Paradise Town Advisory Board

Paradise Community Center
4775 McLeod Drive
Las Vegas, NV. 89121
May 13, 2025
7:00pm

Note:

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

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

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

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

III. Approval of Minutes for April 29, 2025 (For possible action)

IV. Approval of the Agenda for May 13, 2025 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items (for discussion only)

VI. Planning and Zoning

1. **UC-25-0079-BOTACH PROPERT, LLC:**
HOLDOVER USE PERMIT to allow retail as a principal use in conjunction with an existing shopping center on 2.0 acres in an IL (Industrial Light) Zone. Generally located on the north side of Bell Drive and the east side of Arville Street within Paradise. MN/my/kh (For possible action)
PC 5/6/25

2. **SDR-25-0256-3400 WESTERN AVENUE, LLC**
SIGN DESIGN REVIEWS for the following: **1)** allow electronic message units, video signs; **2)** increase the area of a projecting sign; **3)** allow a roof sign; and **4)** increase the area of wall signs in conjunction with an existing cannabis establishment (retail store, dispensary, cultivation facility, and production facility) on 6.06 acres in an IL (Industrial Light) Zone. Generally located on the south side of Desert Inn Road and the east side of Western Avenue within Paradise. TS/lm/kh (For possible action)
PC 5/20/25

3. **DR-25-0303-3829 BROADWAY, LLC:**
DESIGN REVIEW for modifications to an existing vehicle maintenance building on a 0.46 acre portion of a 3.82 acre site in conjunction with an existing shopping center in a CG (Commercial General) Zone. Generally located on the southeast corner of Desert Inn Road and Pecos-McLeod Interconnect within Paradise. TS/mh/kh (For possible action)
PC 6/3/25

4. **UC-25-0279-HARSCH INVESTMENT PROPERTIES, LLC:**
USE PERMIT to allow a medical office as a primary use in conjunction with an existing office/warehouse complex on a portion of 14.1 acres in an IL (Industrial Light) Zone and IP (Industrial Park) Zone in the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the south side of Patrick Lane and the west side of McLeod Drive within Paradise. JG/nai/kh (For possible action)
PC 6/3/25

5. **VS-25-0286-MARNELL ANTHONY A II REVOCABLE LIV TR & MARNELL ANTHONY A II TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Tomiyasu Lane and Pecos Road, and between Maule Avenue and Warm Springs Road within Paradise (description on file). JG/rp/kh (for possible action)
PC 6/3/25

6. **VS-25-0291-GOLDSTROM & DEAN II, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Hacienda Avenue and Diablo Drive (alignment), and between Cameron Street and Decatur Boulevard; a portion of a right-of-way being Cameron Street located between Hacienda Avenue and Diablo Drive (alignment); and a portion of right-of-way being Decatur Boulevard located between Hacienda Avenue and Diablo Drive (alignment) within Paradise (description on file). MN/md/kh (For possible action)
PC 6/3/25

7. **WS-25-0290-GOLDSTROM & DEAN II, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; **2)** reduce street landscaping; and **3)** eliminate parking lot landscaping.
DESIGN REVIEW for a proposed outdoor storage yard on 11.95 acres in an IL (Industrial Light) Zone. Generally located on the west side of Cameron Street and the north side of Diablo Drive (alignment) within Paradise. MN/md/kh (For possible action)
PC 6/3/25

8. **WS-25-0300-EN VOGUE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow on-site temporary construction activities on 1.34 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65) Overlay. Generally located on the north side of Reno Avenue and the west side of Koval Lane within Paradise. JG/lm/kh (For possible action)
PC 6/3/25

9. **SDR-25-0294-PARIS LV OPERATING CO, LLC**
SIGN DESIGN REVIEW for modifications to a previously approved comprehensive sign plan in conjunction with an existing resort hotel (Paris) on 24.01 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Flamingo Road within Paradise. JG/rr/kh (For possible action)
BCC 6/4/25

10. **DR-25-0292-PARIS LV OPERATING CO, LLC:**
DESIGN REVIEW for exterior modifications in conjunction with an existing resort hotel (Paris) on 24.01 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Flamingo Road within Paradise. JG/rr/kh (For possible action)
BCC 6/4/25

11. **UC-25-0308-ALDABBAGH SAM:**
USE PERMIT to allow a parking lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive full off-site improvements; **2)** allow non-standard improvements in right-of-way; and **3)** alternative driveway geometrics in conjunction with a proposed parking lot on 1.37 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65) Overlay. Generally located on the east side of Las Vegas Boulevard South and the south side of Dewey Drive within Paradise. JG/bb/kh (For possible action)
BCC 6/4/25

VII. General Business (For possible action)

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 27, 2025.

X. Adjournment.

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

Paradise Town Advisory Board

April 29, 2025

MINUTES

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

---

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

Roxy Pais-Evia; Planning, Blanca Vazquez; Community Liaison

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

II. Public Comment:
None

III. Approval of April 8, 2025 Minutes

Moved by: Sheesley
Action: Approve as submitted
Vote: 5-0 Unanimous

Approval of Agenda for April 29, 2025

Moved by: Williams
Action: Approve with changes
Vote: 5-0 Unanimous

V. Informational Items (For Discussion only)

VI. Planning & Zoning

1. **UC-25-0079-BOTACH PROPERT, LLC:**
HOLDOVER USE PERMIT to allow retail as a principal use in conjunction with an existing shopping center on 2.0 acres in an IL (Industrial Light) Zone. Generally located on the north side of Bell Drive and the east side of Arville Street within Paradise. MN/my/kh (For possible action)
PC 5/6/25

No show. Return to the May 13, 2025 Paradise TAB meeting

2. **SC-25-0241-IC 3700 FLAMINGO RD, LLC:**
STREET NAME CHANGE to change the name of a portion of a public right-of-way from Viking Road to Penn & Teller Drive. Generally located on the east side of Valley View Boulevard and 1,200 feet north of Flamingo Road within Paradise. JJ/my/kh (For possible action)
PC 5/20/25

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

3. **DR-25-0245-CP LV PROPERTY OWNER, LLC & GK LAS VEGAS LP LEASE:**
DESIGN REVIEW for a proposed dayclub expansion on a 1.0 acre portion of a 80.13 acre site in conjunction with an existing resort hotel (Caesars Palace) in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the north side of Flamingo Road within Paradise. TS/hw/kh (For possible action) **BCC 5/21/25**

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

4. **SDR-25-0246-CP LV PROPERTY OWNER, LLC & GK LAS VEGAS LP LEASE**
SIGN DESIGN REVIEWS for the following: **1)** modifications to a previously approved comprehensive sign package for a resort hotel; **2)** increase the square footage of wall signs; **3)** increase the number of wall signs; **4)** increase the square footage of electronic message unit, animated and video; **5)** increase the number of electronic message unit, animated and video; **6)** increase the overall square footage of signage; and **7)** increase the overall number of signs in conjunction with an existing resort hotel (Caesars Palace) on a portion of 80.13 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the north side of Flamingo Road within Paradise. TS/hw/kh (For possible action) **BCC 5/21/25**

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

5. **UC-25-0169-OBJECT DASH, LLC:**
HOLDOVER AMENDED USE PERMITS for the following: **1)** a proposed multi-family development; and **2)** a proposed monorail (station).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; **2)** reduce parking lot landscaping (no longer needed); **3)** reduce parking; and **4)** allow alternative driveway geometrics.
DESIGN REVIEWS for the following: **1)** a proposed multi-family development with accessory commercial (retail and restaurant) uses; and **2)** a proposed monorail (station) on 1.33 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Paradise Road, 900 feet north of Harmon Avenue within Paradise. JG/mh/kh (For possible action) **BCC 5/21/25**

Held per applicant. Return to the May 27, 2025 Paradise TAB meeting

6. **WS-25-0204-DRAGON JJ, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to allow existing attached sidewalks to remain.
DESIGN REVIEW for a proposed expansion to an existing shopping center on a 0.96 acre portion of a 2.78 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located on the north side of Sunset Road and the east side of Decatur Boulevard within Paradise. MN/hw/cv (For possible action) **BCC 5/21/25**

MOVED BY-Swartzlander
DENY
VOTE: 5-0 Unanimous

7. **ZC-25-0252-YASMEH, ALLEN:**
ZONE CHANGE to reclassify 0.62 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located on the south side of Boulder Highway, 220 feet west of Nellis Boulevard within Paradise (description on file). TS/mc (For possible action) **BCC 5/21/25**

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

VI. General Business (for possible action)
Job Fair May 1, 2025 10am-3pm
Las Vegas Convention Center
3150 Paradise Rd. LV, NV. 89109

VII. Public Comment

VIII. Next Meeting Date
The next regular meeting will be May 13, 2025

IX. Adjournment

The meeting was adjourned at 7:40 p.m.

05/06/25 PC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-25-0079-BOTACH PROPERT, LLC:

HOLDOVER USE PERMIT to allow retail as a principal use in conjunction with an existing shopping center on 2.0 acres in an IL (Industrial Light) Zone.

Generally located on the north side of Bell Drive and the east side of Arville Street within Paradise. MN/my/kh (For possible action)

RELATED INFORMATION:

APN:
162-30-501-012

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

BACKGROUND:
Project Description
General Summary

- Site Address: 4970 Arville Street, Suite 101
- Site Acreage: 2.0
- Project Type: Retail
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 8,765 (proposed use)/ 30,812 (shopping center)
- Parking Required/Provided: 88/111

Site Plan
The plan depicts an existing shopping center at the northeast corner of Arville Street and Bell Drive. There are 3 existing buildings on the site. The first and largest building is a T-shaped structure located along the east property line. The second and third buildings are located on the northwest and southwest corners of the site. Parking is located throughout the site. There are 111 existing parking spaces where 88 are required for this shopping center. Access to the site is via driveways along Bell Drive (south property line) and Arville Street (west property line). Originally, the site was approved as a warehouse/office complex. However, the uses have gradually changed to commercial uses through several land use applications, and the site is now considered a shopping center. The proposed retail use, 2YOUR HOTEL, is located within suite 101 located on the northern portion of the largest building, located along the east property line.

DRAFT

Elevations

The submitted photos depict a one story building that is 22 feet high. This structure is covered in stucco and has a tiled roof. The west elevation depicts windows and the entry door. There are also decorative columns.

Floor Plans

The plans depict a large grocery store in the back and retail spaces in the front. The plans also depict an office and a storage space.

Applicant's Justification

The applicant would like to provide grocery services in an area where they are not commonly found.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0705	Use permit for a supper club	Approved by PC	February 2022
ADR-20-900468	Outcall entertainment referral service	Approved by ZA	November 2020
ZC-20-0073	Reclassified the site to C-2 zoning for massage, vehicle repair, and vehicle body shop	Denied by BCC	June 2020
UC-1088-17	Hookah lounge in conjunction with an existing restaurant in the subject tenant space	Approved by PC	February 2018
UC-1090-17	Allowed a day spa and personal services (cosmetology)	Approved by PC	February 2018
UC-0878-15	Service bar in conjunction with a restaurant	Approved by PC	February 2016
UC-0687-15	Restaurant and nail salon with a waiver for a parking reduction - parking was reduced to 108 spaces where 148 spaces were required; use permit for the nail salon	Approved by PC	December 2015
UC-0019-13	Office as a principal use with a waiver for reduced parking - expired	Approved by PC	March 2013
UC-0112-12	Personal services (hair salon) - expired	Approved by PC	May 2012
UC-0194-11	Office use (reflexology) - denied due to license violations with LVMPD	Denied by PC	July 2011
UC-1094-07 (WC-0283-08)	Waived conditions of a use permit limiting the hours of operation for a massage establishment from 6:00 a.m. to 10:00 p.m. - expired	Approved by PC	December 2008
UC-1094-07 (ET-0251-08)	First extension of time to review a massage establishment - expired	Approved by PC	November 2008
ADR-0020-08	Outcall entertainment - expired	Approved by ZA	February 2008

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1094-07	Massage - expired	Approved by PC	October 2007
ADR-0237-07	Motion picture studio - expired	Approved by ZA	March 2007
UC-1509-06	Minor training facility	Denied by PC	February 2007
UC-1556-97	Allowed a recreational facility (indoor laser tag) - expired	Approved by PC	October 1997
ZC-0199-81	Reclassified 2 acres from R-E to M-1 zoning to construct and maintain an office/warehouse development	Approved by BCC	December 1982

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	IL	Adult use establishment
South	Business Employment	IL	Office warehouse
East	Entertainment Mixed-Use	IL	Office warehouse
West	Public Facility	P-F	Clark County Fire Department Training Center

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

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

Staff finds the proposed retail use will not result in a substantial or undue adverse effect on adjacent properties or businesses. The use is consistent and compatible with the other previously approved uses within the shopping center. The use will not impact any residential uses since the site is surrounded by commercial, industrial, and public facility uses. Previously, UC-15-0687 was approved to reduce the parking spaces to 108 spaces where 148 spaces were required. Per new code, the required number of parking spaces for the entire shopping center is 88 spaces. Therefore, there is adequate parking available to accommodate a retail use at this location. Staff can support this request.

