhood Commercial (NC) is a companion item on this agenda.
UC-25-0232	A use permit for a mini-warehouse facility is a companion item on this agenda.
VS-25-0234	A vacation and abandonment of easements is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The subject site is located across the street from a large shopping Center on Blue Diamond Road. In addition, other CG zoned properties also exist along the Blue Diamond Road corridor. Arville Street is an 80 foot wide collector street and can accommodate this proposal. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses. For these reasons, staff finds the request for CG zoning appropriate for this location.

**Department of Aviation**

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

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 18, 2025 at 9:00 a.m., unless otherwise announced.

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

**PRELIMINARY STAFF CONDITIONS:****Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the

Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

**Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0114-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: SIDHOM BROTHERS COMPANY, LLC**

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







# Department of Comprehensive Planning Application Form

# 7A

ASSESSOR PARCEL #(s): 177-18-101-012

PROPERTY ADDRESS/ CROSS STREETS: Windmill/Arville

## DETAILED SUMMARY PROJECT DESCRIPTION

Master Plan Amendment, Zone Change, Design Review and Waivers related to a commercial building.  
Vacations related to a commercial building.

## PROPERTY OWNER INFORMATION

NAME: HU TU TSUEI

ADDRESS: 2293 BUFFALO RUN AVE

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

TELEPHONE: n/a

CELL n/a

EMAIL: n/a

## APPLICANT INFORMATION (must match online record)

NAME: Sidhom Brothers Company LLC

ADDRESS: 4340 Stanley Peak Ct

CITY: Las Vegas

STATE: NV

ZIP CODE: 89129

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-755-8180

CELL \_\_\_\_\_

EMAIL: siddygroup@yahoo.com

## CORRESPONDENT INFORMATION (must match online record)

NAME: Bob Gronauer - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-715-6865

CELL \_\_\_\_\_

EMAIL: mfehrman@kcnvlaw.com

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

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

Signed by:

Hu Tu Tsuei

Property Owner (Signature)\*

HU TU TSUEI

Property Owner (Print)

9/2/2024

Date

## DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER \_\_\_\_\_

APPLICATION # (S)

2C-25-0231

PC MEETING DATE

5/6/25

BCC MEETING DATE

6/4/25

TAB/CAC LOCATION

enter price

DATE

4/9/25

ACCEPTED BY

DATE

FEES

3/13/25

\$1,700

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

KAEMPFER

CROWELL

ROBERT J. GRONAUER  
[bgronauer@kcnvlaw.com](mailto:bgronauer@kcnvlaw.com)

March 10, 2025

**VIA ELECTRONIC UPLOAD**

CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway  
Las Vegas, NV 89155

***Re: Justification Letter – Conforming Zone Change  
APN: 177-18-101-012***

To Whom It May Concern:

Please be advised this office represents the Applicant as it relates to 1.25 acres generally located north of Blue Diamond and west of Arville Street in Las Vegas, Nevada, more particular described as APNs: 177-18-101-012 ("Site"). The Site is currently zoned Residential Single Family (RS20) and is within the Compact Neighborhood (CN) land use designation. The Applicant is requesting a zone change to Commercial General (CG) is also being submitted. In addition, a request for a master plan amendment to Neighborhood Commercial (NC) is concurrently submitted herewith.

To the north and west of the Site is LV Motorcoach Resort that is zoned CG and planned CM. To the northeast across Arville is an industrial warehouse facility, zoned Industrial Park (IP) and planned Business Employment (BE). Immediately to the east is drainage channel and to the southeast is commercial shopping center zoned CG and planned CM. To the south is a single-family residential subdivision zoned RS3.3 and planned CM

**Zone Change**

The request for a zone change to CG along with a request for a master plan amendment to NC is appropriate for the Site and consistent with the overall intent of the Master Plan. The conforming zone change would allow for the development of a low-intensity commercial use on infill piece of property to serve the surrounding residential. Further, the requested zone change will allow for a proper transition between the residential to the south and the existing commercial and industrial to the east of the Site. Further, the Site is located north of Blue Diamond Road, a heavily travelled 200-foot right-of-way. Commercial uses are found along the Blue Diamond Road corridor as well as Arville Street. This zone change will allow for the development of a mini-warehouse facility which is appropriate and compatible for the surrounding area.

March 10, 2025

Page 2

KAEMPFER

CROWELL

Thank you in advance for your consideration of these applications. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



Robert J. Gronauer



## PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0234-HU TU TSUEI:**

**VACATE AND ABANDON** easements of interest to Clark County located between Arville Street and Decatur Boulevard and between Windmill Lane and Shelbourne Avenue within Enterprise (description on file). JJ/sd/cv (For possible action)

## RELATED INFORMATION:

**APN:**

177-18-101-012

**LAND USE PLAN:**

ENTERPRISE - COMPACT NEIGHBORHOOD

**BACKGROUND:****Project Description**

The applicant is requesting to vacate and abandon government patent easements and a pedestrian access easement. These easements are no longer needed for the development of the site, and vacating these easements will allow detached sidewalks to be installed along Arville Street.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & West	Compact Neighborhood (up to 18 du/ac)	CG	Recreational Vehicle Park (Las Vegas Motorcoach)
South	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential development
East	Business Employment & Corridor Mixed-Use	CG & IP	Office/warehouse & shopping center

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
PA-25-700019	A plan amendment to redesignate the site from Compact Neighborhood (CN) to Neighborhood Commercial (NC) is a companion item on this agenda.
UC-25-0232	A use permit for a mini-warehouse facility is a companion item on this agenda.
ZC-25-0231	A zone change to reclassify the site from RS20 to CG zoning is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Public Works - Development Review**

Staff has no objection to the vacation of patent easements and pedestrian access easements that are not necessary for site and roadway development.

**Staff Recommendation**

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 18, 2025 at 9:00 a.m., unless otherwise announced.

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 35 feet back of curb for Arville Street;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

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

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SIDHOM BROTHERS COMPANY, LLC

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







# Department of Comprehensive Planning Application Form

# 8A

ASSESSOR PARCEL #(s): 177-18-101-012

PROPERTY ADDRESS/ CROSS STREETS: Windmill/Arville

## DETAILED SUMMARY PROJECT DESCRIPTION

Master Plan Amendment, Zone Change, Design Review and Waivers related to a commercial building.  
Vacations related to a commercial building.

## PROPERTY OWNER INFORMATION

NAME: HU TU TSUEI

ADDRESS: 2293 BUFFALO RUN AVE

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

TELEPHONE: n/a

CELL: n/a

EMAIL: n/a

## APPLICANT INFORMATION (must match online record)

NAME: Sidhom Brothers Company LLC

ADDRESS: 4340 Stanley Peak Ct

CITY: Las Vegas

STATE: NV

ZIP CODE: 89129

REF CONTACT ID #

TELEPHONE: 702-755-8180

CELL

EMAIL: siddygroup@yahoo.com

## CORRESPONDENT INFORMATION (must match online record)

NAME: Bob Gronauer - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID #

TELEPHONE: 702-715-6865

CELL

EMAIL: mfehrman@kcnvlaw.com

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

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

Signed by:

Hu Tu Tsuei

Property Owner (Signature)\*

HU TU TSUEI

Property Owner (Print)

9/2/2024

Date

## DEPARTMENT USE ONLY:

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

APPLICATION # (s)

VS-25-0234

PC MEETING DATE

5/6/25

PLC MEETING DATE

6/4/25

TAB/CAC LOCATION

enter Pnsc

DATE

4/9/25

ACCEPTED BY

DATE

FEE

3/13/25  
\$1,700

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

KAEMPFER

CROWELL

ROBERT J. GRONAUER  
[rgronauer@kcnlaw.com](mailto:rgronauer@kcnlaw.com)

March 10, 2025

**VIA ELECTRONIC UPLOAD**

CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway  
Las Vegas, NV 89155

***Re: Justification Letter – Vacations  
APN: 177-18-101-012***

To Whom It May Concern:

Please be advised this office represents the Applicant as it relates to 1.25 acres generally located north of Blue Diamond and west of Arville Street in Las Vegas, Nevada, more particular described as APNs: 177-18-101-012 ("Site"). The Site is currently zoned Residential Single Family (RS20) and is within the Compact Neighborhood (CN) land use designation. The Applicant requests vacations as described below. Separate applications for a Zone Change, Master Plan Amendment, Design Review and Waivers of Development Standards as it relates to a proposed mini-warehouse facility are submitted concurrently herewith.

The Applicant request a vacation of 33-foot-wide government patent easements which surround the Site as well as a 40-foot pedestrian access easement along the eastern property line as shown on the Vacation Site Plan

Thank you in advance for your consideration of these applications. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



Robert J. Gronauer

05/20/25 PC AGENDA SHEET

9

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**UC-25-0232-HU TU TSUEI:**

**USE PERMIT** for a mini-warehouse facility.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce parking; and 2) reduce driveway width.

**DESIGN REVIEW** for a proposed mini-warehouse facility on 1.25 acres in a CG (Commercial General) Zone.

Generally located on the east side of Arville Street, 585 feet south of Windmill Lane within Enterprise. JJ/sd/cv (For possible action)

---

**RELATED INFORMATION:**

**APN:**

177-18-101-012

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce on-site parking to 10 parking spaces where 14 parking spaces are required per Section 30.04.04 (a 28% reduction).
2. Reduce the width of a proposed driveway along Arville Street to 32 feet where 36 feet is required per Uniform Standard Drawing 222.1 (an 11% reduction).

**LAND USE PLAN:**

ENTERPRISE - COMPACT NEIGHBORHOOD

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 1.25
- Project Type: Proposed mini-warehouse facility
- Building Height (feet): 40
- Square Feet: 14,500
- Parking Required/Provided: 14/10 (this calculation includes a 10% reduction due to proximity to a transit stop to the north)
- Sustainability Required/Provided: 7/9

### Site Plans

The plans depict a proposed mini-warehouse facility. Access to the site is provided via 2 proposed driveways along the east property line adjacent to Arville Street. One driveway is located on the northeast corner and the second is located on the southeast corner of the site.

The proposed 365 unit mini-warehouse building is centrally located on the site and includes the following setbacks: 18 feet from the east (front) property line, 71 feet from the north property line, 42.5 feet from the west (rear) property line; and 59 feet from the south property line. The plans also show that there will be an 8 foot high CMU wall to be constructed along the north, south and west property lines. There will be loading zones located on the west side of the proposed building.

Ten parking spaces are provided on the northwest corner of the site. Title 30 requires 20 parking spaces for this project; however, a reduction of 30% is allowed since there is a transit stop less than 1,000 feet to the north and to the south of the site and the applicant provided 9 sustainability project points. Essentially, 10 parking spaces are provided where 14 parking spaces are required thus requiring a waiver of development standards.

Access gates are proposed adjacent to both driveways and are set back over 50 feet from the back of curb. Each of the ingress/egress driveways are 32 feet wide where 36 feet is required thus necessitating a waiver of development standards. The subject parcel is adjacent to an existing recreational vehicle park to the west and to the north, and there is 1 single family residence immediately south of the subject site. The applicant provided a letter from Republic Services that states that Republic Services can provide a trash pickup service to this location without the need of a trash enclosure.

### Landscaping

Along Arville Street (east property line), the applicant is proposing detached sidewalks. There is a 5 foot wide landscape strip on 1 side of the detached sidewalk, and an 8 foot wide landscape strip on the other side of the sidewalk adjacent to the proposed building. The applicant is proposing the appropriate street landscaping consisting of large trees and shrubs.

Along the north property line the applicant is proposing a 6 foot wide landscape strip with 5 large trees adjacent to 7 parking spaces.

Furthermore, the landscape plans depict a 15 foot wide landscape buffer along the south property line (adjacent to an RS3.3 single-family residential development) comprised of a double row of large evergreen trees which will separate the drive aisle from the existing residence to the south.

### Elevations

The plans depict a proposed 3 story mini-warehouse facility with an overall height of 40 feet. There are 9 roll-up doors along the west facing building elevation and do not face the right-of-way or the residences to the south. The exterior elevation materials are made up of stucco and CMU block facades in grey and charcoal color. The design shows a varied roofline, split-face CMU and stucco finish. Horizontal articulation is being provided with pop-outs, low E-glass windows and changes in texture and a parapet wall.