DRAFT

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)

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

TAB/CAC: Paradise - denial.
APPROVALS: 13 cards
PROTESTS:

PLANNING COMMISSION ACTION: March 18, 2025 – HELD – To 04/01/25 – per staff for the applicant to return to the Paradise Town Board.

PLANNING COMMISSION ACTION: April 1, 2025 – HELD – To 05/06/25 – per staff for the applicant to return to the Paradise Town Board.

APPLICANT: LV SMOKESHOP, LLC
CONTACT: LV SMOKESHOP, LLC, 3225 MCLEOD DRIVE, STE 100, LAS VEGAS, NV 89121

DRAFT

05/20/25 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
SDR-25-0256-3400 WESTERN AVENUE, LLC

SIGN DESIGN REVIEWS for the following: **1)** allow electronic message units, video signs; **2)** increase the area of a projecting sign; **3)** allow a roof sign; and **4)** increase the area of wall signs in conjunction with an existing cannabis establishment (retail store, dispensary, cultivation facility, and production facility) on 6.06 acres in an IL (Industrial Light) Zone.

Generally located on the south side of Desert Inn Road and the east side of Western Avenue within Paradise. TS/lm/kh (For possible action)

RELATED INFORMATION:

APN:
162-17-503-012

SIGN DESIGN REVIEWS:
1. Allow electronic message unit, video signs (freestanding and wall signs) where not permitted per Section 30.05.02H.
2. Increase the area of a projecting sign (arrow) to 75 square feet where 32 square feet is allowed per Section 30.05.02O (a 134% increase) and where 71 was previously approved (a 6% increase).
3. Allow a roof sign (curaleaf) where not permitted per Section 30.05.02P.
4. a. Increase the area of a wall sign (north facing) to 376 square feet where 70 square feet is allowed per Section 30.05.02Q (a 437% increase).
   b. Increase the area of a wall sign (west facing) to 493 square feet where 98.6 square feet is allowed per Section 30.05.02Q (a 400% increase).

LAND USE PLAN:
WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary
- Site Address: 3400 Western Avenue
- Site Acreage: 6.06
- Project Type: Signs
- Sign Height (feet): 40.17 (freestanding), 15.5 (projecting), 8 (roof sign)
- Square Feet: 197 (freestanding EMU - C face); 376 (north wall sign EMU video), 493 (west wall sign EMU video), 75 (projecting), 105 (roof sign)

DRAFT

History, Request, and Site Plan

The site was previously approved for a cannabis facility that includes cultivation, production, dispensary, and retail. Recently, the structure and site were approved for an exterior and interior remodel (WS-24-0736). The signage for the site was approved previously via WS-19-0551 which permitted the location of the existing freestanding sign with 3 sign faces (A, B, and C) and a projecting sign. The A and B faces of the freestanding sign were approved with Electronic Message Unit (EMU) video units, with the C face constructed with Lexan signage. The applicant is now requesting to add an EMU video unit to the C face of the freestanding sign. Additionally, the approved projecting sign is part of this request to update the sign logo and lettering and to update the sign area. Part of the approved remodel of the building included a tower feature at the northwest corner of the site. The applicant is now proposing to include EMU video units on the north and west faces of the tower. On the west side of the remodeled building and to the south of the main entry is a proposed roof sign.

The plan depicts an existing 108,852 square foot dispensary (cultivation, production, dispensary, and retail facility) on the southeast corner of Desert Inn Road and Western Avenue. The existing triangular freestanding sign is located at the northwest corner of the site outside of the sight visibility zone and is set back 10 feet from Desert Inn Road and Western Avenue. Access to the site is from Western Avenue.

Sign Plan

The plan depicts a total of 5 new signs:

Freestanding sign:

The plan depicts an existing 40.17 foot tall freestanding sign located at the northwest corner of the site, with EMU video displays on two of the three faces. The structure of the sign will remain the same, with the two northerly previously approved EMU video units (A and B) facing Desert Inn Road. The existing A and B elevations have an overall sign area of 320 square feet with 130 square foot EMU video display. The south face towards Western Avenue was approved with a non-electronic message unit (EMU) display (WS-19-0551) which is proposed be replaced in part with a new EMU video display measuring 197 square feet. The south elevation sign lettering was previously updated (BD25-11159), as shown on the elevation drawing.

Wall signs with EMU video:

At the northwest corner of the remodeled building are 2 new wall-mounted EMU video units located on the entry tower structural feature. The north facing EMU video display towards Desert Inn Road consists of 376 square feet, while the west facing EMU video display towards Western Avenue consists of 493 square feet.

All proposed EMU video units will display videos that last less than 6 seconds and may transition with special effects like a television screen.

Projecting sign (Arrow):

On the existing building, there is an existing projecting sign facing Western Avenue. This sign was originally approved (WS-19-0551) with 71 square feet. This sign will be relocated and refurbished with new coloring, logos, and text and have an overall area of 75 square feet.

DRAFT

Roof sign (Curaleaf):
A new roof sign is proposed on the west elevation of the building located adjacent to the main entry. The sign has an overall area of 105 square feet and dimensions of 8 feet by 13.2 feet. The majority of the sign is attached to the parapet wall with only 1.5 feet of the sign sticking above the parapet wall.

Applicant's Justification
The applicant indicates that the proposed signage is to amend the previously approved signs (WS-19-0551) in conjunction with an approved cannabis establishment. The applicant also indicates that additional future signage may be provided and will meet the development code requirements. Finally, they state that the signage proposed is consistent with other dispensaries in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0736	Waivers for street landscaping, attached sidewalks, and modified driveway standards, and Design review for site modifications for a cannabis establishment	Approved by BCC	February 2025
VS-24-0737	Vacated an abandoned portion of right-of-way	Approved by BCC	February 2025
WS-19-0551	Waivers for animated sign, increased sign area, and projection sign. Design review for freestanding sign and projection sign	Approved by PC	September 2019
WS-18-0700	Waiver of landscape requirement. Design review for parking lot	Approved by PC	October 2018
AR-18-400088 (UC-0384-17)	Use permit application for review for cannabis establishment	Approved by BCC	June 2018
DR-0893-17	Design review for parking lot	Approved by BCC	December 2017
DR-0892-17	Design review for building expansion for cannabis establishment	Approved by BCC	December 2017
UC-0384-17	Use permit for cannabis establishment	Approved by BCC	June 2017
WS-0798-15	Waivers for increased wall sign area and alternative wall signs	Approved by BCC	January 2016
WS-0670-15	Waivers for landscaping and non-standard improvements	Approved by BCC	November 2015
UC-0513-15	Use permit for cannabis dispensary. Waiver to reduce parking	Approved by BCC	September 2015
WS-0193-15	Waivers for reduced setbacks and increased wall height, and Design review for cannabis establishment.	Approved by BCC	May 2015
UC-0333-14	Use permit for cannabis establishment, Waiver for reduced parking, and Design review for parking lot	Approved by BCC	June 2014

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0332-14	Use permit for dispensary, Waiver for reduced parking, and Design review for parking lot	Denied by BCC	December 2014
UC-0331-14	Use permit for medical marijuana, Waiver to reduce parking, and Design review for a parking lot	Approved by BCC	June 2014
NZC-1746-04	Zone change to U-V, Use permit for building height, Waivers for reduced setbacks, landscaping, commercial area, airspace encroachment, and Design review for mixed-use development	Approved by BCC	February 2005
WS-1176-00	Waivers for off-premises sign separation and off-premise sign height	Approved by PC	September 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL	Dispensary & warehouse
South	Business Employment	IL	MGM contact center
East	Business Employment	IL	Retail center, contractor, vehicle maintenance, & car rental
West	Business Employment	IL	Retail

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 sign plan is consistent in design, which provides signage continuity for the development and with the remodeled building. Staff finds that the projecting sign stays the same and will be re-faced only; however, the area is now increased due to the way the projecting sign area is calculated with the new development code. Furthermore, the proposed signage is similar to existing signage at other dispensaries in the area (Planet 13, Thrive, and Cultivate Las Vegas), and the resort corridor uses nearby to the east of the railroad tracks and Sammy Davis Jr. Drive. Additionally, the signs as designed may improve the aesthetics of the development and will not have an adverse impact on the surrounding uses, which consist of industrial uses to the east and west, a highway interchange to the south, and a dispensary to the north. The proposed signage, if approved, will comply with the spirit of Section 30.05.01, which promotes a balanced system of

DRAFT

regulations that promote aesthetically pleasing and compatible signage and will not impede pedestrian or vehicle traffic. Therefore, staff can support the new signage.

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: MICHAEL LEBLUE
CONTACT: NICHOLAS FROST, 5119 S. CAMERON STREET, LAS VEGAS, NV 89118

DRAFT

06/03/25 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-25-0303-3829 BROADWAY, LLC:

DESIGN REVIEW for modifications to an existing vehicle maintenance building on a 0.46 acre portion of a 3.82 acre site in conjunction with an existing shopping center in a CG (Commercial General) Zone.

Generally located on the southeast corner of Desert Inn Road and Pecos-McLeod Interconnect within Paradise. TS/mh/kh (For possible action)

RELATED INFORMATION:

APN:
162-13-501-001; 162-13-501-002

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

BACKGROUND:
Project Description
General Summary

- Site Address: 3011 E. Desert Inn Road
- Site Acreage: 0.46 (portion)/3.82 (overall shopping center)
- Project Type: Vehicle maintenance building
- Number of Stories: 1
- Building Height (feet): 13
- Square Feet: 2,260
- Parking Required/Provided: 122/247

Site Plans
The plans depict an existing 2,260 square foot vehicle maintenance building, which is located within a shopping center on the southeast corner of Desert Inn Road and Pecos-McLeod Interconnect. The building is set back 87 feet from the north property line and 68 feet from the west property line, with parking located on the north, east, and west sides of the building. An existing sidewalk wraps around the north, east, and south sides of the building. Trash enclosures are located in the southeast and southwest corners of the building. The applicant is proposing the removal of 3 parking spaces on the north side of the building to allow for the addition of 2 roll-up overhead doors, which will face Desert Inn Road. A proposed smog check area is located on the west side of the building, which will occupy a single parking space. Despite removing 3 parking spaces, the shopping center still meets the parking requirements of Title 30.

DRAFT

Landscaping

There is existing street landscaping consisting of trees, shrubs, and groundcover along Desert Inn Road to the north and Pecos-McLeod Interconnect to the west, along with existing shrubs and groundcover along the east side of the vehicle maintenance building. There is no new landscaping associated with this application.

Elevations

The plans depict an existing one-story, 13 foot high vehicle maintenance building with a stucco façade painted red and black. The building has a flat roof, along with a storefront featuring glass windows and doors. The north elevation shows 2 proposed roll-up overhead doors, each of which are 14 feet in width, 9 feet in height, and face Desert Inn Road. A design review is required since the roll-up overheard doors are not screened from the public right-of-way as required per Section 30.04.05G of Title 30.

Floor Plans

The plans depict a 2,260 square foot vehicle maintenance building featuring an entrance area, office, restroom, storage area, and maintenance area. The maintenance area is located directly behind the proposed roll-up overhead doors.

Applicant's Justification

The applicant states that the addition of the roll-up overhead doors is necessary for the vehicle maintenance business, which provides tire services, brake changes, oil changes, and smog checks. The roll-up doors will allow for efficient vehicle movement while complying with Title 30 requirements for vehicle maintenance operations. All vehicle maintenance activities will be performed within the enclosed building, except for smog checks, which will take place in a designated area on the west side of the building. There will be no outdoor storage of vehicle parts or equipment, nor will there be overnight vehicle storage. The vehicle maintenance facility is not within 200 feet of residential development, and will not adversely affect the shopping center, right-of-way, or surrounding area.

Prior Land Use Requests
APN 162-13-501-001

Application Number	**Request**	**Action**	**Date**
UC-0095-15	Use permit for a swap meet and accessory retail use (snack and coffee bar)	Approved by PC	April 2015
ADR-900487-12	Administrative design review for a place of worship	Approved by ZA	June 2012
ADR-900887-08	Administrative design review for a communications tower and associated ground equipment	Approved by ZA	July 2008

DRAFT

APN 162-13-501-002

Application Number	Request	Action	Date
UC-0095-15	Use permit for a swap meet and accessory retail use (snack and coffee bar)	Approved by PC	April 2015
ADR-900487-12	Administrative design review for a place of worship	Approved by ZA	June 2012
WS-1470-03	Waiver to reduce the separation between on-premises signs	Approved by BCC	November 2003
ET-400172-02 (UC-0816-95)	Extension of time for a use permit for a trade school	Approved by PC	July 2002
UC-0256-98	Use permit to expand an existing trade school	Approved by PC	August 1997
UC-0816-95	Use permit for a trade school	Approved by PC	August 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Shopping center
South	Urban Neighborhood (greater than 18 du-ac)	RM18	Undeveloped
East	Corridor Mixed-Use & Public Use	CG & RM18	Animal hospital & flood channel
West	Corridor Mixed-Use	CG	Shopping center

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

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

Staff finds that the addition of the roll-up overhead doors on the north side of the vehicle maintenance building will not adversely affect other business in the shopping center, the Desert Inn Road public right-of-way, or the surrounding area. The roll-up overhead doors will help expand the existing vehicle maintenance use, which is compatible with the existing development within the shopping center, as well as the surrounding area. The overall shopping center features adequate parking per Title 30, so removing 3 parking spaces should not cause any parking-related issues. Therefore, staff can support this request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: UBALDINA RODRIGUEZ
CONTACT: UBALDINA RODRIGUEZ, HERAM TIRES, LLC, 3075 WOODS DRIVE, LAS VEGAS, NV 89108

DRAFT

Department of Comprehensive Planning

Application Form

ASSESSOR PARCEL #(s): 162-13-501-001

PROPERTY ADDRESS/ CROSS STREETS: 3011 E. Desert Inn Rd. Las Vegas NV 89121

DETAILED SUMMARY PROJECT DESCRIPTION

Bussiness is adding Repair and intallation for tires, Oil change and Breaks
Adding a roll-up door to the Property / Building.

PROPERTY OWNER INFORMATION

NAME: Nadya Abdulfattah - Hope Life, LLC
ADDRESS: 437 Aspen Valley Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89123
TELEPHONE: CELL (360)-703-2357 EMAIL:

APPLICANT INFORMATION (must match online record)

NAME: Heram Tires, LLC. dba Super Mario Tires 2
ADDRESS: 3075 Wood Dr.
CITY: Las Vegas STATE: NV ZIP CODE: 89108 REF CONTACT ID #
TELEPHONE: 702-229-0366 CELL 702-229-0366 EMAIL:

CORRESPONDENT INFORMATION (must match online record)

NAME: Ubaldina Rodriguez
ADDRESS: 3075 Wood Dr.
CITY: Las Vegas STATE: NV ZIP CODE: 89108 REF CONTACT ID #
TELEPHONE: CELL 702-229-0366 EMAIL:

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

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

Property Owner (Signature)* | Nadya Abdulfattah Property Owner (Print) | 12/10/24 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): DR-25-0303
PC MEETING DATE: 6-3-25
BCC MEETING DATE:
TAB/CAC LOCATION: Paradise DATE: 5-13-25
ACCEPTED BY: MH
DATE: 4-10-25
FEES: $1,000

DR-25-0303
02/05/2024

Heram Tires LLC dba Super Mario Tires 2
3011 E Desert Inn Rd
Las Vegas, NV 89121
(702)229-0366
03/11/2025

Clark County Comprehensive Planning Department

500 S Grand Central Pkwy #1
Las Vegas, NV 89155

Subject: Justification for a Design Review, Installation of a Roll-Up Door's at 3011 E Desert Inn, Las Vegas, NV 89121

Dear Planning and Zoning Committee,

I am writing on behalf of Heram Tires LLC dba Super Mario Tires 2, located at 3011 E Desert Inn Rd, Las Vegas, NV 89121, to formally request approval of a Design Review for the installation of a roll-up door's facing Desert Inn at the corner of Desert Inn and McLeod/Pecos. This addition is necessary for our

DR-25-0303 3

Vehicle Maintenance business operations, which include tire services, brake changes, oil changes, and smog checks. The roll-up doors will allow for efficient vehicle movement while maintaining compliance with zoning and planning regulations. A design review is required because the roll up overhead doors will not be screened from public right-of-way (Desert inn Rd) as required by Section 30.04.05.G.6

Business Operations and Justification for the Roll-Up Doors

Our facility will provide essential automotive services, including:

Tire Installation & Repair – Quick and efficient tire mounting, balancing, and patching services.

Brake Changes – Routine brake maintenance and replacements to ensure vehicle safety.

Oil Changes – Fast and professional oil change services to maintain engine health.

Smog Check Services – State-compliant emissions testing to help customers meet Nevada requirements.

The roll-up door's are essential for safely moving vehicles in and out of the service area without disrupting shopping center traffic or pedestrian walkways.

Compliance with Conditions for Vehicle Maintenance & Repairs

Our business operations meet the key conditions for vehicle maintenance and repair, including smog testing, as follows:

1. All vehicle maintenance and repairs will be conducted within an enclosed building, except smog.

DR-25-0303

All services, including tire repairs, brake work, oil changes, will be performed inside the designated service bays within our facility.

The roll-up doors will facilitate vehicle entry and exit but will remain closed during service operations when possible to reduce noise and maintain environmental control.

No repairs or maintenance will take place outside the building, ensuring compliance with zoning regulations.

2. There will be no outdoor storage of vehicle parts, tires, or dismantled vehicles.

All equipment, tools, and inventory, including new and used tires, will be stored indoors within designated storage areas.

No dismantled vehicles will be left outside, and all customer vehicles will be serviced and returned in a timely manner.

DRIS-0303

Waste materials such as used oil, tires, and other automotive fluids will be properly stored and disposed of according to environmental and safety regulations.

3. Smog check operations will be performed in compliance with all environmental and zoning requirements.

Our smog testing equipment meets all Nevada DMV and Clark County air quality standards.

Smog inspections will take place on West side of building rather than the service bay on the North side the building, with proper ventilation in place to mitigate emissions.

4. The facility and maintenance activities are not within 200 feet of residential development

5. Vehicles will not be stored overnight on site - only during business hours.

We will comply with all applicable environmental regulations regarding emissions control, air quality, and waste management to ensure minimal impact on the surrounding area.

Minimal Structural and Site Impact

Removal of Three Parking Spaces: To create access for the roll-up doors, we will remove only three parking spaces directly in front of our shop, which will not impact overall parking availability within the shopping center.

No Structural Modifications: The roll-up door installation will not alter the building's existing footprint beyond the designated entryway.

Unchanged Landscape and Driveways: Surrounding landscaping, driveways, and drive aisles will remain untouched and fully accessible.

DR-25-0373

Traffic and Right-of-Way Considerations

The door's placement has been designed to avoid any obstruction of pedestrian walkways, right-of-ways, or adjacent business access points.

Vehicles will enter and exit in a controlled manner to ensure smooth circulation without affecting public road traffic.

Impact on Residential Areas

The addition is positioned away from residential properties, ensuring no negative impact on surrounding communities.

Noise levels will remain minimal and consistent with standard commercial activity.

DR-25-0303

Conclusion

The installation of this roll-up doors at Super Mario Tires 2 is essential for the efficient operation of our business. The project involves only minor modifications (the removal of Three parking spaces) and complies with all zoning conditions for vehicle maintenance, repairs, and smog testing. We respectfully request approval and are available to provide any additional details as needed.

Thank you for your time and consideration.

Sincerely,

Ubaldina Rodriguez
Managing Member
Heram Tires LLC dba Super Mario Tires 2
3011 E Desert Inn Rd
Las Vegas, NV 89121
(702)229-0366

DR-25-0303

06/03/25 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-25-0279-HARSCH INVESTMENT PROPERTIES, LLC:

USE PERMIT to allow a medical office as a primary use in conjunction with an existing office/warehouse complex on a portion of 14.1 acres in an IL (Industrial Light) Zone and IP (Industrial Park) Zone in the Airport Environs (AE-60 & AE-65) Overlay.

Generally located on the south side of Patrick Lane and the west side of McLeod Drive within Paradise. JG/nai/kh (For possible action)

RELATED INFORMATION:

APN:
162-36-310-015 ptn

LAND USE PLAN:
WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary

- Site Address: 6171 McLeod Drive
- Site Acreage: 14.17 (portion)
- Project Type: Proposed medical office
- Number of Stories: 1
- Building Height (feet): 29
- Square Feet: 5,040 (proposed medical office)/62,857 (Existing Building - #4)
- Parking Required/Provided: 260/497 (UC-0572-11 previously approved a parking reduction to 497 spaces where 708 were required at that time)

Site Plan
The existing office/warehouse complex is located on the southwest corner of Patrick Lane and McLeod Drive. The complex is a part of an existing commercial and industrial development which spans south towards Sunset Road, and west towards Eastern Avenue. For this application, the plans depict an existing office/warehouse complex which features 5 separate buildings. The lease space is within Building 4 Suite A, located on the western portion of the site. The subject parcel is split-zoned, with IP zoning on the north portion of the site, and southern portion being IL zoning. The applicant's lease space is located within the IL zone. Access to the complex is provided from the surrounding streets which are Patrick Lane to the north, McLeod Drive to the east, and Harrison Drive to the west. There will be no changes to the existing buildings, drive aisles, or parking spaces. A previous parking reduction was approved via UC-0572-11 to 497 spaces. The uses within the complex have changed and now only include office/warehouse type

DRAFT

of uses. Title 30 requires a special use permit for offices as a primary use proposed within the IL and IP zoning districts.

Elevations

The photos depict a 1 story, office/warehouse building constructed of concrete tilt-up panels with parapet walls.

Floor Plans

The plans depict a 1 story office/warehouse suite with an overall area of 5,040 square feet. The open warehouse portion is 2,682 square feet and it will be used for exercise regimens and for orthopedic management. There are a total of 10 office spaces that will be used for hormone optimization, regenerative therapies, and for personalized nutrition.

Applicant's Justification

The applicant wants to provide a holistic approach to wellness services including exercise prescription, personalized nutrition, and orthopedic management. Their team will include physicians, nurse practitioners, physical therapists, and dieticians. In doing so, a use permit is required to have a medical office as a primary use.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0969	Major training facility (volleyball) within an existing office/warehouse	Approved by PC	February 2019
UC-0443-15	Major training facility (volleyball) - expired	Approved by PC	August 2015
UC-0572-11	Place of worship within an existing office/warehouse complex that included a waiver to reduce parking - expired	Approved by PC	January 2012
UC-1556-05	Recreational facility (The Dugout), retail as a principal use, and equipment rental within an existing warehouse - expired	Approved by PC	December 2005
ZC-1509-96	Reclassified the northern portion of the subject site from C-2 to M-D zoning	Approved by BCC	October 1996
DR-0233-96	Office and office/warehouse complex	Approved by PC	March 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercials	IP (AE-60)	Office/warehouse
South	Business Employment	IL (AE-65)	Office/warehouse
East	Business Employment	RS20 & IP (AE-60 & AE-65)	Undeveloped & office/warehouse
West	Business Employment	IP & IL (AE-60 & AE-65)	Office/warehouse

DRAFT

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.

Staff finds that a medical office within this complex will not impact the surrounding office/warehouses uses. This request supports Goal 5.5.3 of the Master Plan which encourages the retention and revitalization of established local business districts. Furthermore, the proposed medical office supports Goal 5.1, which encourages diversification of the economic base to enhance resilience. The requested use places no additional demands on the site in terms of required parking nor infrastructure. Therefore, staff can support this request.

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

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.

DRAFT

Public Works - Development Review

- No comment.

Department of Aviation

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and 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: ELITE WELLNESS SCIENCES, LLC DBA DOMINATE YOUR GAME
CONTACT: ELITE WELLNESS SCIENCES, LLC DBA DOMINATE YOUR GAME, 6171 MCLEOD DRIVE, SUITE A, LAS VEGAS, NV 89120

DRAFT

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 16236310015

PROPERTY ADDRESS/ CROSS STREETS: 6171 McLeod Dr Suite A, Las Vegas, NV 89120

DETAILED SUMMARY PROJECT DESCRIPTION

We are applying for a permit as medical use as primary in an IL zone.

PROPERTY OWNER INFORMATION

NAME: Schnitzer Properties, LLC
ADDRESS: 1121 SW Salmon St, 5th Floor
CITY: Portland STATE: OR ZIP CODE: 97205
TELEPHONE: 702-220-5329 CELL _____ EMAIL: brandyd@schnitzerproperties.com

APPLICANT INFORMATION (must match online record)

NAME: Elite Wellness Sciences DBA Dominate Your Game
ADDRESS: 6171 McLeod Dr Suite A
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 702-277-9005 CELL 7022779005 EMAIL: lacy@dominateyourgame.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Lacy Puttuck
ADDRESS: 6171 McLeod Dr Suite A
CITY: Las Vegas STATE: NV ZIP CODE: 89120 REF CONTACT ID # _____
TELEPHONE: 7022779005 CELL 7022779005 EMAIL: lacy@dominateyourgame.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.