### Floor Plans

The building area for the first, second, and third floor are 14,400 square feet each. The proposed office has an overall area of 400 square feet. The total building area is 43,600 square feet. The proposed storage units will range from 25 square feet to 250 square feet. Lastly, there will be a total of 365 units.

### Applicant's Justification

The applicant states they are requesting a use permit to establish a mini-warehouse in a Commercial General zone. The reduction parking on-site is requested that if 14 spaces were provided this would limit adequate space for the maneuvering of vehicles. Likewise, the request to reduce the commercial driveway width will not impact the site or its use.

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Compact Neighborhood (up to 18 du/ac)	CG	Recreational Vehicle Park (Las Vegas Motorcoach)
South	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential development
East	Business Employment & Corridor Mixed-Use	CG & IP	Office/warehouse & shopping center

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

### Related Applications

Application Number	Request
VS-25-0234	Vacation and abandonment of easements is a companion item on this agenda.
ZC-25-0231	Zone change to reclassify the site from RS20 to CG zone is a companion item on this agenda.
PA-25-700019	A plan amendment to redesignate the site from Compact Neighborhood (CN) to Neighborhood Commercial (NC) 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 can support the requested use permit to establish a new mini-warehouse facility at this site. To the west and north are commercial use properties, including the Las Vegas Motorcoach resort. To the south are single-family residential uses and will be buffered by an 8 foot high CMU wall and intense landscape buffer with evergreen trees planted off-set from each other. Furthermore, mini-warehouses tend to have less vehicular traffic than retail uses. Moreover, mini-warehouses are a common type of use the public and immediate neighborhood can utilize for their self-storage. The use permit in part complies with Policy 5.1.3 of the Master Plan which supports general economic growth activity. Staff can support the use permit.

#### Waivers of Development Standards

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

#### Waiver of Development Standards #1

The requested waiver of development standards is to reduce on-site required parking to 10 spaces where 14 spaces are required. Staff finds that the proposed mini-warehouse project may produce minimal traffic demands as compared to the neighboring retail uses such as convenience stores with gasoline stations or shopping centers. Furthermore, there is 1 transit stop to the north and 1 to the south of the subject site, so potential patrons may utilize public transportation to reach the site. However, staff finds that the overall building footprint may be reduced in order to meet the required parking spaces per Title 30, staff finds this request a self-imposed hardship and staff cannot support this request.

#### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. The proposed design of the mini-warehouse facility incorporates horizontal articulation with parapet walls and varied roof line, recognizable changes in texture, materials or surface colors and engaged columns. The maximum height is less than the maximum of 50 feet and meets all required setback. However, since staff does not support the parking reduction waiver, staff also cannot support the design review.

## **Public Works - Development Review**

### **Waiver of Development Standards #2**

Staff has no objection to the reduction of the driveway widths for the two proposed driveways along Arville Street. Staff finds the design of this site will allow vehicles to safely access the site. Additionally, the site should see minimal traffic volume.

## **Department of Aviation**

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

## **Staff Recommendation**

Approval of the use permit and waiver of development standards #2; denial of waiver of development standards #1 and the design review. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 18, 2025 at 9:00 a.m., unless otherwise announced.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

## **Public Works - Development Review**

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet back of curb for Arville Street;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;



- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

#### **Department of Aviation**

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

#### **Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0114-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**



**APPLICANT:** SIDHOM BROTHERS COMPANY, LLC

**CONTACT:** MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA  
DRIVE, 650, LAS VEGAS, NV 89135

DRAFT





# Department of Comprehensive Planning Application Form

# 9A

ASSESSOR PARCEL #(s): 177-18-101-012

PROPERTY ADDRESS/ CROSS STREETS: Windmill/Arville

## DETAILED SUMMARY PROJECT DESCRIPTION

Master Plan Amendment, Zone Change, Design Review and Waivers related to a commercial building.  
Vacations related to a commercial building.

## PROPERTY OWNER INFORMATION

NAME: HU TU TSUEI  
ADDRESS: 2293 BUFFALO RUN AVE  
CITY: Las Vegas STATE: NV ZIP CODE: 89123  
TELEPHONE: n/a CELL n/a EMAIL: n/a

## APPLICANT INFORMATION (must match online record)

NAME: Sidhom Brothers Company LLC  
ADDRESS: 4340 Stanley Peak Ct  
CITY: Las Vegas STATE: NV ZIP CODE: 89129 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-755-8180 CELL \_\_\_\_\_ EMAIL: siddygroup@yahoo.com

## CORRESPONDENT INFORMATION (must match online record)

NAME: Bob Gronauer - Kaempfer Crowell  
ADDRESS: 1980 Festival Plaza Drive, Suite 650  
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-715-6865 CELL \_\_\_\_\_ EMAIL: mfehrman@kcnvlaw.com

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

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

Signed by:

Hu Tu Tsuei  
Property Owner (Signature)\*

HU TU TSUEI  
Property Owner (Print)

9/2/2024  
Date

## DEPARTMENT USE ONLY:

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

APPLICATION # (s):

UC-25-0232

PC MEETING DATE

5/6/25

BCC MEETING DATE

6/4/25

TAB/CAC LOCATION

Enterprise

ACCEPTED BY

DATE

FEES

3/13/25  
82300

DATE

4/9/25

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

KAEMPFER

CROWELL

ROBERT J. GRONAUER  
[bgronauer@kcnvlaw.com](mailto:bgronauer@kcnvlaw.com)

March 10, 2025

**VIA ELECTRONIC UPLOAD**

CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway  
Las Vegas, NV 89155

***Re: Justification Letter – Use Permit, Design Review and Waivers of  
Development Standards  
APN: 177-18-101-012***

To Whom It May Concern:

Please be advised this office represents the Applicant as it relates to 1.25 acres generally located north of Blue Diamond and west of Arville Street in Las Vegas, Nevada, more particular described as APNs: 177-18-101-012 ("Site"). The Site is currently zoned Residential Single Family (RS20) and is within the Compact Neighborhood (CN) land use designation. The Applicant requests a Use Permit, Design Review and Waivers of Development Standards as it relates to a proposed mini-warehouse facility. The Applicant is also requesting a zone change to Commercial General (CG) and a master plan amendment to Neighborhood Commercial (NC), such requests are submitted concurrently herewith.

To the north and west of the Site is LV Motorcoach Resort that is zoned CG and planned CM. To the northeast across Arville is an industrial warehouse facility, zoned Industrial Park (IP) and planned Business Employment (BE). Immediately to the east is drainage channel and to the southeast is commercial shopping center zoned CG and planned CM. To the south is a single-family residential subdivision zoned RS3.3 and planned CM. The Applicant is proposing to meet the buffer and landscaping standards and 8' decorative wall in this area.

**Use Permit – Mini Warehouse Facility**

In a CG zoning district, a mini-warehouse facility requires a special use permit. Here, the proposed mini-warehouse facility is compatible and appropriate for the surrounding area.

**Design Review – Mini Warehouse Facility**

The Applicant proposes a 43,600 SF, 365-unit, mini-warehouse facility on Site. The facility will be three-stories which is permitted in CG with a maximum height of 40 feet where 50 feet is permitted. The Site meets all minimum setbacks in CG. There are two access points off of Arville Street that allow both ingress and egress. 20 parking spaces are provided where 20 is required. The

Site's loading area is secured by gates. There will be an 8-foot CMU wall proposed along the north and west property lines and a decorative wall along the south property line. In addition to the storage units, there will be 400 SF of office space out of which business will operate. The proposed storage units will range from 25 SF to 250 SF. There are nine roll-up doors along the western property lines. The elevations are made up of stucco and CMU block facades in grey and charcoal color. The buildings will meet the horizontal articulation requirements under Section 30.04.05 as building elevations are broken up by split face CMU block columns. The elevations are a combination of grey (SW7071) and charcoal black (SW7076) to further meet the nonresidential building mass and articulation design requirements.

There is a 15-foot landscape buffer along the southern portion of the Site comprised of a double row of large trees which will separate the drive aisle from the existing residential to the south. A detached sidewalk is proposed adjacent to the Site along Arville Street which allows for an 18-foot landscape buffer. This exceeds the required width by 3 feet.

#### **Design Review – Main Entrance Not Facing the Street**

Section 30.04.05(G)(3)(i) requires buildings with street frontage to have a customer entrance facing the street. Here, there are building entrances from the north, west and south elevations. The majority of customers will access the site through the doors on the west and south elevations from the secured area of the Site where the majority of the parking is.

#### **Design Review - Alternative Landscaping**

The Applicant is proposing alternative landscaping on the Site. Since no trees can be provided within sight visibility zones, the trees initially planned along the street frontage have been relocated and moved to the landscape areas along the northern property line. This is not a reduction of trees, but a relocation that still meets the intent of code.

#### **Sustainability**

The Site meets 9 sustainability points where 7 is required:

- 10% more trees provided than required (1 pt)
- 95% of plants are low/very low water needs (1 pt)
- Landscape buffer widths exceeded by 20% (1 pt)
- Cool Roofs with an SRI of = or > 78 (1 pt)
- Building Orientation; flat roofs provided (1 pt)
- Shade Structures have awnings over 100% of all doors and windows (3 pts)

- Non-residential ventilation: ceiling heights of 11 feet (1/2 pt)
- Low Emissivity Glass on all south and west facing windows (1/2 pt).

### **Waivers of Development Standards**

- **Waiver of Development Standards for parking area landscaping per 30.04.01D(8)**

The Applicant requests a waiver to for a reduced landscape strip along the northern property line. Code requires an 8-foot landscape strip in place of parking lot finger islands. Here there is a 6' landscape strip with five trees proposed. The Applicant believes this buffer area is sufficient to meet the intent of code as this area abuts the CG zoning district, and more specifically, does not abut any motorcoach parking spaces.

- **Waiver of Development Standards for a trash enclosure per 30.04.05.**

The Applicant requests a waiver for a trash enclosure on Site. The Applicant seeks to avoid the inevitable overage charges caused by excess dumping from the public which is typical at mini-storage facilities throughout Las Vegas. The Applicant will, however, have trash cans inside the mini-storage facility for limited waste management.

- **Waiver of Development Standard for Reduced Parking Per 30.04.04.**

The Applicant requests a waiver for reduced parking as it will provide 7 parking spaces where 20 spaces are required. The Applicant has chosen not to include any parking along the western property line to leave adequate space for the maneuvering of vehicles. Further, additional parking spaces were removed in order to meet the throat depth requirement at the northern driveway. What's more, Title 30 allows for a reduction when sustainability incentives are exceeded per Section 30.04.04(F). The Applicant has met 9 sustainability points where 7 is required for commercial development, including the eastern property line's landscape buffer which exceeds the requirements by 20%. Here, the Applicant provides an 18-foot landscape buffer where 15- feet is required and provides more than 10% of trees than required. Based on the increased buffer and excess trees, the maximum 30% reduction can be achieved under 30.04.05 J, iii. and 30.04.04 F 1 i and ii.

30% of 20 spaces is 6 spaces. Therefore, the Applicant would be providing 7 spaces where 14 spaces are required after the allowable reduction. This justified further by the low-intensity of the mini-storage use and reality that customers will visit the Site sporadically for short periods of time.



March 10, 2025

Page 4

KAEMPFER

CROWELL

- **Waiver of Development Standard for Reduced Driveway Widths**

The Applicant requests a waiver for both of the proposed 32-foot-wide driveways where 36 feet is required because Arville Street is an 80-foot right-of-way per Public Works' standards. This reduction is slight and will not negatively impact the Site as the storage use will create minimal, sporadic traffic.

Thank you in advance for your consideration of these applications. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



Robert J. Gronauer





**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**SDR-25-0250-GS-OI SOUTH LAS VEGAS BOULEVARD OWNER, LLC**

**SIGN DESIGN REVIEW** to increase the height of a proposed project entrance sign area on a portion of 11.84 acres in conjunction with a previously approved multi-family residential development within an RM32 (Residential Multi-Family 32) Zone.

Generally located on the east side of Las Vegas Boulevard South and the south side of Chartan Avenue within Enterprise. MN/rk/cv (For possible action)

---

**RELATED INFORMATION:**

**APN:**

177-33-401-008 ptn

**SIGN DESIGN REVIEW:**

Increase the height of a proposed project entrance sign area to 6 feet, 4 inches where 5 feet is the maximum allowed per Section 30.05.02 (a 27% increase).