Property Owner (Signature)*	Property Owner (Print)	Date
[signature]	Kimberly Chen	1/31/2025

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) UC-25-0279
PC MEETING DATE 6/3/2025
BCC MEETING DATE _____
TAB/CAC LOCATION Paradise DATE 5/13/2025

ACCEPTED BY NAI
DATE 4/1/2025
FEES $1,000.00

Property Owner: Schnitzer Properties
Applicant: Templar Industries, Inc. / Elite Wellness Sciences, LLC / dba Dominate Your Game
Site Address: 2875 E. Patrick Lane, Las Vegas, NV 89120
Suite Address: 6171 McLeod Drive, Suite A, Las Vegas, NV 89120
Parcel Number: 162-36-310-015
Zoning District: M-1 and M-D Clark County
Land Use Category: 50.240 - Light Manufacturing

Subject: Justification Letter

Dominate Your Game, the lessee of the above-mentioned Suite Address, would like to apply for a Special Use Permit Land Use Application. This request is geographically located on the Central West portion of the project site on the subject property. This request is critical to advancing our mission to provide comprehensive wellness services to the residents of Clark County. Dominate Your Game specializes in lifestyle enhancement and optimization services, including Exercise Prescription, Personalized Nutrition, and Orthopedic Management. Recently, we have expanded our program to include services that require the involvement of licensed medical professionals, such as nurse practitioners and medical doctors. This new location will allow us to efficiently practice these new services, which are crucial for providing a holistic approach to our clients' wellness journeys.

The specific Land Use Application Dominate Your Game is applying for is a use permit that will allow us to have a medical office as a primary use in an IL zone per Section 30.03.06.G.

This facility will serve a diverse clientele, including individuals seeking anti-aging solutions, biohacking strategies, injury recovery, and overall health improvement. As the demand for our services will continue to grow, we are committed to maintaining the highest standard of care by incorporating medical expertise into our business. This location on McLeod is the best location for our services because not only is it an easy to get to location, but it will allow our clients to fully capitalize on the full spectrum of benefits our business has to offer. In fact, no building modifications or renovations will be required to accommodate these additional services, and this office/warehouse combination is already sufficiently built out to support these operations. This, in turn, will allow the services offered at Dominate Your Game to benefit the community in numerous ways, including:

- Enhance Community Health: By providing convenient access to specialized services, we aim to address the wellness needs of the local population.
- Support Economic Development: As a growing business, this expansion will create job opportunities for licensed professionals, administrative staff, and support personnel, contributing to the local economy.
- Improve Access to Wellness Services: Our facility is strategically located in a community with increasing interest in longevity, anti-aging, and preventative health measures. This location will enable us to meet this demand effectively.

Dominate Your Game bases its operations on Five Pillars of Service, and has corresponding specialists for each:

- Hormone Optimization: Physicians, Nurse Practitioners (office space)
- Regenerative Therapies: Physicians, Nurse Practitioners (office space)
- Exercise Prescription: Exercise Physiologists (warehouse space)
- Personalized Nutrition: Registered Dietitians (office space)

4

UC-25-0279

- Orthopedic Management: Physical Therapists, Athletic Trainers, Massage Therapists (office space and warehouse space)

We respectfully request your approval of this application so that we may serve the community with the exceptional wellness services that our clients rely on. Please do not hesitate to contact me directly if you require additional information or have questions about our application. Thank you for your consideration.

Sincerely,
Lacy M. Puttuck
Director
Dominate Your Game Elite Wellness Sciences
702-567-3495
lacy@dominateyourgame.com
www.dominateyourgame.com

06/03/25 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-25-0286-MARNELL ANTHONY A II REVOCABLE LIV TR & MARNELL ANTHONY A II TRS:

VACATE AND ABANDON easements of interest to Clark County located between Tomiyasu Lane and Pecos Road, and between Maule Avenue and Warm Springs Road within Paradise (description on file). JG/rp/kh (for possible action)

RELATED INFORMATION:

APN:
177-01-701-009; 177-01-701-014

LAND USE PLAN:
WINCHESTER/PARADISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
The applicant is requesting to vacate and abandon a portion of the Duck Creek Flood Channel that is no longer needed for the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-1499-94	A residential complex consisting of a main residenc	Approved by PC	November 1995

Surrounding Land Use

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

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 portion of a flood channel that is not necessary for site, drainage, or roadway development.

DRAFT

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
- Applicant to coordinate with Public Works - Development Review for limits of vacation;
- Applicant to provide a manway adjacent to the channel for maintenance;
- 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 comments.

Fire Prevention Bureau
- No comment.

Clark County Water Reclamation District (CCWRD)
- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: STEPHEN RICE
CONTACT: KRISTIN ESPOSITO, LAS VEGAS, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146

DRAFT

06/03/25 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-25-0291-GOLDSTROM & DEAN II, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Hacienda Avenue and Diablo Drive (alignment), and between Cameron Street and Decatur Boulevard; a portion of a right-of-way being Cameron Street located between Hacienda Avenue and Diablo Drive (alignment); and a portion of right-of-way being Decatur Boulevard located between Hacienda Avenue and Diablo Drive (alignment) within Paradise (description on file). MN/md/kh (For possible action)

RELATED INFORMATION:

APN:
162-30-311-001

LAND USE PLAN:
WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
The plans depict the vacation and abandonment of 2 separate, 5 foot wide portions of right-of-way being Decatur Boulevard and Cameron Street. The vacation and abandonment of the right-of-way is necessary to accommodate the required detached sidewalks along the 2 streets. The plans also depict the vacation and abandonment of a 3 foot wide streetlight and traffic control device easement along Decatur Boulevard. A 3 foot wide streetlight and traffic control device easement and a 5 foot wide pedestrian access easement will also be vacated along Cameron Street. The vacation of the easements are necessary to develop the project site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0009-12	Overhead communication line on multiple parcels	Approved by PC	March 2012
TM-500098-08	1 lot industrial subdivision	Approved by PC	June 2008
ET-0285-01 (UC-213-87)	Use Permit fourth extension of time	Approved by PC	November 2001
No ET number on NOFA UC-213-87	Use Permit third extension of time	Approved by PC	September 1996

DRAFT

Application Number	Request	Action	Date
ET-332-91 (UC-213-87)	Use Permit second extension of time	Approved by BCC	November 1991
No ET number on NOFA UC-213-87	Use Permit first extension of time	Approved by PC	September 1989
UC-213-87	Use permit to maintain a mobile home as a watchman's residence in conjunction with an equipment storage yard	Approved by PC	August 1987

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL	Office/warehouse development & vehicle maintenance & repair
South	Business Employment	IL	Vehicle maintenance & repair, vehicle paint/body shop; veterinarian clinic; & outdoor storage
East	Business Employment	IL	Office/warehouse complex & equipment rental
West	Business Employment	IP & IL	Office/warehouse building & vehicle maintenance & repair complex

Related Applications

Application Number	Request
WS-25-0290	Waivers of development standards to reduce setback, reduce street landscaping, and eliminate parking lot landscaping in conjunction with a proposed outdoor storage yard 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 easements that are not necessary for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation

Approval.

DRAFT

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: GOLDSTROM & DEAN II, LLC
CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE, BUILDING 3 SUITE 577, LAS VEGAS, NV 89134

DRAFT

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 162-30-311-001

PROPERTY ADDRESS/ CROSS STREETS: 5455 CAMERON ST

DETAILED SUMMARY PROJECT DESCRIPTION

~~Design Review and waivers~~

Vacation of right of way and easements

PROPERTY OWNER INFORMATION

NAME: GOLDSTROM & DEAN II L L C C/O ARTHUR & SHERI GOLDSTROM
ADDRESS: 5375 CAMERON ST STE M
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: CAPITAL WEST DEVELOPMENT
ADDRESS: 5954 EDMOND
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-221-5634 CELL _____ EMAIL: MSTONE@CAPWESTDEV.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: LAS CONSULTING
ADDRESS: 1930 VILLAGE CENTER CIRCLE, BLDG 3-577
CITY: LAS VEGAS STATE: NV ZIP CODE: 89134 REF CONTACT ID # 165577
TELEPHONE: _____ CELL 702-499-6469 EMAIL: STEWPLAN@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 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)* MICHAEL DEAN Property Owner (Print) 12/30/24 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) VS-25-0291 ACCEPTED BY MNO
PC MEETING DATE 6/3/25 @ 7:00 PM DATE 4/8/25
BCC MEETING DATE - FEES $1,200.00
TAB/CAC LOCATION PARADISE DATE 5/13/25 @ 7:00 PM

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

April 3, 2025

Mr. Mark Donohue, Principal Planner
Comprehensive Planning Department
500 Grand Central Parkway
Las Vegas, NV 89155

PLANNER
COPY

RE: APR 24-101440- APN 162-30-311-001-VS Justification Letter

Dear Mr. Donohue:

Please accept this as our request for a vacation and abandonment of 5 feet of right of way for Cameron and Decatur. Also, a 3' traffic easement and a pedestrian access easement.

Description

The property is 11.84 acres located on the north side of the Diablo Drive alignment, between Decatur Boulevard and Cameron Street. The property is a series of storage lots with a service road running through the center of the site. Outside storage has been at this location since 1987. There is an existing attached sidewalk on both Decatur Boulevard and Cameron Street. There is no landscaping on either street. This request is to remove the attached sidewalk, therefore, we need to vacate the five feet of right of way on each street.

In addition, we are vacating a 3' traffic easement granted per OR: 20191001:02010 and OR: 20191001:02009. We are also vacating a pedestrian access easement granted per OR: 20191001:02008.

Please feel free to contact me should you have any questions. We respectfully request approval of this request.

Yours truly,

Lucy Stewart

6

06/03/25 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-25-0290-GOLDSTROM & DEAN II, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; **2)** reduce street landscaping; and **3)** eliminate parking lot landscaping.
DESIGN REVIEW for a proposed outdoor storage yard on 11.95 acres in an IL (Industrial Light) Zone.

Generally located on the west side of Cameron Street and the north side of Diablo Drive (alignment) within Paradise. MN/md/kh (For possible action)

RELATED INFORMATION:

APN:
162-30-311-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the front setback for a proposed security fence along Cameron Street to 5 feet where a minimum front setback of 20 feet is required per Section 30.02.19 (a 75% reduction).
   b. Reduce the front setback for a proposed security fence along Decatur Boulevard to 5 feet where a minimum front setback of 20 feet is required per Section 30.02.19 (a 75% reduction).
2. a. Reduce street landscaping along Cameron Street to one, 5 foot wide landscape strip where two, 5 foot wide landscape strips are required on both sides of a detached sidewalk.
   b. Reduce street landscaping along Decatur Boulevard to one, 5 foot wide landscape strip where two, 5 foot wide landscape strips are required on both sides of detached sidewalk.
3. Eliminate parking lot landscape islands and trees where a landscape island shall be provided every 6 parking spaces and at the end of each row of parking per Section 30.04.01D.

LAND USE PLAN:
WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary

- Site Address: 5455 Cameron Street
- Site Acreage: 11.95
- Project Type: Outdoor storage yard

DRAFT

- Area (acres): (individual storage yards): 2.39 (storage yard 1)/1.46 (storage yard 2)/3.45 (storage yard 3)/2.82 (storage yard 4)
- Parking Required/Provided: 17/17
- Sustainability Required/Provided: 0/0

History and Request

A use permit to maintain a mobile home as a watchman's residence in conjunction with an equipment storage yard was approved via UC-213-87 by the Planning Commission in August 1987. The applicant is now proposing a reconfigured outdoor storage yard, without any structures, consisting of 4 separate storage areas within the subject property. All existing structures on the project site will be demolished as part of this application request. CE24-21526 is an active violation for the accumulation of solid waste, storage of unlicensed, unregistered, or inoperable vehicles, and stacking or piling above the height of a required screen fence or wall on the subject property. Several waivers of development standards including reduced setback, reduced street landscaping, and the elimination of parking lot landscaping are also part of this request and are described in further detail within the sections below.