**LAND USE PLAN:**

ENTERPRISE - ENTERTAINMENT MIXED-USE

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 11210 Las Vegas Boulevard South
- Site Acreage: 11.84 (portion)
- Project Type: Proposed signage for a previously approved multi-family residential development
- Sign Height: 6 feet, 4 inches

**Site Plan**

The site was previously approved for a multi-family residential development consisting of 324 units per NZC-22-0056. The non conforming zone change was approved to reclassify the site from H-2 (General Highway Frontage) Zone to RM32 zoning (formerly R-4 zoning).

The approved plans depict 324 units divided between 10 buildings that are distributed throughout the site. The site has frontage along Las Vegas Boulevard South, Chartan Avenue, and Giles Street. The development will be a gated community with access from Las Vegas Boulevard South to the west and an exit only gate from Chartan Avenue to the north. This multi-family residential

development has active permits and construction is nearly complete. A condition of approval for NZC-22-0056 stated the applicant is to complete a design review for proposed signage.

### Sign Plan

The sign plan depicts 2 proposed signs, as follows:

- Sign A1 and Sign A2 are project entrance signs with an overall area of 19 square feet per sign and are located at the main entrance of the multi-family development. These signs are adjacent to Las Vegas Boulevard South and are set back 2 feet from right-of-way within a landscape area. The plans depict single sided CMU signs with backlit pan channel letters shown to be white and between 1 foot to 2 feet tall with a logo.
- No other signs are proposed for this development other than an address sign on the clubhouse.

### Applicant's Justification

The applicant indicates that minimal signage is being requested for this site which only consists of 2 project entrance signs. As part of this signage request, the applicant is requesting to allow a height of 6 feet, 4 inches for the entrance signs. This will allow Greystar to provide signage that is a critical part of their developments. The entrance signs are located along Las Vegas Boulevard South, orientated away from residential, and are appropriate size for the overall complex. Lastly, the applicant states similar requests for multi-family signage have been approved in the past.

### Prior Land Use Requests

Application Number	Request	Action	Date
ADR-25-900072	Administrative design review for EV charging stations	Approved/ Denied by Zoning Administrat or	In Process
NZC-22-0056	Reclassified this site to R-4 zoning for a multi-family development	Approved by BCC	June 2022
VS-22-0057	Vacated and abandoned various rights-of-way	Approved by BCC	June 2022

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use & Neighborhood Commercial	CR	Undeveloped
South	Entertainment Mixed-Use	CG	Convenience store, gasoline station, & retail center
East	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 & RS5.2	Single-family residential
West	Entertainment Mixed-Use	C-2	Undeveloped

The subject site and surrounding area are located in the Public Facilities Needs Assessment (PFNA) area.

#### **STANDARDS FOR APPROVAL:**

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

#### **Analysis**

##### **Comprehensive Planning**

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

The proposed signage for the most part complies with Section 30.05.01 which promotes a balanced system of regulations which promote aesthetically pleasing and compatible signage. The proposed comprehensive sign plan is consistent in design which provides signage continuity for the development. Although the applicant is requesting a slight increase in height for each project entrance sign, the area of the signage is well below the maximum area allowed which is 35 square feet. Staff finds that the proposed signs are over 675 feet north from any single-family residences, offering a very minimal impact to the surrounding neighborhood. For these reasons, staff can support this request.

##### **Staff Recommendation**

Approval.

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

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

##### **Comprehensive Planning**

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

##### **Public Works - Development Review**

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

##### **Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GREYSTAR DEVELOPMENT WEST, LLC

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

DRAFT



# Department of Comprehensive Planning Application Form

# 10A

ASSESSOR PARCEL #(s): 17733401008

PROPERTY ADDRESS/ CROSS STREETS: LVB/Charlan

## DETAILED SUMMARY PROJECT DESCRIPTION

Design Review for Signage per condition of approval NZC-22-0056

## PROPERTY OWNER INFORMATION

NAME: G S-O I SOUTH LAS VEGAS BOULEVARD OWNER L L C

ADDRESS: 3200 East Camelback Road, Suite 255

CITY: Phoenix

STATE: AZ ZIP CODE: 85018

TELEPHONE: n/a CELL n/a EMAIL: n/a

## APPLICANT INFORMATION (must match online record)

NAME: Greystar Development West, LLC

ADDRESS: 3200 East Camelback Road, Suite 255

CITY: Phoenix

STATE: AZ

ZIP CODE: 85018

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: n/a CELL n/a EMAIL: n/

## CORRESPONDENT INFORMATION (must match online record)

NAME: Liz Olson - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-792-7000 CELL \_\_\_\_\_ EMAIL: eolson@kcnvlaw.com

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

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

Nell Hanlon

Property Owner (Signature)\*

Nell Hanlon

Property Owner (Print)

2/20/2025

Date

## DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☒ SDR

☐ TM

☐ WC

OTHER \_\_\_\_\_

APPLICATION # (s) SDR. 25. 0250

ACCEPTED BY RK

PC MEETING DATE \_\_\_\_\_

DATE 3.25.25

BCC MEETING DATE 5.21.25

FEES \$1,000

TAB/CAC LOCATION Enterprise

DATE 4.30.25

MN

PLU: (Em) Zone: RM22

NZC 22. 0056 VS. 22. 0057 ADR 25-90007 2

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

KAEMPFER

CROWELL

ELISABETH E. OLSON  
[olson@kcnvlaw.com](mailto:olson@kcnvlaw.com)  
D: 702.792.7039

March 11, 2025

**VIA HAND DELIVERY**  
**CLARK COUNTY COMPREHENSIVE PLANNING**  
500 S. Grand Central Parkway, 1<sup>st</sup> Floor  
Las Vegas, NV 89106

**Re: Justification Letter – Design Review for Signage**  
**Greystar Development West, LLC**  
**Las Vegas Boulevard and Chartan**  
**APN: 177-33-401-008**

To Whom It May Concern:

Please be advised this office represents Greystar Development West, LLC (the "Applicant") in the above referenced matter. On June 8, 2022, a multi-family residential development was approved via NZC-22-0056 located on the southeast corner of Las Vegas Boulevard and Chartan Avenue. The property is more particularly described as Assessor's Parcel Number 177-33-401-008 (the "Site"). As a condition of approval, a design review as a public hearing for signage was required. The Applicant respectfully submits the required design review for signage to comply with the prior conditions of approval.

The Applicant is requesting minimal signage for the Site, including two (2) single-sided project entrance signs, each with backlit channel letters, located on either side of the main entrance along Las Vegas Boulevard. As part of this signage request, the Applicant is requesting to allow a height of 6'4" for each entrance sign where a maximum of 5-feet is permitted. This will allow Greystar to provide signage that is a critical part of their developments. The entrance signs are located along Las Vegas Boulevard, pointing away from residential, and are an appropriate size for the overall complex. Similar requests to increase signage were recently recommended for approval by staff via applications SDR-24-0331 and SDR-24-0060, and subsequently approved by the Board. Therefore, the Applicant respectfully requests consideration of the application as submitted.

Thank you in advance for your consideration. If you have any questions, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**SDR-25-0269-WT ML WARM SPRINGS, LLC**

**SIGN DESIGN REVIEWS** for the following: 1) allow an electronic sign, animation (chase lighting); and 2) modify residential adjacency standards for signage in conjunction with a previously approved cannabis retail store on 0.9 acres in a CG (Commercial General) Zone.

Generally located on the south side of Warm Springs Road, 450 feet east of Haven Street within Enterprise. MN/dd/cv (For possible action)

RELATED INFORMATION:

**APN:**

177-09-115-002

**SIGN DESIGN REVIEWS:**

1. Allow an electronic sign, animation for Sign A (chase lighting) where not permissible per Section 30.05.02F.
2.
  - a. Increase the height of a proposed illuminated freestanding sign (Sign A) to 35 feet where 20 feet is the maximum height permissible per Section 30.04.06I (a 75% increase).
  - b. Allow illuminated signs to not be on a timer and to be active between the hours of 10:00 p.m. and 6:00 a.m. where not permissible per Section 30.04.06I.

**LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 95 Warm Springs Road
- Site Acreage: 0.9
- Project Type: Proposed cannabis retail store signage
- Sign Height (feet): 35 (freestanding sign maximum)
- Square Feet: 155.5 (freestanding sign)/38.5 (Wall Sign C)/25.2 (Wall Signs D & E)/47.5 (canopy sign)

**Site Plan**

The plan depicts a cannabis retail store approved in 2020 by UC-20-0288 along with a proposed double-faced illuminated freestanding sign. The sign will be located west of the driveway from Warm Spring Road, on the northwest corner of the site. In addition, the sign faces will be oriented



east and west and the sign will be set back 10 feet from the north property line (adjacent to Warm Springs Road), 10 feet from the west property line, and 232 feet from the shared residential property line to the south.

#### Sign Plan

The proposed freestanding sign is designed to have 3 vertically aligned cabinets which contain various designs for the same business. The uppermost cabinet is 93 square feet and will mimic the historic 'Welcome to Las Vegas' sign. It will also feature the company's logo and a chase of 190 chasing lightbulbs around the outside of the cabinet. The middle cabinet is 42.5 square feet and features LED channel letters displaying a static message, with other various decorative LED lights throughout. The bottom cabinet is 20 square feet, internally illuminated, and advertises a drive-thru for the business.

There are also 3 proposed wall signs, 1 canopy sign, and 3 small address number signs. All 3 of the wall signs are circular, feature the business logo, and will be located on the north, east, and west sides of the building. The wall sign on the east side of the building (Wall Sign C) is 38.5 square feet, while the wall signs (Wall Signs D & E) on the north and west sides of the building are both 25.2 square feet. The canopy sign is located above the main entrance on the west side of the building facing the parking lot. It consists of channel letters and is 47.5 square feet. Finally, the address number signs are depicted in 3 locations along the northern portion of the building. Each of these 3 signs feature the numerical address of the business (95) and are 1.5 square feet and consist of internally illuminated channel lettering.

#### Landscaping

No changes to the previously approved landscaping are proposed or required with this request.

#### Applicant's Justification

The applicant states the signage for the business is appropriate due to the CG (Commercial General) zoning of the property. Additionally, the freestanding sign is located on the north side of the site, as far away from the residential district to the south as possible. Furthermore, the applicant states that because the business is located along Warm Springs Road that the signage should be allowed to remain illuminated 24-hours a day.

#### Prior Land Use Requests

Application Number	Request	Action	Date
ET-24-400107 (UC-20-0288)	Second extension of time for a cannabis establishment (retail cannabis store)	Approved by BCC	November 2024
ADR-24-900631	Facade changes to modify previously approved elevations	Approved by ZA	October 2024
ADR-23-900676	Drive-thru in conjunction with a cannabis establishment (retail cannabis store)	Approved by ZA	January 2024
ET-22-400108 (UC-20-0288)	First extension of time for a cannabis establishment (retail cannabis store)	Approved by BCC	November 2022
ADR-20-900506	Drive-thru in conjunction with a cannabis establishment (retail cannabis store) - expired	Approved by ZA	December 2020



### Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0288	Retail cannabis establishment (retail cannabis store) and design review for new construction	Approved by BCC	August 2020
ADR-19-900698	Retail building on the same portion of the parcel as the subject application - expired	Approved by ZA	October 2019
TM-19-500171	Commercial subdivision	Approved by PC	October 2019
ZC-0176-08	Reclassified from R-E to C-1 zoning for a shopping center	Approved by BCC	March 2008

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF (AE-60)	Harry Reid Airport rental car hub
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Neighborhood Commercial	CG	Office & retail development
West	Neighborhood Commercial	CG (AE-60)	Vehicle rental

### 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

##### Sign Design Review

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

##### Sign Design Review #1

The proposed chase lights around Sign A may pose significant light pollution for the residents to the south, especially if the lights are on 24-hours a day. Even though parking lot landscaping has been provided and there is 232 feet of distance between Sign A and the residences to the south, the chase lights may still be visible. The applicant did not provide adequate justification as to why the chase lights are appropriate. For these reasons, staff cannot support this request.

##### Sign Design Review #2a & #2b

Staff does not normally support increases in freestanding sign height in areas subject to residential adjacency. However, staff finds that in this case, the 232 foot setback from the freestanding sign to the nearest residentially zoned parcels to the south and the previously approved landscaping

along the southern property line mitigate any potential negative effects that the increased height may have. For these reasons, staff can support these requests.

#### **Department of Aviation**

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

#### **Staff Recommendation**

Approval of sign design review #2; denial of sign design review #1.

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**

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

##### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property

Owner's Shielding Determination Statement" has been issued by the Department of Aviation.

- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** NEVADA MADE MARIJUANA

**CONTACT:** MONICA HASKIN, VISION SIGN INC., 6630 ARROYO SPRING STREET  
#600, LAS VEGAS, NV 89113





# Department of Comprehensive Planning Application Form

# 11A

ASSESSOR PARCEL #(s): 177-09-115-002PROPERTY ADDRESS/ CROSS STREETS: 95 WARM SPRINGS Rd 89123Site Sign

## PROPERTY OWNER INFORMATION

NAME: WTML WARM SPRINGS LLC  
ADDRESS: 211639 STARGUST DR  
CITY: Las Vegas Nevada 89135 STATE: Nev ZIP CODE: 89135  
TELEPHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

## APPLICANT INFORMATION (Must be the owner or authorized agent)

NAME: NEVADA MOBE MARIJUANA  
ADDRESS: 9017 S. Pecos Road Suite 9395  
CITY: Henderson STATE: Nev ZIP CODE: 89074 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-298-9850 CELL: 702-996-3051 EMAIL: RANDY BlackSD@aol.com

## CORRESPONDENT INFORMATION (Must be the owner or authorized agent)

NAME: VISION SIGNS ATTN: MONICA HASKIN  
ADDRESS: 6630 Arroyo Springs St Suite 600  
CITY: Las Vegas STATE: Nev ZIP CODE: 89113 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-895-7979 CELL: 702-426-2351 EMAIL: \_\_\_\_\_

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

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

[Signature]  
Property Owner (Signature)\*

WTML LLC  
KEVIN HASKIN Nevada 1-14-25  
Property Owner (Print) Date

## DEPARTMENT USE ONLY:

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

APPLICATION # (s) SDR-25-0269PC MEETING DATE XBCC MEETING DATE 05/21/2025TAB/CAC LOCATION EnterpriseACCEPTED BY DDDATE 03/27/2025FEES \$1,000DATE 04/30/2025

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

KAEMPFER

CROWELL

ROBERT J. GRONAUER  
[bgronauer@kcnvlaw.com](mailto:bgronauer@kcnvlaw.com)

March 26, 2025

**VIA ELECTRONIC UPLOAD**

CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway  
Las Vegas, NV 89155

**Re: Justification Letter – Sign Design Review & Related Waivers  
APN: 177-09-115-002**

To Whom It May Concern:

Please be advised this office represents Clear River, LLC, the Applicant in the above-referenced matter (hereinafter the “Applicant”). The Applicant is requesting a sign design review for its marijuana dispensary. The establishment is located south of Warm Springs Road and east of Haven Street, more particularly described as APN: 177-09-115-002 (the “Site”). The dispensary was approved via UC-20-0288 with a condition requiring a review of signage.

**Sign Design Review**

The Applicant requests a sign design review for the following signs:

- Freestanding Sign (“A”): One (1) 19’-6” wide x 35’-0” tall pylon sign with LED display situated along the northern property line and visible Warm Springs Road. This display will be a total of 233.5 square feet comprised of three signs on the free-standing structure. The sign will be illuminated at night. The freestanding sign is designed to mirror the architectural style of the iconic “Welcome to Las Vegas” sign which other businesses have emulated in the area.
- Wall Sign (“B”): One (1) 31’-2 ½” wide x 1’-6” tall wall sign comprised of green LED channel letters on the West elevation. This display will be a total of 63 square feet total and reads out “Nevada Made Marijuana.”
- Wall Sign (“C”, “D,” “E,” and “F”): Wall Signs C, D E, and F are illuminated signs in the shape of a seal. Wall Sign C is located on the east elevation is approximately 7-feet wide by 7-feet tall. Signs D, E, and F are each 5-feet 8-inches wide by 5-feet 8-inches tall and located on the north, west, and south elevations, respectively.
- Wall Sign (“G1”, “G2”, “G3”, and “G3”): Wall Signs G1, G2, G3, and G4 are LED channel letters. Each is approximately 1-foot 6-inches wide by 1-foot tall. The signs will be located on the north, south, east, and west elevations.

SDA-25-0269



March 26, 2025

Page 2

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CROWELL

### Waiver of Development Standards

- **Increase Sign Height:** The Site is adjacent to residential property. Pursuant to Title 30.04.06I(8)(i), the maximum freestanding sign height is 20-feet. The Applicant is requesting a waiver to increase the freestanding sign height to 35-feet. The increased sign height is appropriate for the following reasons:
  - The Site is zoned CG.
  - The freestanding sign is located on the north side of the Site with the building serving as a buffer to the residential uses to the south.
- **Allow Illuminated Wall Sign to Face Residential:** The Applicant is proposing wall signs on the rear of the building facing the existing residential. The Applicant is requesting to waive Title 30.04.06I(1) restricting illuminated signs on the rear of a building facing a residential district. The proposed wall signs, F and G2, on the rear or south elevation are small: 5-feet 8-inches wide by 5-feet 8-inches tall and 1-foot 6-inches wide by 1-foot tall, respectively. Also, the rear elevation is approximately 80-feet north of the residential properties and separated by a parking lot and landscaping.
- **Allow Illuminated Wall Sign to be on/active between 10 PM and 6 AM:** Pursuant to Title 30.04.06I(7), illuminated signs should be on a timer with illumination ceasing between 10 PM and 6 AM. The Applicant is requesting the signs remain illuminated. The Site is located within a CG zoned district along the busy commercial corridor of Warm Springs Road. The majority of the signs face north towards Warm Springs Road or east and west towards existing commercial developments. The only two signs, F and G2, facing south towards the residential are approximately 80-feet from the property line and are separated by a parking lot and landscaping.

With the exception of outlined above, the proposed signage meets the rest of the residential adjacency standards outlined in Title 30.04.06(I) and the more general sign code at Title 30.05. The proposed signage is appropriate for the Site and consistent with surrounding area and will complement the design aesthetic of the Site.

Thank you in advance for your consideration of these applications. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

KAEMPFER CROWELL



Robert J. Gronauer

RJG/mtf

SDA-25-0269





PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-25-0247-DIAMOND RANCH I, LLC:**

**USE PERMIT** for a communication tower.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce access gate setback; and 2) alternative driveway geometrics.

**DESIGN REVIEW** for a proposed communication tower in conjunction with an existing plant nursery on a portion of 8.05 acres in an IP (Industrial Park) Zone.

Generally located on the south side of Ford Avenue and the east side of Lindell Road within Enterprise. JJ/dd/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

176-13-801-034 ptn

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce access gate setbacks to 10 feet where a minimum of 50 feet is required per Section 30.04.03E (an 80% reduction).
2. a. Reduce the driveway approach distance for a driveway on Lindell Road to 17 feet where 150 feet is required per Uniform Standard Drawing 222.1 (an 89% reduction).  
b. Allow a commercial curb return driveway to not be installed along Lindell Road per Uniform Standard Drawing 222.1.

**LAND USE PLAN:**

ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5380 Blue Diamond Road
- Site Acreage: 8.05 (portion)
- Project Type: Proposed communication tower
- Height (feet): 80

**Site Plan**

The plan depicts a proposed multi-carrier 80 foot high communication tower, and associated ground equipment, within a 38 foot by 43 foot compound located on the northwest corner of the subject parcel. The proposed tower compound will be integrated within the existing plant nursery establishment located on the east side of Lindell Road, and the south side of Ford Avenue.

The proposed communication tower will only be accessible via a private access gate from Lindell Road. Since the site is an existing plant nursery, and the existing walls function as the north and west boundaries of the communication tower compound. The east and south boundaries of the compound will be enclosed with chain link fencing with no points of interior access from the nursery. The tower is set back (from the leading edge of the arrays) approximately 37 feet from the north property line along Ford Avenue, 535 feet from east property line, 395 feet from south property line, and 37 feet from west property line along Lindell Road. The nearest residential structure is 597 feet to the northeast. The tower and compound do not reduce the number of existing parking spaces.

#### Landscaping

Landscaping is not proposed or required with this application.

#### Elevations

The plans depict an 80 foot high monopole communication tower. Ground equipment will be screened from street view by an existing 9.5 foot tall CMU wall. The compound will be accessed by a 10 foot wide rolling gate proposed within the existing CMU wall. The tower will be structurally capable and designed to accommodate at least 3 antenna arrays. The tower is depicted as having a stealth design to minimize the visual impact on the surrounding area.

#### Applicant's Justification

The applicant states the proposed communication tower is located within the grounds of an existing plant nursery in an industrial area; therefore, the proposed tower will not be out of character. Additionally, the tower is necessary to improve coverage and expand telecommunications network capacity for the provider to meet customer demand. It will provide residents, visitors and businesses with reliable, high-quality wireless service and will enhance emergency services, which is vital to the safety of the area.

#### Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0914	Vacated and abandoned a portion of Mohawk Street	Approved by BCC	March 2024
WC-23-400196 (ZC-1584-98)	Waiver of conditions for on-site lighting consisting of low sodium, inward direct features to be included with each design review, A-1 landscaping along all major street frontages, and recording reciprocal, perpetual cross access, ingress/egress, and parking agreement	Approved by BCC	March 2024
WS-23-0912	Waiver of development standards for required detached sidewalks and increased retaining wall height for the expansion of a plant nursery	Approved by BCC	March 2024
VS-0155-06	Vacated and abandoned Mohawk Street - expired	Held at PC	March 2006

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0648-03 (ET-0110-04)	Extension of time to commence on-premise consumption of alcohol	Approved by PC	May 2004
DR-0142-04	Request for a tavern in conjunction with a plant nursery	Approved by PC	March 2004
ZC-1584-98 (WC-0186-03)	Waived a condition requiring full off-sites (excluding paving)	Approved by BCC	September 2003
UC-0648-03	On-premises consumption of alcohol	Approved by PC	May 2003
WS-0625-03	Waived street landscaping and off-site improvements in conjunction with a plant nursery, waived conditions requiring full off-sites on Ford Avenue and Blue Diamond Road and landscaping along street frontages (except along Blue Diamond Road)	Approved by BCC	May 2003
ZC-1584-02 (ET-0309-02)	Second extension of time to reclassify 91 acres to M-D zoning	Approved by BCC	November 2002
ZC-1584-98	Reclassified 91 acres from R-E, H-2, and M-1 to M-D zoning	Approved by BCC	November 1988

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Business Employment	IP & RS3.3	Single-family residential & commercial development
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Business Employment	IP	Undeveloped
West	Business Employment	IP	Office & warehouse development

The subject site is located within the Public Facilities Needs Assessment (PFNA) area.

**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 proposed communication tower is not adjacent to any developed residential use, with the closest residential development being nearly 600 feet to the northeast. The tower is proposed to be 80 feet in height and its design has the capacity to support more than one antenna. Staff does not anticipate any negative impacts associated with the proposed communication tower and the ground equipment. Businesses, governments, emergency services, and the general public are all users of cellular technology. The installation of this proposed expansion will enhance service coverage and reliability for users in Clark County. Staff finds the proposed tower should not adversely affect adjacent properties, the surrounding land uses, or the character of the area. For these reasons, staff can support this request.

#### Waivers of Development Standards

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

#### Waiver of Development Standards #1

While staff does not normally support waivers to reduce the setbacks for access gates, staff finds that the access gate for the communication tower will rarely be used due to the nature of the development. The communication tower and the surrounding compound should not require any permanent staff, and the only times that the site will be accessed after construction would be for service and maintenance. For these reasons, staff can support this request.

#### Design Review

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

The applicant has depicted the tower as having a stealth design (mimicking a large tree) so as to minimize its visual impact on the surrounding area. Staff also finds that the existing block wall will act as screening for the ground equipment area, thereby reducing, if not eliminating, the visual impact of the tower's ground equipment. For these reasons, staff can support the design review request.

### **Public Works - Development Review**

#### Waiver of Development Standards #2a

Staff cannot support the request to the reduction in approach distance for the Lindell Road driveway. Staff has concerns with traffic along Lindell Road being in conflict with movements from the driveway and vehicles traveling on Lindell Road.

#### Waiver of Development Standards #2b

Staff cannot support the request to not install a commercial curb return driveway for the Lindell Road driveway. There is an adequate amount of room onsite to access to the communication tower eliminating any possibility of vehicles conflicting with the driveway in the right-of-way.