Site Plans

The plans depict a proposed outdoor storage yard located on an 11.95 acre site at the northwest corner of Diablo Drive and Cameron Street. The outdoor storage yard is divided into 4 separate areas, storage yards 1 through 4, with each yard measuring between 1.46 to 3.45 acres. Each storage yard will be secured by a security fence (chain link with barbed wire) measuring 9.5 feet in height. Furthermore, the storage yard will be secured by a 9.5 foot high security fence with mesh screening located around the perimeter of the site. The security fence is adjacent to a proposed 5 foot wide detached sidewalks located along Cameron Street and Decatur Boulevard. Therefore, the front setback is measured from a line 5 feet behind the curb necessitating a waiver of development standards to reduce the setback for the security fence. Access to the storage yards is granted via an east/west vehicle drive aisle measuring 24 feet in width connecting to proposed commercial driveways along Cameron Street and Decatur Boulevard. The drive aisle is secured by 2 access gates that are set back a minimum of 50 feet from the east/west property lines and will remain open during business hours. Parking for the outdoor storage yard is located at the northeast corner of the site, immediately to the east of storage yard 2. Seventeen parking spaces are required for the outdoor storage yard where 17 parking spaces have been provided. The applicant has obtained a letter from Republic Services stating the subject property will be used as a storage yard and will not be generating any waste to be removed; therefore, a trash enclosure is not provided with the proposed development.

Landscaping

The plans depict proposed detached sidewalks measuring 5 feet in width along Cameron Street and Decatur Boulevard. A single, 5 foot wide landscape strip is provided adjacent to Cameron Street and Decatur Boulevard with trees planted between 15 to 16 feet on center, which also includes shrubs and groundcover. Fifteen trees are provided along Cameron Street where 13 trees are required. Nine trees are provided along Decatur Boulevard where 13 trees are required. A waiver of development standards is required to allow a single landscape strip along the street where 2 landscape strips are required on both sides of the detached sidewalk. No parking lot

DRAFT

landscaping is provided within the interior of the site, necessitating a waiver of development standards request.

Applicant's Justification

The property is surrounded by industrial developed properties that are all master planned Business Employment. Outside storage has been at this site since 1987. The entire site will be paved, and the asphalt will be striped to provide the required parking for the outdoor storage yard. The outdoor storage is intended for a temporary use. When permanent development begins, the parking lot landscaping would be destroyed or removed. This site is temporary, and we would like to have as much space for storage as possible. When the site is developed permanently, the fence will be relocated or removed. Landscaping is proposed so the appearance will be improved along the street frontage. The fence is a security fence and is located in the front setback. There is currently no landscaping along the street frontage. The attached sidewalks along both streets will be reconstructed with detached sidewalks with landscaping provided adjacent to the street. Once the site is redeveloped for the final design, the fence will more than likely be removed. There is a drainage channel adjacent to the sidewalk on the Cameron frontage, so landscaping cannot be placed between the sidewalk and the fence.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0009-12	Overhead communication line on multiple parcels	Approved by PC	March 2012
TM-500098-08	1 lot industrial subdivision	Approved by PC	June 2008
ET-0285-01 (UC-213-87)	Use Permit fourth extension of time	Approved by PC	November 2001
No ET number on NOFA UC-213-87	Use Permit third extension of time	Approved by PC	September 1996
ET-332-91 (UC-213-87)	Use Permit second extension of time	Approved by BCC	November 1991
No ET number on NOFA UC-213-87	Use Permit first extension of time	Approved by PC	September 1989
UC-213-87	Use permit to maintain a mobile home as a watchman's residence in conjunction with an equipment storage yard	Approved by PC	August 1987

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL	Office/warehouse development & vehicle maintenance & repair

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Business Employment	IL	Vehicle maintenance & repair, vehicle paint/body shop; veterinarian clinic; & outdoor storage
East	Business Employment	IL	Office/warehouse complex & equipment rental
West	Business Employment	IP & IL	Office/warehouse building & vehicle maintenance & repair complex

Related Applications

Application Number	Request
VS-25-0291	A vacation and abandonment for a portions of right-of-way being Decatur Boulevard and Cameron Street is a companion item on this agenda.

Clark County Public Response Office (CCPRO)

CE24-21526 is an active violation for the accumulation of solid waste, storage of unlicensed, unregistered, or inoperable vehicles, and stacking or piling above the height of a required screen fence or wall.

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

Staff finds the request to reduce the front yard setbacks for the security fence along Decatur Boulevard and Cameron Street is a self-imposed burden. Furthermore, since staff is not supporting waivers of development standards #2 and #3, staff recommends denial of this request.

DRAFT

Waiver of Development Standards #2

The intent of street landscaping is to enhance the perimeter of the project site by providing shade and reducing storm water run-off. Furthermore, the required street landscaping would provide an additional buffer between the proposed outdoor storage use and the public streets. Staff finds the request to waive the required street landscaping along Cameron Street and Decatur Boulevard is a self-imposed burden; therefore, recommends denial.

Waiver of Development Standards #3

The intent of requiring parking lot landscaping is to provide climate adaptable plant materials that enhance environmental conditions by providing shade and reducing storm water run-off. The absence of parking lot landscaping potentially increases higher surface level temperatures that affect the heat vulnerability index. The requested waiver is inconsistent with Policy 3.6.1 of the Master Plan, which seeks to mitigate the urban heat island effect in existing and new development through site and building features that provide shade, reduce the footprint of hardscaped areas, and otherwise help to reduce heat absorption by exterior surfaces. Staff finds the request to waive the required landscaping is a self-imposed burden; therefore, recommends denial.

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 other architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff is cognizant of the previously approved outdoor storage yard to the south of the project site. However, unlike the proposed outdoor storage yard associated with this request, that use is located behind existing buildings and does not immediately front Decatur Boulevard. Although the perimeter of the proposed outdoor storage yard is secured by a chain-link fence with mesh screening, staff is concerned with the proximity of the use to Decatur Boulevard, which is designated as an arterial street. The outdoor storage yard has 460 linear feet of street frontage adjacent to Decatur Boulevard, which is major thoroughfare for vehicles. Due to the totality of the waiver requests, which include reduced setbacks and landscaping, the proximity of the use along an arterial street, and the lack of sustainability points, staff cannot support this request and recommends denial.

Staff Recommendation

Denial.

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

DRAFT

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Reconstruct any unused driveways with full off-site improvements;
- Grant any unnecessary rights-of-way and/or easements;
- 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: GOLDSTROM & DEAN II, LLC
CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE, BUILDING 3 SUITE 377, LAS VEGAS, NV 89134

DRAFT

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 162-30-311-001

PROPERTY ADDRESS/ CROSS STREETS: 5455 CAMERON ST

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review and waivers

PROPERTY OWNER INFORMATION

NAME: GOLDSTROM & DEAN II L L C C/O ARTHUR & SHERI GOLDSTROM
ADDRESS: 5375 CAMERON ST STE M
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: CAPITAL WEST DEVELOPMENT
ADDRESS: 5954 EDMOND
CITY: LAS VEGAS STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-221-5634 CELL _____ EMAIL: MSTONE@CAPWESTDEV.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: LAS CONSULTING
ADDRESS: 1930 VILLAGE CENTER CIRCLE, BLDG 3-577
CITY: LAS VEGAS STATE: NV ZIP CODE: 89134 REF CONTACT ID # 165577
TELEPHONE: _____ CELL 702-499-6469 EMAIL: STEWPLAN@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 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)* | MICHAEL DEAN (Property Owner (Print)) | 12/30/24 (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) WS-25-0290 ACCEPTED BY MNG
PC MEETING DATE 6/3/25 @ 7:00 PM DATE 4/8/25
BCC MEETING DATE ~ FEES $1,300.00
TAB/CAC LOCATION PARADISE DATE 5/13/25 @ 7:00 PM

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

April 3, 2025

Mr. Mark Donohue, Principal Planner
Comprehensive Planning Department
500 Grand Central Parkway
Las Vegas, NV 89155

RE: APR 24-101440- APN: 160-30-311-001 Justification Letter

Dear Mr. Donohue:

Please accept this as our request for a design review for an existing outside storage facility. The property is planned for Business Employment (BE) and the property is zoned Industrial Light (IL).

Description

The property is 11.84 acres located on the north side of the Diablo Drive alignment, between Decatur Boulevard and Cameron Street. The property is surrounded by industrial developed properties that are all master planned Business Employment. The outside storage facility was developed in 1987 under the previous zoning ordinance. The property is a series of storage lots with a service road running through the center of the site. The property is the subject of CCPRO action. The property is occupied by multiple tenants. These tenants have been given notice to vacate the property and are scheduled to be gone from the property. No trash enclosure is being provided, see attached letter from Republic Services.

Outside storage has been at this location since 1987. The site is surrounded by an 8-foot chain link fence with a barbed wire on top for security, and canvas screening in the fence. There are gates on both street frontage, and the gates remain open during

business hours.

There is an existing attached sidewalk on both Decatur Boulevard and Cameron Street. There is no landscaping on either street. The county code was changed recently to require existing attached sidewalks to be removed and detached sidewalks to be provided. We agree to remove the attached sidewalks and install detached sidewalks.

Title 30 allows outdoor storage with the following conditions:

Nonresidential Districts Excluding the AG District

(a) Outdoor storage and display shall meet the zoning district setback requirements of Chapter 30.02, *Zoning Districts*. Outdoor storage and display not meeting the zoning district setbacks shall be screened from view by an 8'-high screened fence or wall. *There will be an 8-foot-tall screen fence with barb wire on top of the 8 feet. The items will not be stacked or piled above the height of the screen fence.*

(b) Outdoor storage and display shall be screened from any arterial or collector street, or right-of-way and from any adjacent nonindustrial use with an 8'-high screened fence or wall. *There will be an 8-foot-tall screen fence with barb wire on top of the 8 feet.*

(c) Outdoor storage and display shall not be stacked or piled above the height of any screen fence or wall. This standard shall not be waived or varied in the CG, CR, or IP districts. *The items will not be stacked or piled above the height of the screen fence.*

(d) In the IP district, shall be accessory to an indoor primary use, located behind the front face of the primary building, and shall not obstruct any pedestrian walkways. *Not applicable*

(e) In the CG district, limited to outdoor display only, accessory to an indoor primary use and shall not obstruct any pedestrian walkways. Outdoor storage is only allowed when storage is in conjunction with an outdoor motor vehicle racetrack having 50,000 or more seats, for those items used in connection with the activation of events held thereon. *Not applicable*

7

(f) In the CR district, shall be accessory to a resort hotel, rural resort hotel, or neighborhood casino. *Not applicable*

Requested Applications

Vacation and Abandonment is a related application.

Design Review

Design Review for outdoor storage yard.

Design Review to not provide sustainability points per 30.04.05J-*Because this is a temporary use, and there are no structures, we aren't providing sustainability. When the permanent building is built, we will provide for sustainability.*

Design Review Request to waive 30.04.05. Title 30 requires "4. Access, Ingress/Egress, and Parking i. Cross Access For nonresidential land uses that are similar or complementary, with consistent levels of intensity and similar parking standards, curb cuts shall be minimized, and cross access shall be provided through the recording of perpetual cross access, ingress/egress, and parking easements or agreements with adjacent lots." *There is no cross access between the properties to the north or south because there are existing uses that have blocked off access between the sites.*

Waiver of Development standards

Waiver of Development Standards- Request to waive 30.04.01. Request to eliminate parking lot landscaping. *The entire site will be paved, and we will stripe the existing pavement to provide the required parking. The outdoor storage is intended for a temporary use. When permanent development begins, the parking lot landscaping would be destroyed or be removed. Therefore, we are requesting a waiver for the landscaping requirement. We will install it with the final development on the site or pay the fee in lieu.*

Waiver of Development Standards- Request to reduce the front yard (Section 30.02.19) to 5 feet on Cameron and 13 feet on Decatur where 20 feet are required. *The site currently has zero setback and zero landscaping. This site is temporary, and we would like to have as much space for storage as possible. When the site is developed permanently, the fence will be relocated or removed. We are adding landscaping so the appearance will be improved along the street frontage. The fence is a security fence and is located in the front setback.*

Waiver of Development Standards- Request to waive 30.04.01.7i-Reuqest to waive the interior 5 feet of landscaping on both Decatur Blvd and Cameron Street. Both streets have an attached sidewalk with a fence adjacent to the sidewalk. There is no landscaping along the street frontage. We are rebuilding the sidewalks on both street frontages to be detached and providing landscaping adjacent to the street. Since this is a temporary use, we would like to not provide the 5 feet on the inside of the sidewalk area on Decatur. Once the site is redeveloped for the final design, the fence will more than likely be removed. There is a drainage channel adjacent to the sidewalk on the Cameron frontage, so landscaping cannot be placed between the sidewalk and the fence.

The proposed changes greatly improve the site and removes all of the CCPRO concerns from the site.

Please feel free to contact me should you have any questions. We respectfully request approval of this request.

Yours truly,

Lucy Stewart

7

February 4, 2025

Capital West
Kristen Damm
5954 S Edmond St
Las Vegas, NV 89118

Re: Goldstrom Dean Storage
5455 Cameron Street

Dear Kristen:

After discussions with both Capital West and the Clark County Comprehensive Planning Department, it has been determined that the above property will not be in need of any trash service at this time. It currently will be used as a storage yard and will not be generating any waste to be removed.