### **Staff Recommendation**

Approval of the use permit, waiver of development standards #1, and the design review; denial of waiver of development standards #2.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised that a bond (or other guarantee per Section 30.03.08) is required prior to the construction of the tower; that this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; and that in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; 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**

- Commercial pan driveway per Uniform Standard Drawings 222.1 and 224.
- Applicant is advised that off-site improvement permits may be required.

**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:** SUN STATE TOWERS

**CONTACT:** PINNACLE CONSULTING, INC., 1426 N. MARVIN STREET, SUITE 101,  
GILBERT, AZ 85233



# Department of Comprehensive Planning Application Form

# 12A

ASSESSOR PARCEL #(s): 176-13-801-034

PROPERTY ADDRESS/ CROSS STREETS: 5380 Blue Diamond Rd. Las Vegas, NV 89139 / Blue Diamond Rd. & Mohawk St.

## DETAILED SUMMARY PROJECT DESCRIPTION

Proposal of a new stealth designed 75' tall Monoelm wireless facility and 40' x 38' x 8' tall CMU compound with related equipment and utilities. The unmanned wireless facility will be designed to look like an elm tree to the preference of the property owners and zoning to blend with the surrounding context. The facility will have branches that conceal the antennas and wireless equipment on the structure with compound screening ground equipment. Underground utilities, conduit, and site access will all be designed in accordance to code and provided for review.

## PROPERTY OWNER INFORMATION

NAME: Diamond Ranch I LLC  
ADDRESS: 5380 Blue Diamond Rd.  
CITY: Las Vegas STATE: NV ZIP CODE: 89139  
TELEPHONE: 702-664-3173 CELL: \_\_\_\_\_ EMAIL: damonh@starnursery.com

## APPLICANT INFORMATION (must match online record)

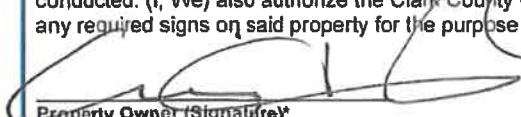
NAME: Sun State Towers  
ADDRESS: 1426 North Marvin Street #101  
CITY: Gilbert STATE: AZ ZIP CODE: 85233 REF CONTACT ID # NV01-089 KUSH  
TELEPHONE: (866) 426-9204 CELL: \_\_\_\_\_ EMAIL: chad.ward@pinnacleco.net

## CORRESPONDENT INFORMATION (must match online record)

NAME: Chris Curiel - Site Acquisition Manager  
ADDRESS: 1426 North Marvin Street #101  
CITY: Gilbert STATE: AZ ZIP CODE: 85233 REF CONTACT ID # NV01-089 KUSH  
TELEPHONE: 480-664-9588 CELL 480-479-6181 EMAIL: chris.curiel@pinnacleco.net

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

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

  
Property Owner (Signature)\*  
Craig Keough  
Property Owner (Print)  
Managing Member

10/28/24  
Date

## DEPARTMENT USE ONLY:

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

APPLICATION # (s) UC-25-0247

PC MEETING DATE X

BCC MEETING DATE 05/21/2025

TAB/CAC LOCATION Enterprise

ACCEPTED BY DD  
DATE 03/25/2025  
FEES \$1,800

DATE 04/30/2025





1426 N. Marvin St.  
Suite #101  
Gilbert, AZ 85233

480-479-6181 cell  
480-664-9588 ext.227  
480-664-9850 fax

**Clark County, NV: Justification Letter:**

**Application #: 24-101493**

**Applicant: Sun State Towers (AKA Pinnacle Consulting, Inc.)**

**Co-Applicant: Verizon Wireless (Initial Wireless Carrier)**

**Special Use Permit: New Proposed Wireless Communications Facility with Compound**

**Pre-Application Review:**

New Proposed Stealth Designed Wireless Communications Facility on a portion of 8.05 Acres in an IP (Industrial Park) Zone.

The proposed site is generally located on the southeast corner of W Ford Ave and S Lindell Rd., inside a Star Tree Nursery within an industrial commercial area.

**Project Related information:**

**APN: 176-13-801-034**

**Land Use Plan: Business Employment (BE), Community District: 2**

**Project Background / Summary:**

<b>Project Name:</b>	NV01-089 Kush / LSV Mohawk
<b>Project Type:</b>	New Wireless Communications Facility, Compound & Equipment
<b>Site Address:</b>	5380 Blue Diamond Rd., Las Vegas, NV 89139
<b>Owner:</b>	Diamond Ranch I LLC
<b>Jurisdiction:</b>	Clark County, NV
<b>Site Zone:</b>	Industrial Park (IP)
<b>Parcel #:</b>	176-13-801-034
<b>Section / Town / Range:</b>	13 / 22S / 60E
<b>Wireless Facility Type:</b>	80' Tall Monoelm (Stealth Design Fake Monoelm Tree)
<b>Facility Compound:</b>	40' x 38 x 8' Tall Chain-Link Fence with Locked Gate
<b>Proposed Site Coordinates:</b>	36.031310, -115.216572

**Description of Proposal:**

Sun State Tower is requesting Clark County's approval for a Special Use Permit / Design Review to construct a new multi carrier 80' Wireless Communication Facility (WCF) with a 40' x 38' equipment compound located at 5380 Blue Diamond Rd., Las Vegas, NV 89139. The parent parcel is zoned Industrial Park (IP). There is no abutting residential use. The tower will be setback 40' from the north property line along Ford Ave, 548'-8" from east property line, 401'-4" from south property line, 40' from west property line along Lindell Rd. The proposed WCF does not take up parking and meets all required setbacks to residential housing (nearest residential development is 597 feet NE of site). The wireless communications facility will be painted with a color generally matching the surroundings or background to minimize its visibility (please see submitted renderings and plans). The parent property use is a large tree nursery in an industrial / corporate area, so we believe the proposed WCF is compatible with the existing character of the use and surrounding context. The site location and design provided is the least obtrusive option.



The compound will contain the wireless communication facility, ground equipment cabinets, utility connections, and a back-up 50kW emergency diesel generator. Lease space, access, and easements are labeled and detailed in the site plans and drawings submitted. Cabling and conduit for the facility shall be routed in an approved utility easement underground as approved by the local utility companies. The 40' x 38' x 8' tall chain-link fenced compound will be accessed by a 15-foot-wide double swing gate to be installed behind the existing CUM wall enclosing the property.

**Public Safety:**

Per Clark County, FCC, and FAA guidelines, the facility will be constructed and operate within strict conformance to all applicable local and federal codes. The facility will operate 24 hours a day / 7 days a week with no personnel needed on-site. The facility will be connected and monitored by a central switch center to ensure proper functionality. This facility will not emit any light, odor, noise, or pollutants, and should have no major impact on the environment. Safety for the residents and community will be ensured through all regulated measures. The site is in Flood Zone-X (Area of Minimal Flooding), so there are no flood concerns.

**Justification:**

The proposed WCF is necessary to improve wireless coverage and expand telecommunications network capacity for Verizon Wireless to meet customer demand in this area. The WCF will provide residents, visitors and businesses with reliable, high-quality wireless service and will enhance emergency services, which is vital to the safety of this growing area.

**Surrounding Land Use:**

	Planned Use Category	Zoning District	Land Use
<b>North</b>	Ranch Estate Neighborhood (2 du/ac)	Residential Single-Family 20 (RS20)	Vacant Land / USA Owned (Undeveloped)
<b>South</b>	Business Employment	Industrial Park (IP)	Star Tree Nursery - Current Expansion
<b>East</b>	Business Employment	Industrial Park (IP)	Commercial / NV160
<b>West</b>	Business Employment	Industrial Park (IP)	Commercial Office

**Standards For Approval:**

Sun State Towers has met the following standards per Title 30: Unified Development Code, for a Wireless Communications Facility and request Clark County's approval for Special Use Permit / Pre-App Design Review.

1. Design standards for all towers. (These conditions may be modified with the approval of the special use permit.)

- A. Unless otherwise required as a condition of approval all towers shall be designed to accommodate more than 1 antenna array, and towers higher than 80 feet must accommodate at least 3 antenna arrays.

**The wireless communications facility will be structurally capable and designed to accommodate at least 3 antenna arrays. Please see the attached drawings and site plans.**

- B. If no permanent staff is assigned to the facility, development standards regarding parking, landscaping and screening (Chapters 30.60 and 30.64) are not required; however, compliance with all dust control measures required per Clark County Air Quality Regulations shall be maintained, with the exception of:

- i. Development greater than 40,000 square feet in size shall comply with the standards for screening and landscaping.

**The WCF compound is 1,520 square feet and does not require Landscaping, with (1) existing small pine tree and (3-4) vines to be relocated for the new proposed access gate entrance of the WCF. The relocation of the small pine tree and vine plants will be placed nearby in the landscape area along S. Lindell Rd as approved by the property owner. The proposed site location is an existing tree nursery that has a tall CMU perimeter wall screening the proposed site along S Lindell Rd and W Ford Ave. The CMU wall will be maintained to its current condition post WCF construction, with the addition of the proposed access gate to the WCF as shown in the submitted site plans. This proposed site location and access was chosen by the property owner as the least obtrusive option for the proposed WCF with very minimal disruption to the current site and landscaping.**

- ii. Ground level equipment, buildings, and the tower or antenna base shall be screened to prevent visibility from streets and residential development.

**There is an existing 9' 4" tall CMU wall around the property that encloses and screens the site property and all proposed ground equipment along W Ford Ave and S Lindell Rd.**

- C. Any communication tower may provide a security fence or wall subject to the design standards listed under Chapter 30.64 of this title.

**Security Chain Link Fence & Gate will adhere to Chapter 30.64.**

- D. No signals, lights or signs shall be permitted on towers unless required by the Federal Communication Commission or Federal Aviation Administration.

**No signals, lights or signs will be placed on the Wireless Communications Facility unless required by the FCC.**

**E. Design.**

- i. All towers shall be designed to be architecturally compatible with the surrounding buildings and land uses in the zoning district or otherwise integrated to blend in with existing characteristics of the site to the extent practical.

**The WCF is stealth designed as a Monoelm tree which is compatible with the character of existing use of this site, which is tree nursery.**

- ii. All towers shall be painted with a color generally matching the surroundings or background that minimizes its visibility; however, a different color may be used if required by the Federal Communication Commission or Federal Aviation Administration.

**The wireless facility (Monoelm) will be painted with leaves color generally matching the surrounding vegetation or background to minimize its visibility. The color will be applied as required by Clark County, the FCC, and FAA.**

- E. The maximum height shall be 80 feet unless located within a public utility substation, in which case the maximum height shall be 20 feet above the highest structure within the substation.

**The top of the proposed wireless communications facility structure will be 75 feet. 80 feet includes all apertures & fake branches to stealth antenna equipment.**

- G. The following setbacks shall be required:

i. When located within a public utility substation, 10 feet minimum from street and 20 feet minimum from residential development. **N/A**

ii. For all other towers:

(a) From any street: minimum 40 feet.

**WCF will be setback 40' from the north property line along W Ford Ave.**

**WCF will be setback 40' from the west property line along S Lindell Rd.**

(b) From residential development located on a separate property than on which the tower is located: **N/A**

(1) If lot is 2 ½ acres or greater: minimum distance shall be at least 300% of the height of the tower.

**The proposed WCF is 597' 8" away from the nearest residential development as shown on the site plans sheet Z-1, which is 746.25% of the proposed 80' Height of Tower.**

(2) If lot is less than 2 ½ acres: minimum distance shall be at least 200% of the height of the tower. **N/A**

(3) Exception. In no case shall the setback be a distance equal to more than 75% of the width of the lot, measured from the property line that abuts or is closest to the residential development to the property line on the opposite side of the lot.

**N/A**

H. A minimum separation of 600 feet from another communication tower unless designed and constructed in a stealth design in a cluster.

**Proposed Wireless Facility is a Stealth Designed- Monoelm (Fake Tree).**

**There are no existing wireless facilities within 600ft of the proposed site location.**

2. Performance Bond.

**A Performance Bond will be provided prior to the Building Permit.**

**Closing:**

Sun State Towers and Verizon Wireless are committed to developing the most optimum wireless communications facility for this area while working cooperatively with Clark County. If you should have any questions or additional comments, please contact me at (480) 479-6181. Please see attached documents for additional project details and dimensions. Thank you in advance for your consideration and time with this project review.

**Please review the following pages for land use approval and waivers request for this proposed wireless communications facility project.**

Christopher D. Curiel

Site Acquisition Manager

mobile: 480-479-6181

[chris.curiel@pinnacleco.net](mailto:chris.curiel@pinnacleco.net)





1426 N. Marvin St.  
Suite #101  
Gilbert, AZ 85233

480-479-6181 cell  
480-664-9588 ext.227  
480-664-9850 fax

**Clark County, NV: Justification Letter:**  
**Application #: 24-101493**

**Approvals / Waiver Requests:**

- Approval Request for a Special Use Permit for a Wireless Communications Facility in an IP (Industrial Park) zone.
- Design Review for a communication tower in an IP (Industrial Park) zone.
- Waiver of Development Standards for access gate setback per 30.04.03E(2)
- Waiver of Development Standards for off sites (detached sidewalks, streetlights, curb, & gutter) per 30.04.08 (to be determined by Public Works)
- Waiver of Development Standards for throat depth(s) per Uniform Standard Drawing 222.1 (to be determined by Public Works)

**Requesting Special Use Permit & Design Review Approvals for a new proposed wireless communication facility in an IP (Industrial Park) zone.**

Sun State Tower is requesting Clark County's approval for a Special Use Permit / Design Review to construct a new stealth designed multi-carrier 80' Wireless Communication Facility (WCF) with a 40' x 38' equipment compound located at 5380 Blue Diamond Rd., Las Vegas, NV 89139. The parent parcel is a large tree nursery zoned Industrial Park (IP), near other large commercial uses with the nearest residential development 597' 8" to the northeast of the proposed site location. The wireless facility's stealth design (Elm Tree) and a tall CMU wall bordering the site, will very effectively screen the antenna / radios on the facility and the ground equipment in the compound.

**Waiver Request of Development Standards for access gate setback per 30.04.03E(2)**

We are requesting a waiver of the development standards for the proposed access gate setback per 30.04.03E(2). The proposed access gate would remain closed and not used for circulation outside of providing access to the proposed wireless communications facility for construction, service, or maintenance. The access gate would replace a small 15' section of an existing CMU wall that encloses the property along S Lindell Rd. This site location and access gate was suggested by the property owner as it is a direct path to the wireless communications facility for the least amount of site disruption. The proposed access gate and compound will be maintained by the wireless facility owner as required by Clark County. The existing CMU wall condition and decorative style will be maintained at the proposed site location post WCF construction.

**Development Standards for Access Gate Setback per 30.04.03E(2)**

**2. Gated Development**

Developments with interior private streets or drives may restrict access to the development with an access gate as follows:

- i. Access gates shall be set back no less than 50 feet from the lip of the gutter of the intersecting street.

**We are requesting a waiver of this standard as the proposed access gate is 17'- 6" setback from the lip of the gutter per plans provided.**

**The proposed access will not be used for public circulation. This access will only be used for dedicated service or maintenance trips post construction, so there will be no generated traffic or frequent site trips needed. The proposed access gate location will be replacing a 15' section of the existing CMU wall bordering the site. This site access is a direct path to the wireless facility site which creates the least disturbance to the site and surroundings.**

ii. Egress gates shall be set back no less than 20 feet from the lip of the gutter of the intersecting street.

**The proposed access / egress gate is 42'-3" from the lip of the gutter of the intersecting street S Lindell Rd, meeting the 20 feet standard. The proposed access / egress gate aligns with the existing CMU wall that borders the proposed site. The proposed 15' wide access gate would replace a small section of this CMU wall and would remain locked outside of use by authorized personnel. This access / egress gate will only be used at times when accessing the proposed WCF for service or maintenance post construction.**

iii. Guard enclosures and/or related equipment shall be set back no less than 50 feet from the right-of-way line of the intersecting street, but need not conform to any other setback, and may be located within the private street.  
intersecting street.

**N/A – There will be no guard enclosures as part of the proposed project. This is an unoccupied wireless communications facility with a proposed access / egress gate.**

iv. An access gate and portions of the perimeter fence or wall immediately connecting to the access gate shall not exceed 8 feet in height and shall include decorative features. All other portions of perimeter fencing and walls shall meet the standards of §30.04.03, Fences and Walls.

**The proposed access gate will not exceed 8 feet in height and the surrounding CMU wall will be maintained to its current condition with decorative features post WCF construction. We are replacing a 15' section of this existing CMU wall with the proposed access gate as shown in site plans submitted. The perimeter and fencing walls shall meet the standards as required by Clark County, NV.**

v. Gate access codes shall be provided to the Metropolitan Police Department and the Clark County Fire Department.

**We will provide gate access codes to the Metro Police & Fire Department as Required. The proposed access gate will be locked and only open when accessing the WCF.**

**Waiver Request of Development Standards for off sites (detached sidewalks, streetlights, curb, & gutter) per 30.04.08**

Requesting Waiver of Development Standards for off sites (detached sidewalks, streetlights, curb, & gutter) per 30.04.08 as determined by Public Works. The proposed wireless communications facility is unoccupied and does not require any utilities outside of power and telecom which are available near the proposed site location. There will be no added vehicular or pedestrian traffic post WCF construction outside of service or infrequent maintenance trips. The proposed project should not have any impact on current or future circulation systems and does not require streetlights, curbs, or gutters as there will not be a major impact to traffic or watershed around the site.

**Waiver Request of Development Standards for throat depth(s) per Uniform Standard Drawing 222.1**

Requesting Waiver of Development Standards for throat depth(s) per Uniform Standard Drawing 222.1 as determined by Public Works. Throat Depth is 10' - 4" per plans provided.

## PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0236-LAS VEGAS WIGWAM GILES, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Las Vegas Boulevard South and Giles Street, and between Wigwam Avenue and Ford Avenue; and a portion of a right-of-way being Wigwam Avenue located between Las Vegas Boulevard South and Giles Street within Enterprise (description on file). MN/hw/kh (For possible action)

## RELATED INFORMATION:

**APN:**

177-16-301-001

**LAND USE PLAN:**

ENTERPRISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:****Project Description**

The plans depict the vacation and abandonment of an existing curb return driveway easement located along the central north portion of the site, along Wigwam Avenue. Also, this request includes the vacation and abandonment of a portion of right-of-way along Wigwam Avenue. This portion of right-of-way is located on the northwest corner of the site. The easement is no longer needed for the development of the site and the right-of-way vacation is needed to support the development of detached sidewalks.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0383-02	Design review for a shopping center - expired	Approved by PC	September 2002
ZC-0657-00	Reclassified 5 acres from H-1 to C-2 zoning for a shopping center	Approved by BCC	June 2000

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR & CG	Retail building & undeveloped
South	Entertainment Mixed-Use	CR	Tavern & undeveloped
East	Neighborhood Commercial	CR	Undeveloped
West	Entertainment Mixed-Use	CR	Hotel condominium

### Related Applications

Application Number	Request
TM-25-500059	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.
WS-25-0237	A waiver of development standards and design review for a 299 guestroom phased hotel complex is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Public Works - Development Review

Staff has no objection to the vacation of a driveway easement that is not necessary 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 4 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 35 feet to the back of curb for Wigwam Avenue, 25 feet to the back of curb for Giles Street and associated spandrels;
- Right-of-way dedication for Las Vegas Boulevard South per Record of Survey file 241 page 20;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;



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

**Building Department - Addressing**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** WIGWAM GILES LLC

**CONTACT:** ETHOS | THREE ARCHITECTURE, 8985 S. EASTERN AVENUE, SUITE 220,  
LAS VEGAS, NV 89123





# Department of Comprehensive Planning Application Form

# 13A

ASSESSOR PARCEL #(s): 17716301001

PROPERTY ADDRESS/ CROSS STREETS: 8540 S. Las Vegas Boulevard, Las Vegas Nevada 89123

## DETAILED SUMMARY PROJECT DESCRIPTION

**Two Phased, 5-story, 350 room Courtyard by Marriott Hotel with parking structure and on and offsite improvements**

## PROPERTY OWNER INFORMATION

NAME: Las Vegas Wigwam Giles LLC

ADDRESS: 9332 Tournament Canyon Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89144

TELEPHONE: 702-813-8900

CELL same

EMAIL: raogondy@hotmail.com

## APPLICANT INFORMATION (must match online record)

NAME: Las Vegas Wigwam Giles LLC

ADDRESS: 9332 Tournament Canyon Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89144

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-813-8900

CELL same

EMAIL: raogondy@hotmail.com

## CORRESPONDENT INFORMATION (must match online record)

NAME: ethos|three ARCHITECTURE

ADDRESS: 8985 S Eastern Avenue

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-456-1070

CELL n/a

EMAIL: buildingpermit@ethosthree.com

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

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

[Signature]  
Property Owner (Signature)\*

RAO T. GONDY  
Property Owner (Print)

12-02-24  
Date

## DEPARTMENT USE ONLY:

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

APPLICATION # (s) VS-25-0236

PC MEETING DATE \_\_\_\_\_

BCC MEETING DATE 5/21/25

TAB/CAC LOCATION Enterprise

ACCEPTED BY 3119/25

DATE 6/20

FEES \$1,200

DATE 4/30/25



## TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118  
PHONE: (702) 362-8844 | FAX: (702) 362-5233  
TANEYCORP.COM

January 20, 2025

Clark County  
Department of Public Works  
500 South Grand Central Parkway  
Las Vegas, NV 89155

**Re: Courtyard by Marriott (Las Vegas & Wigwam)**  
**APR-24-100588**  
**APN: 177-16-301-001**  
**Justification Letter**

To whom it may concern:

On behalf of our client, Las Vegas Wigwam Giles, LLC, Taney Engineering is respectfully submitting justification for the following vacations.

### **Easement Vacation**

This request is to vacate the existing curb return driveway easement of the following parcels:

- 177-16-301-001

### **Public Right-of-Way Vacation**

This request is to vacate a portion of the existing public right-of-way on Wigwam Avenue on the following parcels:

- 177-16-301-001

Due to the new design of the subject parcels, the stated easement and public right of way are no longer necessary.

The legal description, exhibit, and supporting documents for the vacations have been provided with this application for review.

If you have any questions or require additional information, please contact us at (702) 362-8844.

Sincerely,

*Jessica Walesa*

Jessica Walesa  
Coordinator

Planner  
Copy

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**WS-25-0237-LAS VEGAS WIGWAM GILES, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; **2)** eliminate street landscaping; **3)** allow non-standard improvements; and **4)** reduce departure distance.

**DESIGN REVIEW** for a proposed hotel on 4.72 acres in a CG (Commercial General) Zone.

Generally located on the east side of Las Vegas Boulevard South and the south side of Wigwam Avenue within Enterprise. MN/hw/kh (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-16-301-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase the height of the hotel building to 77 feet where 50 feet is the maximum height permitted by Section 30.02.14B (a 44% increase).
2. Eliminate street landscaping along Las Vegas Boulevard South where a minimum 15 foot wide landscape area consisting of 2 landscape strips, 5 feet wide on each side of a 5 foot wide sidewalk is required per Section 30.04.01D.
3. Allow non-standard improvements (sidewalk and landscaping) within the future right-of-way of Las Vegas Boulevard South where such improvements are not permitted per Section 30.04.08C.
4. Reduce the departure distance from the Wigwam Avenue and Giles Street intersection to the driveway along Giles Street to 181 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 5% reduction).

**LAND USE PLAN:**

ENTERPRISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8540 Las Vegas Boulevard South
- Site Acreage: 4.72
- Project Type: Proposed hotel
- Number of Rooms: 146 (Phase 1)/153 (Phase 2)
- Number of Stories: 5 (hotels)/4 (parking garage)
- Building Height (feet): 77 (hotels)/61 (parking garage)

- Square Feet: 26,186 (Building A - Phase 1)/18,199 (Building B - Phase 2)/23,684 (Parking Garage - Phase 2)
- Parking Required/Provided: 119/101 (Phase 1)/216/223 (Phase 2)
- Sustainability Required/Provided: 7 / 7

### Site Plan

The proposed 2 building hotel development is located on the east side of Las Vegas Boulevard South and the south side of Wigwam Avenue on a 4.72 acre site. The development is proposed to be completed in 2 phases with each phase corresponding with a particular building on the site.