In the future, if the property begins to generate refuse, service will be required.

If there are any further questions or requests, please reach out to me.

Cordially,

John Parquette

John Parquette
Republic Services
702-280-0048
jparquette@republicservices.com

06/03/25 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-25-0300-EN VOGUE, LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow on-site temporary construction activities on 1.34 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65) Overlay.

Generally located on the north side of Reno Avenue and the west side of Koval Lane within Paradise. JG/lm/kh (For possible action)

RELATED INFORMATION:

APN:
162-28-102-009; 162-28-102-011

WAIVER OF DEVELOPMENT STANDARDS:
Allow on-site temporary construction activities without a building permit where on-site temporary construction activities are allowed in conjunction with a construction project with a valid building permit per Section 30.03.01E.

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

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 1.34
- Project Type: Temporary construction activities and employee parking
- Number of Stories: 1 (temporary offices)
- Building Height (feet): 14 (minimum)/15 (maximum)
- Square Feet: 1,440 (large jobsite trailer)/320 (small jobsite trailer)
- Parking Provided: 130 (minimum)/156 (maximum)

Site Plan
The site plan depicts 2 parcels for a combined 1.34 acre parcel with 2 gated access points onto Koval Lane at the northeast corner of the site and Reno Avenue at the southwest corner of the site. The plans depict 2 optional layouts for the site.

The first option provides 130 parking spaces distributed along the Koval/Reno street frontage curve and internal to the site. The proposed jobsite trailers and storage containers are located at the northwest corner of the site. The site plan shows 3 jobsite trailers, the first jobsite trailer is

DRAFT

1,440 square feet, and the other 2 are both 320 square feet each. In addition, the site plan depicts 2 storage containers along the north property line.

The second site layout option provides 156 parking spaces and no jobsite trailer or storage containers. The layout for Option 2 is essentially identical to Option 1. The site will retain the exiting block walls along the north and west property lines and the 6 foot fencing along the Koval Lane and Reno Avenue street frontage curve.

Landscaping
Landscaping is not a part of the proposed use.

Elevations
The construction trailers are standard temporary office and storage units with a flat roof, door, and windows.

Applicant's Justification
The applicant is proposing to operate a temporary construction yard which will be operated in support of the A's Ballpark. No permanent improvements, and no impervious hard surfaces are proposed with the laydown yard and storage facility. There is no grading expected, and the site will comply with state and county dust control measures requirements. On site security will be provided as needed. The construction yard will generally be operated from 5:00 a.m. to 5:00 p.m.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0391-15	Reclassify the site to H-1 zone for a resort condominium development - expired	Approved by BCC	September 2015
ZC-152-92	Reclassify the site to C-2 zone for a restaurant/lounge - expired	Approved by BCC	November 1992
UC-341-92	Use Permit to increase the structure height (airplane converted into a building) and allow outside dining - expired	Approved by BCC	November 1992
VC-667-92	Variances for signage and to allow music and dancing outside of a structure - expired	Approved by BCC	November 1992

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-use	CG (AE-65)	Hotel
South	Public Use	PF (AE-65)	Office
East	Public Use	PF (AE-65)	Harry Reid International Airport
West	Entertainment Mixed-use	CR (AE-65)	Hotel

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

DRAFT

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.

The use of the property will be limited to employee parking and coordination of construction activities in support of the construction of the A's ballpark which is located less than 1,000 feet to the west. The ballpark is being constructed on a parcel within the Las Vegas valley urban core and resort corridors, where there are limited available parcels with which to stage construction activities without hampering arterial transportation corridors. Staff supports this request.

Public Works - Development Review

Public Works will monitor the two driveways to ensure traffic can flow along Reno Avenue, without having to stop for vehicles trying to access the site.

Department of Aviation

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

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may

DRAFT

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

- 1 year review of driveways along Reno Avenue;
- Drainage study and compliance.

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

DRAFT

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MURRAY COMPANY
CONTACT: MURRAY COMPANY, 2319 WESTERN AVENUE, LAS VEGAS, NV 89102

DRAFT

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 16228102009, 16228102011

PROPERTY ADDRESS/ CROSS STREETS: E Reno Ave. and Koval Ln.

DETAILED SUMMARY PROJECT DESCRIPTION

We would like to use this as a daytime parking for construction workers building the Las Vegas Athletics stadium. With the possibility of being a job site lay down for a trailer.

PROPERTY OWNER INFORMATION

NAME: En Vogue LLC
ADDRESS: 1595 E. Camero Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89123
TELEPHONE: 352-661-150-361 CELL _____ EMAIL: stamerramyriam@gmail.com

APPLICANT INFORMATION (must match online record)

NAME: Zachary Spano
ADDRESS: 2319 Western ave
CITY: Las Vegas STATE: NV ZIP CODE: 89102 REF CONTACT ID # _____
TELEPHONE: _____ CELL (702) 419-8060 EMAIL: Zspano@murraycompany.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Murray Company
ADDRESS: 2319 Western Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89102 REF CONTACT ID # _____
TELEPHONE: _____ CELL (702) 419-8060 EMAIL: Zspano@murraycompany.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.

Property Owner (Signature)*	Property Owner (Print)	Date
Myriam Stamerra, Managing Member	Myriam Verrucci	01/31/25
Stefan Stamerra, Managing Member	Stefan Stamerra	01/31/25

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): WS-25-0300
PC MEETING DATE: 6/3/25
BCC MEETING DATE: —
TAB/CAC LOCATION: Paradise DATE: 5/13/25

ACCEPTED BY: LMN
DATE: 4/10/25
FEES: 800

02/05/2024

8

Murray Company
MECHANICAL CONTRACTORS
100% EMPLOYEE OWNED
SINCE 1913

April 9th, 2025

Clark County
Justification Letter

Waiver Of Development Standards: Allowing temporary construction activities on parcel 009 and 011 without a building permit where on site temporary construction activities are allowed in conjunction with a construction project with a valid building permit on section 30.03.01e

Murray Company plans to lay out parking spots, monitor authorized vehicles, and maintain visibility below the fence line. There are no permanent improvements proposed. The parking area will meet Clark County Environment and sustainability standards for air quality. No onsite grading is expected, we do plan on having bedding/rock on the property. Two Site layouts are provided and will be utilized as site conditions are needed. Option one of having storage containers, construction materials, construction equipment, and truck and trailer. Jobsite trailers and storage containers are located along the northwest property lines. Option two is site parking only. We do not anticipate having security on the property unless unforeseen circumstances arise. The site has existing chain link fencing along Koval Road and Reno Ave which is 6' tall. Existing CMU brick walls on the back property line which is 9' tall on the west side and 6' tall on the north side. We have two different site options proposed, site plan 1 is with 4 jobsite trailers storage containers and 128 parking spaces. Site plan 2 is going to be all parking with 156 parking spaces available. This will be a relief to the upcoming project and local traffic as it will allow over 100 vehicles daily for more than 30 months.

Murray Company Mechanical Contractors has been selected to perform the Plumbing Scope at the upcoming Las Vegas A's Ball Park with Mortenson McCarthy Joint Venture. With this future stadium located at the former location of the Tropicana Murray Company has reached out to local properties and buildings for a parking resolution that will assist with the project parking, traffic and congestion for daytime use only. Hours and Operations are going to be from 5am to 5pm.

We appreciate the time and assistance to achieve the use of this property. We are available should any questions or concerns arise.

Please do not hesitate to contact us with any questions.

Thank you,

Graham Bills
Senior Project Manager
Murray Company
858-585-2781
gbills@murraycompany.com

8

06/04/25 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
SDR-25-0294-PARIS LV OPERATING CO, LLC

SIGN DESIGN REVIEW for modifications to a previously approved comprehensive sign plan in conjunction with an existing resort hotel (Paris) on 24.01 acres in a CR (Commercial Resort) Zone.

Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Flamingo Road within Paradise. JG/rr/kh (For possible action)

RELATED INFORMATION:

APN:
162-21-102-003 through 162-21-102-005

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

BACKGROUND:
Project Description
General Summary
- Site Address: 3655 Las Vegas Boulevard South
- Site Acreage: 24.01
- Project Type: Amended comprehensive sign plan

History, Site Plan, & Request
The plan depicts an existing resort hotel (Paris) located at 3655 Las Vegas Boulevard South. A comprehensive sign plan was first approved for the Paris Resort Hotel in 2010 by UC-0305-10. Subsequent modifications to the comprehensive sign plan occurred with the approvals of UC-0414-11, UC-0266-17, DR-18-0713, UC-20-0132, UC-0266-17, and most recently by ADR-23-900683. This request is for modifications to a previously approved comprehensive sign plan. The applicant is proposing 3 canopy signs and an additional 6 wall signs.

Sign Plan
The applicant is proposing to construct a canopy adjacent to the base of the western leg of the Eiffel Tower replica at the Paris Resort Hotel, which is part of the companion item, DR-25-0292. The plans depict 1 internally illuminated 103 square foot canopy sign on top of a new canopy in front of the entrance of the building located within the base of the western leg of the Eiffel Tower replica. The sign is proposed to be 7 feet 11 inches tall and will be installed above the canopy, placing it approximately 20 feet 8 inches above the ground level.

DRAFT

The plans also depict one, 7 square foot illuminated canopy sign on the northeast side of the canopy face, and one, 14 square foot internally illuminated canopy sign proposed to be attached under the northwest side of the canopy. Additionally, 6 wall signs totaling 37 square feet, are proposed at the base of the tower. The signs include 2 menu boards totaling 28 square feet, and 4 vinyl graphic signs mounted on the doors and glass of the building entrance totaling 9 square feet.

Summary of the existing and proposed signage

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	# of Existing Signs	# of Proposed Signs	Total # of Signs
Canopy	0	124	124	0	3	3
Directional	56	0	56	2	0	2
Freestanding*	14,429	0	14,429	2	0	2
Monument	0	0	0	0	0	0
Projecting	51	0	51	1	0	1
Roof	282	0	282	2	0	2
Wall*	11,158	37	11,195	24	6	30
Total	25,976	161	26,137	31	9	40

*Includes Electronic Sign: Animation, see signage in table below.

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	# of Existing Signs	# of Proposed Signs	Total # of Signs
Electronic Sign: Animation	5,497	0	5,497	5	0	5

Applicant's Justification

The proposed illuminated canopy sign will serve as the main branding feature for the new tenant space. The applicant is requesting the approval of the canopy sign at a height of 8 feet above the height of the canopy and 103 square feet in size. A single illuminated 7 square foot sign is attached to the canopy and another 14 square foot sign located under the canopy is proposed. Six additional wall signs are proposed on the building face totaling 37 square feet. The signs are compatible with the surrounding area and other signage at the property in terms of size, scale, and architectural features. The property is located within the Gaming Enterprise District and resort corridor. Signage is a major component for the property, and given the tourism along the Las Vegas Strip, the signage is consistent with other signage in the area. The signage will improve the aesthetic of the existing site and is suitable for the new tenant space.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-24-900525	Revised plans for UC-23-0057 increasing the height of the pedestrian bridge between the Horseshoe Resort and Paris Resort Hotel	Approved by ZA	August 2024
ADR-24-900268	Adding EV charging stalls within parking garage at Paris Resort Hotel	Approved by ZA	May 2024

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-23-900684	Exterior modification for an existing restaurant (Alexxa's)	Approved by ZA	January 2024
ADR-23-900683	Modification of signage for an existing restaurant (Alexxa's)	Approved by ZA	January 2024
UC-23-0057	Exterior modifications to the Horseshoe Resort hotel and adding a pedestrian bridge to the Paris Resort Hotel	Approved by BCC	April 2023
UC-20-0547	Monorail with waivers to not provide a franchise agreement and to reduce parking	Approved by BCC	October 2021
UC-20-0546	Project of regional significance for a monorail with a waiver to not provide a franchise agreement	Approved by BCC	October 2021
UC-20-0132	Modifications to a comprehensive sign plan and increase wall sign area for the Paris Resort Hotel	Approved by ZA	March 2020
ADR-20-900093	Modified the exterior of a dining and drinking area (Beer Park) and a retail store at the Paris Resort Hotel	Approved by ZA	February 2020
DR-18-0713	Amended sign plan and lighting plan for the Eiffel Tower	Approved by BCC	November 2018
UC-0786-17	Expansion of an outside dining and drinking area	Approved by BCC	November 2017
UC-0266-17	Allowed a projecting sign in conjunction with a restaurant (Beer Park)	Approved by BCC	May 2017
UC-0780-16	Allowed a temporary outdoor commercial event (Major Series of Putting) for longer than 10 days and live entertainment	Approved by BCC	December 2016
UC-0549-15	Banquet facility with outside uses and modifications to an existing restaurant, retail store, nightclub (Hexx/Chateau), and resort hotel (Paris)	Approved by BCC	October 2015
UC-0656-14	Exterior modified to an existing resort hotel with a patio addition on the north side of a restaurant (Hexx) within a resort hotel	Approved by BCC	September 2014
UC-0096-14	Exterior modified to an existing resort hotel with a patio addition in front of the retail portion of a restaurant (Hexx) within a resort hotel	Approved by BCC	March 2014
UC-0415-13	Exterior modified to an existing resort hotel, and extension of an outside dining and drinking area (patio) in conjunction with a restaurant (Hexx) within a resort hotel	Approved by BCC	October 2013
ADR-0661-12	Remodeled and provided additional access for an existing outside dining area located on the south side of the Hexx restaurant	Approved by ZA	August 2012