#### *Phase 1*

The first phase of the hotel development will consist mainly of the construction of the western hotel building and a parking lot. The first phase hotel building will be located in the western portion of the site and will be set back 10 feet from Wigwam Avenue to the north, 22 feet from the future right-of-way line of Las Vegas Boulevard South to the west, 43 feet from the south property line, and 324 feet from the east property line. The building is C-shaped and will have a 26,186 square foot footprint with an overall area of 100,698 square feet. The building will have a main north-south portion with wings that extend eastward at the northern and southern portions of the building. To the east of the hotel building will be a parking lot that will be located within the northern and eastern halves of the site. An area for future development will be located directly to the east of the southern arm of the hotel building. To the west of the hotel building, will be an outdoor amenities plaza with a 678 square foot pool that will be enclosed with a 6 foot tall decorative CMU block wall. A cover pick-up and drop-off area will be located between the 2 wings of the building to the east of the central portion of the building. Access to the building will be provided by 3 commercial driveways located bordering street. A 39 foot wide driveway will be located in southwest corner of the site along Las Vegas Boulevard South; another 39 foot wide driveway will be located centrally along the Wigwam Avenue frontage; and a 35 foot wide driveway will be located in the southeast corner of the site along Giles Street. The Giles Street driveway and the Las Vegas Boulevard South driveway will be directly by a 24 foot wide drive aisle. Parking will be provided in a lot located mostly between the Giles Street driveway and the Wigwam Avenue with the parking lot services by 2 main drive aisles that connect the driveways to each other. A total of 119 parking spaces are required for this phase with 101 parking spaces provided. The applicant has provided a parking demand study indicating the provided parking should be sufficient for the use.

#### *Phase 2*

The second phase of the site will consist of the construction of a second hotel building and a parking garage structure mostly in the central and eastern portions of the site. The western portion of the site containing the first hotel building will remain and no modifications are proposed. Additionally, the location of the proposed driveways will also remain and not be modified between phases. The second phase hotel building will be in the eastern half of the site and primarily located where the parking lot for the first phase was located. The second phase hotel building will have a footprint of 18,199 square feet and an overall area of 90,684 square feet. The second phase hotel building will be set back 10 feet from Wigwam Avenue to the north, 10 feet from Giles Street to the east, 48 feet from the south property line, and 140 feet from the first phase hotel building at their closest point. The second phase hotel building is L-

shaped with a main north-south central portion and a wing the extends westward in the north portion of the building. An enclosed amenities plaza is located to the west of the southern portion of the building and contains a 678 square foot pool. The loss of the parking lot will be made-up by the addition of a 4 story parking garage located in the south-central portion of the site directly between the southern edges of the hotel buildings. The parking garage will have a footprint 23,684 square feet and will be set back 10 feet from the south property, 5 feet from the first phase hotel building to the east, 24 feet from the closest point to the second phase hotel building to the east, and 61 feet from the closest point to the second phase hotel building to the north. The parking garage will contain all the parking spaces provided on site in the second phase with 223 parking spaces provided and 216 parking spaces required for both hotels. The parking garage will be accessed from all 3 driveways.

### Landscaping

#### *Phase 1*

Landscaping within the first phase of development will consist primarily of street landscaping and parking lot landscaping. Along Las Vegas Boulevard South, a 45 foot wide landscaping area is being provided consisting of a 5 foot landscaping area along the street followed by a 10 foot sidewalk followed by a 30 foot wide landscaping area. This landscaping area will consist of a staggered row of trees in the large landscaping area. The 9 large trees provided along Las Vegas Boulevard South consist of an alternating assortment of Indian Rosewood (*Dalbergia Sissoo*) and Live Oak (*Quercus Virginiana*) trees every 20 feet on center where 7 large trees are required. These trees and landscaping area, however, will not count toward the street landscaping requirement, as these trees are located within the future right-of-way of Las Vegas Boulevard South and will be completely removed once the improvements are expanded to the full right-of-way width leaving no landscaping along Las Vegas Boulevard South.

Along Wigwam Avenue and Giles Street, a 15 foot wide landscaping area is being provided consisting of a 5 foot landscaping area along the street followed by a 5 foot sidewalk followed by a 5 foot wide landscaping area. This landscaping area will consist of 2 staggered rows of trees on each side of the sidewalk where not constrained by sight visibility zones. The 18 large trees provided along Wigwam Avenue consist of an alternating assortment of Shoestring Acacia (*Acacia Stenophylla*), Indian Rosewood (*Dalbergia Sissoo*), and Live Oak (*Quercus Virginiana*) trees every 30 feet on center where 15 large trees are required. To the west of the Wigwam Avenue driveway, however, the trees will not be provided in the back landscape area due to their potential proximity to the proposed Phase 1 hotel building. The 11 large trees provided along Giles Street consist of an alternating assortment of Shoestring Acacia (*Acacia Stenophylla*) and Live Oak (*Quercus Virginiana*) trees every 30 feet on center where 7 large trees are required.

Within the parking lot area, a mix of Red Push Pistache (*Pistacia* x 'Red Push') and Shoestring Acacia trees within landscape finger islands every 4 to 6 spaces throughout the parking lot a total of 27 parking lot trees are required where 30 parking lot trees have been provided.

#### *Phase 2*

With the second phase and the loss of the parking lot, all parking lot landscaping has been removed except for 5 trees that were previously planted directly east of the Phase 1 hotel building. With that said, 2 additional parking lot trees will be provided to the west of the Phase 2

hotel building entrance adjacent to 2 ADA spaces. Along Wigwam Avenue, a total of 10 trees from the first phase will remain with 3 trees located east of the Wigwam Avenue driveway and 7 trees located west of the Wigwam Avenue driveway. To compensate for this loss, a landscape area located to the west of the north wing of the Phase 2 hotel building will be provided consisting of 6 Shoestring Acacia and Indian Rosewood trees. This would leave the Wigwam Avenue frontage with a total of 16 large trees between the new and existing landscaping.

Along Giles Street, all existing landscaping will remain except for the 3 southernmost trees within the landscape area north of the driveway. This will leave the Giles Street frontage with a total of 8 large trees where 7 large trees are provided.

#### Elevations

The buildings provided for both phases will have a common architectural theme between the building and will be 77 foot tall to the tallest part of the building. The buildings are divided into 5 floors reaching 67 feet high with the additional 10 feet being added parapet height. The exterior consists primarily of neutral colored stucco panels and decorative cement accents. The main structure is white with grey and neon green colored panels. The roofline of the building consists of EIFS cornices and metal coping. The overall roof itself is a flat style roof; however, the roofline is broken-up by several pop-outs, building line changes, and roofline elevation changes. The exterior will have significant fenestration on all facades except the south facades which will have less windows in general. Entries to the buildings will be provided on the east and west facades with aluminum window-door systems. Both buildings have several shading structures on the building facades created through pop-out, architectural articulations, and awning structures. Finally, the proposed parking garage is shown to reach a maximum height of 61 feet and will be constructed of concrete with decorative metal panels to hide the interior of the structures on all facades.

#### Floor Plans

The interior spaces of both buildings will be similar with some difference in the common spaces. The first floor of the first phase building will consist of a few guestrooms with a lobby, breakfast space, meeting areas, a lounge/restaurant, an elevator vestibule area, various support rooms (laundry and office), outdoor amenities area with a pool, and ballrooms located in the central portion of the building and in the wings of the building. The first floor of the second phase building will consist of a few guestrooms with a lobby, breakfast space, meeting areas, a lounge, an elevator vestibule area, outdoor amenities area with a pool, and various support rooms (laundry and office) located in the central portion of the building and in the wing of the building. The second through fourth floors of both buildings contain guestrooms with a storage and vending areas provided. The provided floor plans show that there will be 4 types of guestrooms provided. They will all be studios with either a king or queen beds with ADA accessible versions of each floor plan. The guestrooms will contain a central space which contains the beds, a sitting area, and desk. A bathroom with a toilet, sink, and tub shower is also provided. Phase 1 will contain 146 guestrooms and the second phase will contain 153 guestrooms.

#### Applicant's Justification

This project is located along Las Vegas Boulevard South where many adjacent structures are already at comparable heights to the proposed structure. Since the intent of this project is to



provide a mid-rise hotel option with structured parking, the buildings on-site should not significantly add to the suburban sprawl or large parking lot of a typical low-rise project. Due to the current alignment of Las Vegas Boulevard South, this location is 45 feet from the proposed property line. As a result, landscaping is proposed within the future right-of-way area with the required number of trees and landscape material to mitigate any negative results of this waiver. The throat depth for the other 2 curb cuts is 25 feet and 464 feet respectively. The combined throat depth of all 3 curb cuts will be 495 feet where only 75 feet is required. Also, Giles Street is only a 60 foot right-of-way, so the intent of the Code is being met. Since the future right-of-way area of Las Vegas Boulevard South in this area has a very low probability of ever being utilized at full right-of-way width, the use of the future right-of-way area to provide landscaping and a detached sidewalk to enhance the streetscape is justified. If a detached sidewalk and 15 feet of landscaping at the future right-of-way line were to be provided, pedestrians would not be incentivized to use it as it is 45 feet from the current street frontage.

#### Prior Land Use Requests

Application Number	Request	Action	Date
UC-0383-02	Design review for a shopping center - expired	Approved by PC	September 2002
ZC-0657-00	Reclassified 5 acres from H-1 to C-2 zoning for a shopping center	Approved by BCC	June 2000

#### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR & CG	Retail building & undeveloped
South	Entertainment Mixed-Use	CR	Tavern & undeveloped
East	Neighborhood Commercial	CR	Undeveloped
West	Entertainment Mixed-Use	CR	Hotel condominium

#### Related Applications

Application Number	Request
TM-25-500059	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.
VS-25-0236	A request to vacate and abandon a driveway easement and a portion of right-of-way along Wigwam Avenue 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**

#### Waivers of Development Standards

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

#### Waiver of Development Standards #1

The purpose of reviewing an increase in building height is to assure the proposed larger building will not be out of place for the area and that the buildings are appropriately sited to reduce any impacts on the surrounding area. The surrounding area is primarily zoned for CR (Commercial Resort), which has no maximum height for similar hotel buildings. Given this zoning, the several undeveloped parcels surrounding the subject site with this zoning it would not be out of place to expect similarly sized or larger buildings to be in the surrounding area in the future. Additionally, there are already similarly size buildings across Las Vegas Boulevard South and further to the north along Las Vegas Boulevard South. The hotel buildings will be sited to as far away from existing residential uses as possible and the location of the buildings on the site should create an over massing of the structures on the site. For these reasons, staff could support this request but is ultimately unable due to staff not supporting the other waivers of development standards.

#### Waiver of Development Standards #2

The purpose of street landscaping is to allow for complete streetscapes that aid in the reduction of the heat island effect, and which promote pedestrian oriented developments. While staff can appreciate street landscaping along Las Vegas Boulevard South is being provided within the future right-of-way area, the issue with this landscaping is it could eventually be removed to make way for a wider Las Vegas Boulevard South. The result of the removal of this landscaping in this case would mean no landscaping would be provided along this right-of-way. In fact, the widening of Las Vegas Boulevard South would result in the wall enclosing the pool and outdoor amenity area would be right along the right-of-way. Not only would this not be conducive the enjoyment of that area by guests but would create an uninviting pedestrian realm along the street. Given the importance of Las Vegas Boulevard South and the general trend of promoting accommodating and comfortable pedestrian spaces along this right-of-way, staff cannot support the loss of landscaping along Las Vegas Boulevard South. As a result, staff cannot support this request.

#### Design Review

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

Overall, the proposed design of both hotel buildings is contemporary and attractive and should blend into the surrounding area, while also serving as an adequate buffer between the higher intensity uses along Las Vegas Boulevard South and the single-family homes to the east of the site. In addition, the design of the site proposes enough parking spaces for the potential demand and the street landscaping proposed on 2 of the 3 frontages should alleviate any heat island effects caused by the new pavement on site, as well as to serve as a point of continuity in the overall complex and a noise and visual buffer to surrounding uses. Additionally, the site is also designed to push the buildings to the exterior of the site, placing the unsightly uses, like parking and loading areas, into the interior. The site is also designed with several on-site amenities, like restaurants, lounges, and pool that should help to contribute to the entertainment and touristic nature of the Las Vegas Boulevard South corridor. With that said, staff, however, is concerned about the street landscaping along Las Vegas Boulevard South. The landscaping along this frontage should be the strongest since this frontage is the most important to the site and surrounding area. The loss of all landscaping along the Las Vegas Boulevard South frontage would be detrimental to the site and the surrounding area and would not promote the pedestrian use of the frontage. For these reasons, staff is unable to support this request.