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0414-11	Roof sign in conjunction with the Arc Bar (western leg of the Eiffel Tower) at the Paris Resort Hotel	Approved by BCC	November 2011
UC-0305-10	Comprehensive sign package for Bally's and Paris Resort Hotels	Approved by BCC	August 2010
UC-0754-09	Addition to the Paris Resort Hotel for a restaurant (Hexx) and a nightclub (Chateau) with outside dining and drinking areas and a bar	Approved by BCC	February 2010
UC-0753-06 (ET-08-0248)	Extension of time on additions and revisions to Paris Resort Hotel	Approved by BCC	November 2008
UC-0753-06	Additions and revisions to the Paris Resort Hotel which included a pedestrian bridge, entrances, restaurants, nightclub, and lounge	Approved by BCC	October 2006
UC-1384-03 (ET-0320-04)	Extension of time for banner signs at Paris Resort Hotel	Approved by PC	November 2004
UC-1384-03	Banner signs at Paris Resort Hotel	Approved by PC	October 2003
DR-1431-02	Addition to the Paris Resort Hotel for an outside dining area	Approved by BCC	November 2002
UC-0481-02	Outside dining and drinking area (Arc Bar western leg of the Eiffel Tower)	Approved by PC	May 2002
UC-0172-02	Outside dining area	Approved by PC	March 2002

A variety of land use applications have been approved by the Planning Commission and Board of County Commissioners over the past years to establish the existing resort and associated commercial tourist uses on this site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Entertainment Mixed-Use	CR	Horseshoe Las Vegas Resort Hotel
South	Entertainment Mixed-Use	CR	Planet Hollywood Resort Hotel
West	Entertainment Mixed-Use	CR	Bellagio Resort Hotel

Related Applications

Application Number	Request
DR-25-0292	A design review for exterior modifications in conjunction with an existing resort hotel (Paris) 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

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. Additionally, comprehensive sign plans shall demonstrate the proposal will improve the aesthetics of the development and will not have an adverse impact on the use, enjoyment, or value of property.

Code allows alternative sign standards for resort hotels if the alternative results in the development having a visual character compatible with adjacent developments. The proposed signs should not have a negative impact on other resort hotels in the area. The proposed signs are consistent in style, design, and scale with other resort hotels. Staff finds that the proposed signs will all be harmonious with the approved comprehensive sign plan and will not impede pedestrian or vehicular traffic. Therefore, staff recommends approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

DRAFT

APPLICANT: PARIS LAS VEGAS OPERATING COMPANY, LLC
CONTACT: REBECCA MILTENBERGER, BROWNSTEIN, HYATT, FARBER, & SCHREC, 100 N. CITY PARKWAY, SUITE 1600, LAS VEGAS, NV 89106

DRAFT

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 162-21-102-003, 162-21-102-004, 162-21-102-005

PROPERTY ADDRESS/ CROSS STREETS: 3655 S. Las Vegas Blvd., Las Vegas, NV, 89109

DETAILED SUMMARY PROJECT DESCRIPTION

Modification to the existing Paris Las Vegas resort hotel for a new tenant space.

PROPERTY OWNER INFORMATION

NAME: Paris Las Vegas Operating Company, LLC
ADDRESS: 3655 S. Las Vegas Blvd.
CITY: Las Vegas STATE: NV ZIP CODE: 89109
TELEPHONE: N/A CELL N/A EMAIL: N/A

APPLICANT INFORMATION (must match online record)

NAME: Paris Las Vegas Operating Company, LLC
ADDRESS: 3655 S. Las Vegas Blvd.
CITY: Las Vegas STATE: NV ZIP CODE: 89109 REF CONTACT ID #: N/A
TELEPHONE: N/A CELL N/A EMAIL: N/A

CORRESPONDENT INFORMATION (must match online record)

NAME: Brooke Holmes - Brownstein Hyatt Farber Schreck, LLP
ADDRESS: 100 North City Parkway, Suite 1600
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID #: 182611
TELEPHONE: 702-464-7068 CELL N/A EMAIL: Bholmes@bhfs.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.

Property Owner (Signature)* | Marc Paquette, Authorized Signatory — Property Owner (Print) | 3-25-2025 — 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-25-0294
ACCEPTED BY: RR
PC MEETING DATE: —
DATE: 4-8-25
BCC MEETING DATE: 6-4-25
FEES: $1,000.00
TAB/CAC LOCATION: PARADISE DATE: 5-13-25

Brownstein

Brownstein Hyatt Farber Schreck, LLP
702.382.2101 main
100 North City Parkway, Suite 1600
Las Vegas, Nevada 89106

April 8, 2025

Brooke A. Holmes
Attorney at Law
702.464.7068 direct
bholmes@bhfs.com

VIA ELECTRONIC DELIVERY

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

RE: Justification Letter – Modifications to existing development at Paris Las Vegas resort hotel & modifications to an existing comprehensive sign plan
Comprehensive Sign Plan APNs: 162-21-102-003, 162-21-102-004 & 162-21-102-005

To Whom It May Concern:

We represent Paris Las Vegas Operating Company, LLC, a Nevada limited liability company (the "Applicant"), owner of that certain real property located at 3655 S. Las Vegas Boulevard, Las Vegas, Nevada 89109, bearing Clark County Assessor Parcel Numbers ("APNs") 162-21-102-003, 162-21-102-004 & 162-21-102-005 (collectively, the "Property"), in connection with the land use application review enclosed herewith. The Applicant is seeking approval of the following at the Property in connection with a new tenant space:

Design Review for the following: (a) modifications to an existing building space to accommodate a new tenant, (b) a canopy shade structure, and (c) updates to the existing landscape planters.

Sign Design Review for the following: (a) modifications to an existing Comprehensive Sign Plan for the Paris Las Vegas resort hotel, and (b) modifications to the standards required under Chapter 30.05 to allow a 103 square feet canopy sign approximately 8' in height.

The Eiffel Tower at the Property was approved per application no. UC-96-0310 (the "Original Approval"), as modified by application no. UC-96-1876. An outside dining area at the base of the western leg of the Eiffel Tower replica at the Property was approved per application no. UC-02-0481, to utilize this space with outdoor dining in connection with the "Arc Bar." More recently, the special setback along Las Vegas Boulevard South was reduced, per application UC-09-0754, to 1 foot from property line along Las Vegas Boulevard.

The Applicant is requesting approval to modify the existing approved space to provide for a new tenant. The updated design will feature (1) a new shade canopy structure, (2) updates the building façade, (3) minor modifications to the existing landscape planters, and (3) an incorporation of new signage for branding.

I. Canopy Shade Structure

The new canopy shade structure, approximately 31'-3" x 15' 5", will provide shade for the site given the location and western facing entrance. The canopy will have a height clearance of approximately 9'-11", and will be comprised of aluminum tube framing, cross brace supports and decorative finishes. Pendant lighting will be provided along the underside of the canopy, as shown on the enclosed plans.

The canopy is set back approximately 13'-6" to property line, 6'-3" to the existing pedestrian access easement and approximately 3'-3" to the 3' shy zone. Pursuant to Table 30.04-10, shade structures are recommended. The special setback along Las Vegas Boulevard South was reduced per application UC-09-0754 to 1' from property line along Las Vegas Boulevard. The proposed canopy is setback is in excess of the 1' required setback and lies outside of the pedestrian access easement with sufficient setback from

PLANNER COPY

9

SDR-25-0294

the shy zone. There is an existing approved 6' high fence for the adjacent Arc Bar tenant space, which is located adjacent to the existing pedestrian access easement, and the proposed setback is in excess of the current setback for the approved fencing.

II. Façade Updates

The entrance is existing, comprised of glass doors and approximately 8' x 14'-4". The entryway doors will include an updated color, as shown on the enclosed plans. There are no other modifications to the existing façade beyond the new canopy and signage. There are no modifications to the adjacent Arc Bar tenant space.

III. Landscape Planters

The Applicant will remove two (2) existing planters and two (2) existing Southern Live Oak trees and replace the same with a 4' diameter concrete planter to match the adjacent floor with approximately six (6) boxwood globe bushes in each planter. The surrounding area to the site is sidewalk and ground pavement given that this area is located within the Las Vegas Strip resort corridor and has a high volume of pedestrian traffic in the area. The Applicant is replacing the trees with the new bushes such that the same do not interfere with the new canopy. The replacement, or relocation of these trees it not feasible or practical. Shade from the existing tree will alternatively be provided by the canopy shade structure. The new planters will also incorporate support columns to support the new canopy shade structure and will provide for more queuing space than currently exists, with a width between the planters of approximately 15'-4".

IV. Queuing

All queuing will take place on the interior of the tenant space, and during peak times, queuing will wrap to the east and be enforced by the placement of removable stanchions, as shown on the enclosed plans. The queuing space is approximately 35' to the eastern building façade and 30'-2" to the northern building façade, with plenty of room of approximately 1,056 square feet, such that no queuing will be located within the pedestrian easement area.

V. Signage

The Applicant is proposing a modification to the existing comprehensive sign package to add (a) one (1) illuminated canopy sign, (b) one (1) illuminated cabinet projecting sign, (c) three (3) illuminated cabinet wall sign, and (d) four (4) vinyl graphic wall signs.

A. Illuminated Canopy Sign

The proposed canopy sign will serve as the main branding feature for this new tenant space, consisting of approximately 18'-8" x 7' 11" and 103 square feet as measured in accordance with Section 30.05.05 of the Clark County Development Code, Title 30 (the "Code"). Section 30.05.02(D) of the Code permits a maximum area of 50% of the canopy face area plus height limit when located on the front, one (1) canopy sign per canopy face, and a maximum height of 2' above the canopy. With a width of approximately 31'-3", the maximum area of the canopy sign is approximately 33 square feet. The Applicant is requesting the approval of the canopy sign at a total height of approximately 8' and 103 square feet, as shown on the enclosed plans.

B. Cabinet Projecting Sign

The Applicant is proposing an illuminated cabinet projecting sign, approximately 7'-3" x 1'-11" and 14 square feet. The projecting sign will be located under the proposed canopy, as shown on the enclosed plans. Section 30.05.02(O) permits one (1) projecting sign per tenant with a maximum area of 32 square feet. The proposed projecting sign is approximately 14 square feet and permitted under Code.

C. Wall Signs

Section 30.05.02(Q) of the Code permits a maximum area of 20% of the area of the building face, not to extend above the top of the wall where installed, and not to project more than 3' from building. The building frontage is approximately 43'-7" x 12'-8" and 552 square feet, therefore permitting a maximum of 111 square feet. The total square feet of wall sign area is approximately 44 square feet where 111 square feet it otherwise permitted. No wall sign will extend above the top of the wall, or project more than 3 feet from the building, as shown on the enclosed plans.

The Applicant is further proposing (a) three (3) illuminated cabinet wall sign, consisting of one (1) approximately 4' x 1'-8" and 7 square feet, and two (2) approximately 5'6" x 2'-6" and 14 square feet, for a total of 28 square feet. Lastly, the existing entrance will feature four (4) vinal graphic wall signs mounted on the window glass, as shown in the enclosed plans, approximately 7 ½" x 1' 10", 1'-2" x 2'4" and 2'-6" x 1'-2" with a cumulative total of approximately 9 square feet. As such all of the proposed wall signs are permitted under the Code.

The proposed signs are compatible with the surrounding area and other signage at the Property in terms of size, scale and architectural features. The Property is located within the Gaming Enterprise District and resort corridor. Signage is a major component for the Property, and given the tourism along the Las Vegas Strip, the signage is consistent with other signage in the area. The signage will improve the aesthetic of the existing site, and is suitable for the new tenant space.

Provided herewith is the updated Comprehensive Sign Chart in connection with the existing and proposed signage at the Property.

VI. Parking

Both the Paris Las Vegas and Horseshoe share parking and have a combined excess of 1,754 spaces. The initial approvals for the Paris Las Vegas (application no. 98-1876 incorporated the total area for determination of the parking count. The proposed project does not expand the existing approved footprint. As such, no additional parking is required for the proposed project.