#### **Public Works - Development Review**

##### **Waiver of Development Standards #3**

The applicant is required to grant an easement to Clark County for a proportionate share of a 200 foot wide right-of-way on Las Vegas Boulevard South according to Title 30 and the Clark County Transportation Element. Until the Las Vegas Boulevard improvements occur, staff has no objection to the proposed non-standard improvements within the easement/future right-of-way.

##### **Waiver of Development Standards #4**

Staff has no objection to the reduction in departure distance for the Giles Street commercial driveway. The applicant placed the driveway as far south as the site will allow.

#### **Department of Aviation**

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

#### **Staff Recommendation**

Approval of waivers of development standards #3 and #4; denial of waivers of development standards #1 and #2 and the design review.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised that non-transient stays within the hotel buildings will require additional land use; that within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

### **Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue, 25 feet to the back of curb for Giles Street and associated spandrels;
- Right-of-way dedication for Las Vegas Boulevard South per Record of Survey file 241 page 20;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered

before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

#### **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 fire/emergency access must comply with the Fire Code as amended.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0448-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** WIGWAM GILES, LLC

**CONTACT:** ETHOS | THREE ARCHITECTURE, 8985 S. EASTERN AVENUE, SUITE 220,  
LAS VEGAS, NV 89123





# Department of Comprehensive Planning Application Form

# 14A

ASSESSOR PARCEL #(s): 17716301001

PROPERTY ADDRESS/ CROSS STREETS: 8540 S. Las Vegas Boulevard, Las Vegas Nevada 89123

## DETAILED SUMMARY PROJECT DESCRIPTION

**Two Phased, 5-story, 350 room Courtyard by Marriott Hotel with parking structure and on and offsite improvements**

## PROPERTY OWNER INFORMATION

NAME: Las Vegas Wigwam Giles LLC

ADDRESS: 9332 Tournament Canyon Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89144

TELEPHONE: 702-813-8900

CELL same

EMAIL: raogondy@hotmail.com

## APPLICANT INFORMATION (must match online record)

NAME: Las Vegas Wigwam Giles LLC

ADDRESS: 9332 Tournament Canyon Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89144

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-813-8900

CELL same

EMAIL: raogondy@hotmail.com

## CORRESPONDENT INFORMATION (must match online record)

NAME: ethos|three ARCHITECHTURE

ADDRESS: 8985 S Eastern Avenue

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702-456-1070

CELL n/a

EMAIL: buildingpermit@ethosthree.com

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

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

[Signature]  
Property Owner (Signature)\*

RAO T. GONDY  
Property Owner (Print)

12-02-24  
Date

## DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS-25-0237

ACCEPTED BY [Signature]

PC MEETING DATE \_\_\_\_\_

DATE 3/19/25

BCC MEETING DATE 5/12/25

FEE \$ 1,300

TAH/CAC LOCATION Enterprise

DATE 4/30/25



February 25, 2025

TO: Clark County Planning Department  
500 S Grand Central Parkway  
Las Vegas, Nevada

RE: Courtyard by Marriott Hotel  
8540 S Las Vegas Blvd.  
Las Vegas, Nevada 89123  
APN: 17716301001

Dear Planning Staff,

On behalf of the applicant, Las Vegas Wigwam Giles LLC, we are requesting a Design Review and Special Use Permit for a two-phased project consisting of two 5-story hotel buildings. The west building includes a 146-guest room hotel, and the east building includes a 153-guest room hotel with parking garage and on and offsite improvements. This project will be on a 4.72 gross acre site located at 8540 S. Las Vegas Blvd, Las Vegas Nevada 89123. This parcel is a planned land use of Entertainment Mixed-Use (EM) and a zoning classification of Commercial General (CG).

Phase 1-146 guest rooms, banquet hall, food & beverage facilities (restaurant) outdoor amenities and surface parking, pool and all site work

Phase 2-153 guest rooms, food & beverage facilities, outdoor amenities and parking garage to replace surface parking.

The Las Vegas Blvd. South Survey-RS-25-500011 has been submitted to the Clark County Map Team.

Height:

**Waiver of Standard #1-Structure Height – 30.02.14.B:**

We are requesting a waiver of standards to allow a 77'-0" high structures where 50' is allowed.

**Justification:** This project is located along Las Vegas Blvd. where many adjacent structures are already at comparable heights to the proposed structure. The intent of this project is to provide a mid-rise hotel option with structured parking that does not significantly add to the suburban sprawl or large parking lot of a typical low-rise project.

Planner  
Copy





**Landscape Buffers:**

**Waiver of Standards #2 Street Landscaping – 30.04.01**

Section 30.04.01-D.7 requires a detached sidewalk consisting of a 15' wide buffer with 10' of landscaping and 5' of sidewalk at Las Vegas Blvd. We are seeking a waiver of standards to provide no landscaping where 15' is required.

**Justification:**

Because Las Vegas Blvd.'s current alignment at this location is 45' from the proposed property line we are proposing to landscape the future R.O.W. area with the required amount of trees and landscape material to mitigate any negative results of this waiver.

**Walls:**

**Waiver of standard #4 Fences and Walls – 30.04.03:**

Section 30.04.03.B.1-i of Title 30 limits height for fences or walls proposed within the front setback for commercial and industrial districts to 3' maximum. We are requesting a waiver of standards to allow 6'-0" high walls where 3'-0" maximum is required.

**Justification:** Since this project is a hotel, access will be required to be limited to secure entry points. The front yard has been determined to be along the Las Vegas Blvd. frontage. This side of the building is proposed to be the pool area for this project which necessitates a security/screen wall at the perimeter. We will not have a wall over 3'-0" high at the actual "front" of the building at the east façade.

**Streets:**

**Phase I**

**Waiver of Standards #6 Throat Depth at Giles St. (Uniform Standard Drawing 221.1):**

RTC 221.1 states that 100' minimum throat depth for parking lots 101 to 200 parking spaces. We have provided 105/3 parking spaces. Each of the 3 curb cuts are required to have a 25'-0" throat depth. We are seeking a waiver of standards for the throat depth at Giles St. for 6'-0" where 25'-0" is required.



**Justification:** The throat depth for the other two curb cuts is 25'-0" and 464'-3" respectively. The combined throat depth of all 3 curb cuts will be 495'-3" where only 75' is required. Also, Giles St. is only a 60' R.O.W. so, we feel the intent of the code is being met.

#### Phase II

##### **Waiver of Standards #8 Departure distance at Giles St. (Uniform Standard Drawing 221.1):**

RTC 221.1 states that we are required to provide a minimum departure distance of 190'. We are seeking a waiver of standards for 181'-0" where 190'-0" is required.

##### **Justification:**

The curb cut on Giles Street is located as far south as possible on the site to allow the maximum departure distance. Giles St. is only a 60' R.O.W. so, we feel the intent of the code is being met.

#### Design Review:

##### **Waiver of Standards #3 Street Landscaping – 30.04.01**

We are seeking to provide non-standard landscaping design for the area within the future Las Vegas Blvd. R.O.W.

**Justification:** Since the future R.O.W. area of Las Vegas Blvd. in this area has a very low probability of ever being utilized as R.O.W. we are proposing to use the area to provide landscaping and a detached sidewalk to enhance the streetscape and provide a sidewalk. If we were to provide a detached sidewalk and 15' of landscaping at the future R.O.W. line, pedestrians would not be incentivized to use it as it is 45' from the current street frontage.

##### **Sustainability – 30.04.05-J.5:**

We are proposing a sustainability option to achieve alternative compliance for this project. We will be providing a 4-level parking structure to provide parking for this project. This will benefit the project in two major ways. First it will reduce the amount of property needed for parking thus reducing suburban sprawl. The second way it will benefit the community in a sustainable way is that it will greatly reduce the amount of asphalt required by this project which will reduce the heat island effect that is becoming a major problem in our climate.



**Summary:**

This project site is the perfect location for this type of project. It is directly adjacent to Las Vegas Blvd. south of The Strip where hotels of this nature will flourish. It is a midrise development that will not add undue additional asphalt parking which adds to the heat island effect that is a major problem in the Las Vegas valley. It is a major chain hotel which will provide tourists with high quality, convenient lodging within proximity to the gaming corridor by mass transit or rideshare programs. This use is permitted in this zoning district and fits well into the planned land use.

In conclusion we respectfully request your consideration for this proposed hotel project. This project is in harmony with the surrounding area and meets the intent of the Development Code. It will provide beneficial use to the individuals and families visiting the area.

Sincerely,

John Lopeman, AIA



**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**  
**TM-25-500059-LAS VEGAS WIGWAM GILES, LLC:**

**TENTATIVE MAP** consisting of 1 commercial lot on 4.72 acres in a CG (Commercial General) Zone.

Generally located on the east side of Las Vegas Boulevard South and the south side of Wigwam Avenue within Enterprise. MN/hw/kh (For possible action)

**RELATED INFORMATION:**

**APN:**  
177-16-301-001

**LAND USE PLAN:**  
ENTERPRISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 8540 Las Vegas Boulevard South
- Site Acreage: 4.72
- Project Type: Commercial subdivision
- Number of Lots: 1

**Project Description**

The plan depicts a proposed 1 lot commercial subdivision. Access to the site will be provided through 3 commercial driveways. The first is along Las Vegas Boulevard South on the southwest portion of the site, the second is along Wigwam Avenue on the north-central portion of the site, and the third one is along Giles Street on the southeast portion of the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0383-02	Design review for a shopping center - expired	Approved by PC	September 2002
ZC-0657-00	Reclassified 5 acres from H-1 to C-2 zoning for a shopping center	Approved by BCC	June 2000

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR & CG	Retail building & undeveloped
South	Entertainment Mixed-Use	CR	Tavern & undeveloped

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Neighborhood Commercial	CR	Undeveloped
West	Entertainment Mixed-Use	CR	Hotel condominium

**Related Applications**

Application Number	Request
VS-25-0236	A request to vacate and abandon a driveway easement and a portion of right-of-way along Wigwam Avenue is a companion item on this agenda.
WS-25-0237	A waiver of development standards and design review for a 299 guestroom phased hotel complex 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**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:****Comprehensive Planning**

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

**Public Works - Development Review**

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

- Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue, 25 feet to the back of curb for Giles Street and associated spandrels;
- Right-of-way dedication for Las Vegas Boulevard South per Record of Survey file 241 page 20;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@clearwaterteam.com](mailto:sewerlocation@clearwaterteam.com) and reference POC Tracking #0448-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** WIGWAM GILES, LLC

**CONTACT:** ETHOS / THREE ARCHITECTURE, 8985 S. EASTERN AVENUE, SUITE 220, LAS VEGAS, NV 89123







# Department of Comprehensive Planning Application Form

# 15A

ASSESSOR PARCEL #(s): 17716301001

PROPERTY ADDRESS/ CROSS STREETS: 8540 S. Las Vegas Boulevard, Las Vegas Nevada 89123

## DETAILED SUMMARY PROJECT DESCRIPTION

Two Phased, 5-story, 350 room Courtyard by Marriott Hotel with parking structure and on and offsite improvements

## PROPERTY OWNER INFORMATION

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ADDRESS: 9332 Tournament Canyon Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89144

TELEPHONE: 702-813-8900

CELL same

EMAIL: raogondy@hotmail.com

## APPLICANT INFORMATION (must match online record)

NAME: Las Vegas Wigwam Giles LLC

ADDRESS: 9332 Tournament Canyon Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89144

REF CONTACT ID #

TELEPHONE: 702-813-8900

CELL same

EMAIL: raogondy@hotmail.com

## CORRESPONDENT INFORMATION (must match online record)

NAME: ethos|three ARCHITECHTURE

ADDRESS: 8985 S Eastern Avenue

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

REF CONTACT ID #

TELEPHONE: 702-456-1070

CELL n/a

EMAIL: buildingpermit@ethosthree.com

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

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

[Signature]  
Property Owner (Signature)\*

RAO T. GONDOY  
Property Owner (Print)

12-02-24  
Date

## DEPARTMENT USE ONLY:

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

APPLICATION # (s) TM-25-500059

PC MEETING DATE \_\_\_\_\_

BCC MEETING DATE 5/21/25

TAB/CAC LOCATION Enterprise

ACCEPTED BY [Signature]

DATE 3/19/25

FEES \$750

DATE 4/30/25