Thank you in advance for your consideration of this application. Please contact me should you have any questions or require additional information.

Sincerely,

Brooke Holmes

Brooke A. Holmes
Enclosures

06/04/25 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-25-0292-PARIS LV OPERATING CO, LLC:

DESIGN REVIEW for exterior modifications in conjunction with an existing resort hotel (Paris) on 24.01 acres in a CR (Commercial Resort) Zone.

Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Flamingo Road within Paradise. JG/rr/kh (For possible action)

RELATED INFORMATION:

APN:
162-21-102-003 through 162-21-102-005

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

BACKGROUND:
Project Description
General Summary
- Site Address: 3655 Las Vegas Boulevard South
- Site Acreage: 24.01
- Project Type: New canopy
- Number of Stories: 1
- Building Height: 12 feet 8 inches (canopy)
- Square Feet: 482 (canopy)

Site Plan
The plan indicates tenant spaces within the base of the western leg of the Eiffel Tower replica at the Paris Resort Hotel. One of the tenant spaces will be remodeled for a restaurant. The plans indicate a new canopy will be located in front of the northwest entrance to the building located within the base of the tower leg. The canopy is set back 13 feet 6 inches from the property line along Las Vegas Boulevard South, 6 feet 3 inches from a pedestrian access easement, and 3 feet 3 inches from the shy zone. The support columns for the canopy are proposed to be surrounded by 2 new planters. Existing ticket machines located along the edge of the canopy will remain in place. A queueing plan indicates room for 34 persons to queue between stanchions located along the north and east sides of the building away from the pedestrian access easement.

Landscaping
The plans indicated 2 existing planters with Southern Live Oak trees with 6 inch calipers. Due to the location of the proposed canopy, the planters and trees are proposed to be replaced with 4 foot diameter concrete planters with 1 gallon and 5 gallon Boxwood Globe shrubs.

DRAFT

Elevations & Floor Plans

The plans indicate a proposed canopy 12 feet 8 inches in height located in front of the northwest building entrance. The canopy is 31 feet 3 inches in length and 15 feet 5 inches in depth. It is supported by 2 columns each located within a 4 foot diameter planter. The elevations depict a double-door entrance to the building.

Applicant's Justification

The Eiffel Tower replica on the property was approved in 1996 with an outside dining area at the base of the western leg of the tower approved in 2002. The applicant is requesting approval to modify the existing approved space in the western leg to provide for a new tenant. The updated design will feature: 1) a new canopy shade structure; 2) updates to the building façade; and 3) minor modifications to the existing landscape planters.

The proposed canopy, which will provide shade for the site at the western facing entrance, is set back farther than what is required and is outside the pedestrian access easement and shy zone. The entryway doors will include an updated color. The landscape planters with trees will be replaced with shrubs so that they do not interfere with the canopy. The replacement or relocation of the trees is not feasible or practical and their shade will alternatively be provided by the canopy. The location of the new planters will provide more queuing space than currently exists. Queueing will take place on the interior of the tenant space and during peak times will wrap to the east and be enforced by the placement of removable stanchions. No queueing will occur within the pedestrian easement area. The proposed project does not expand the existing approved footprint, so no additional parking is required.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-24-900525	Revised plans for UC-23-0057 increasing the height of the pedestrian bridge between the Horseshoe Resort and Paris Resort Hotel	Approved by ZA	August 2024
ADR-24-900268	Adding EV charging stalls within parking garage at Paris Resort Hotel	Approved by ZA	May 2024
ADR-23-900684	Exterior modification for an existing restaurant (Alexxa's)	Approved by ZA	January 2024
ADR-23-900683	Modification of signage for an existing restaurant (Alexxa's)	Approved by ZA	January 2024
UC-23-0057	Exterior modifications to the Horseshoe Resort hotel and adding a pedestrian bridge to the Paris Resort Hotel	Approved by BCC	April 2023
UC-20-0547	Monorail with waivers to not provide a franchise agreement and to reduce parking	Approved by BCC	October 2021
UC-20-0546	Project of regional significance for a monorail with a waiver to not provide a franchise agreement	Approved by BCC	October 2021
UC-20-0132	Modifications to a comprehensive sign plan and increase wall sign area for the Paris Resort Hotel	Approved by ZA	March 2020

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-20-900093	Modified the exterior of a dining and drinking area (Beer Park) and a retail store at the Paris Resort Hotel	Approved by ZA	February 2020
DR-18-0713	Amended sign plan and lighting plan for the Eiffel Tower	Approved by BCC	November 2018
UC-0786-17	Expansion of an outside dining and drinking area	Approved by BCC	November 2017
UC-0266-17	Allowed a projecting sign in conjunction with a restaurant (Beer Park)	Approved by BCC	May 2017
UC-0780-16	Allowed a temporary outdoor commercial event (Major Series of Putting) for longer than 10 days and live entertainment	Approved by BCC	December 2016
UC-0549-15	Banquet facility with outside uses and modifications to an existing restaurant, retail store, nightclub (Hexx/Chateau), and resort hotel (Paris)	Approved by BCC	October 2015
UC-0656-14	Exterior modified to an existing resort hotel with a patio addition on the north side of a restaurant (Hexx) within a resort hotel	Approved by BCC	September 2014
UC-0096-14	Exterior modified to an existing resort hotel with a patio addition in front of the retail portion of a restaurant (Hexx) within a resort hotel	Approved by BCC	March 2014
UC-0415-13	Exterior modified to an existing resort hotel, and extension of an outside dining and drinking area (patio) in conjunction with a restaurant (Hexx) within a resort hotel	Approved by BCC	October 2013
ADR-0661-12	Remodeled and provided additional access for an existing outside dining area located on the south side of the Hexx restaurant	Approved by ZA	August 2012
UC-0414-11	Roof sign in conjunction with the Arc Bar (western leg of the Eiffel Tower) at the Paris Resort Hotel	Approved by BCC	November 2011
UC-0305-10	Comprehensive sign package for the Bally's and Paris Resort Hotels	Approved by BCC	August 2010
UC-0754-09	Addition to the Paris Resort Hotel for a restaurant (Hexx) and a nightclub with outside dining and drinking areas and a bar	Approved by BCC	February 2010
UC-0753-06 (ET-08-0248)	Extension of time on additions and revisions to Paris Resort Hotel	Approved by BCC	November 2008
UC-0753-06	Additions and revisions to the Paris Resort Hotel which included a pedestrian bridge, entrances, restaurants, a nightclub, and lounge	Approved by BCC	October 2006

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1384-03 ET-0320-04	Extension of time for banner signs at Paris Resort Hotel	Approved by PC	November 2004
UC-1384-03	Banner signs at Paris Resort Hotel	Approved by PC	October 2003
DR-1431-02	Addition to the Paris Resort Hotel for an outside dining area	Approved by BCC	November 2002
UC-0481-02	Outside dining and drinking area (Arc Bar western leg of the Eiffel Tower)	Approved by PC	May 2002
UC-0172-02	Outside dining area	Approved by PC	March 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Entertainment Mixed-Use	CR	Horseshoe Las Vegas Resort Hotel
South	Entertainment Mixed-Use	CR	Planet Hollywood Resort Hotel
West	Entertainment Mixed-Use	CR	Bellagio Resort Hotel

Related Applications

Application Number	Request
SDR-25-0294	A sign design review for modifications to a previously approved comprehensive sign plan in conjunction with an existing resort hotel (Paris) 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
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 other architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds that the addition of the canopy and minor modifications to the entrance of the building at the base of the tower are consistent and compatible with previous approval for the project and other developments in the area. The canopy location should not impede or impact the pedestrian

DRAFT

easement area along Las Vegas Boulevard South. Therefore, staff recommends approval of 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

- 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 Las Vegas Boulevard Phase E&F improvement project;
- 90 days to record said separate document for the Las Vegas Boulevard Phase E&F improvement project;
- Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: PARIS LAS VEGAS OPERATING COMPANY, LLC
CONTACT: REBECCA MILTENBERGER, BROWNSTEIN, HYATT, FARBER, & SCHREC, 100 N. CITY PARKWAY, SUITE 1600, LAS VEGAS, NV 89106

DRAFT

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 162-21-102-003, 162-21-102-004, 162-21-102-005

PROPERTY ADDRESS/ CROSS STREETS: 3655 S. Las Vegas Blvd., Las Vegas, NV. 89109

DETAILED SUMMARY PROJECT DESCRIPTION

Modification to the existing Paris Las Vegas resort hotel for a new tenant space.

PROPERTY OWNER INFORMATION

NAME: Paris Las Vegas Operating Company, LLC
ADDRESS: 3655 S. Las Vegas Blvd.
CITY: Las Vegas STATE: NV ZIP CODE: 89109
TELEPHONE: N/A CELL N/A EMAIL: N/A

APPLICANT INFORMATION (must match online record)

NAME: Paris Las Vegas Operating Company, LLC
ADDRESS: 3655 S. Las Vegas Blvd.
CITY: Las Vegas STATE: NV ZIP CODE: 89109 REF CONTACT ID # N/A
TELEPHONE: N/A CELL N/A EMAIL: N/A

CORRESPONDENT INFORMATION (must match online record)

NAME: Brooke Holmes - Brownstein Hyatt Farber Schreck, LLP
ADDRESS: 100 North City Parkway, Suite 1600
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # 182611
TELEPHONE: 702-464-7068 CELL N/A EMAIL: Bholmes@bhfs.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.

Property Owner (Signature)* | Marc Paquette, Authorized Signatory — Property Owner (Print) | 3-25-2025 — 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): DR-25-0292
PC MEETING DATE: —
BCC MEETING DATE: 6-4-25
TAB/CAC LOCATION: PARADISE DATE: 5-13-25

ACCEPTED BY: RR
DATE: 4-8-25
FEES: $1,000.00

Brownstein

Brownstein Hyatt Farber Schreck, LLP
702.382.2101 main
100 North City Parkway, Suite 1600
Las Vegas, Nevada 89106

April 8, 2025

Brooke A. Holmes
Attorney at Law
702.464.7068 direct
bholmes@bhfs.com

VIA ELECTRONIC DELIVERY

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

RE: Justification Letter – Modifications to existing development at Paris Las Vegas resort hotel & modifications to an existing comprehensive sign plan
Comprehensive Sign Plan APNs: 162-21-102-003, 162-21-102-004 & 162-21-102-005

To Whom It May Concern:

We represent Paris Las Vegas Operating Company, LLC, a Nevada limited liability company (the "Applicant"), owner of that certain real property located at 3655 S. Las Vegas Boulevard, Las Vegas, Nevada 89109, bearing Clark County Assessor Parcel Numbers ("APNs") 162-21-102-003, 162-21-102-004 & 162-21-102-005 (collectively, the "Property"), in connection with the land use application review enclosed herewith. The Applicant is seeking approval of the following at the Property in connection with a new tenant space:

Design Review for the following: (a) modifications to an existing building space to accommodate a new tenant, (b) a canopy shade structure, and (c) updates to the existing landscape planters.

Sign Design Review for the following: (a) modifications to an existing Comprehensive Sign Plan for the Paris Las Vegas resort hotel, and (b) modifications to the standards required under Chapter 30.05 to allow a 103 square feet canopy sign approximately 8' in height.

The Eiffel Tower at the Property was approved per application no. UC-96-0310 (the "Original Approval"), as modified by application no. UC-96-1876. An outside dining area at the base of the western leg of the Eiffel Tower replica at the Property was approved per application no. UC-02-0481, to utilize this space with outdoor dining in connection with the "Arc Bar." More recently, the special setback along Las Vegas Boulevard South was reduced, per application UC-09-0754, to 1 foot from property line along Las Vegas Boulevard.

The Applicant is requesting approval to modify the existing approved space to provide for a new tenant. The updated design will feature (1) a new shade canopy structure, (2) updates the building façade, (3) minor modifications to the existing landscape planters, and (3) an incorporation of new signage for branding.

I. Canopy Shade Structure

The new canopy shade structure, approximately 31'-3" x 15' 5", will provide shade for the site given the location and western facing entrance. The canopy will have a height clearance of approximately 9'-11", and will be comprised of aluminum tube framing, cross brace supports and decorative finishes. Pendant lighting will be provided along the underside of the canopy, as shown on the enclosed plans.

The canopy is set back approximately 13'-6" to property line, 6'-3" to the existing pedestrian access easement and approximately 3'-3" to the 3' shy zone. Pursuant to Table 30.04-10, shade structures are recommended. The special setback along Las Vegas Boulevard South was reduced per application UC-09-0754 to 1' from property line along Las Vegas Boulevard. The proposed canopy is setback is in excess of the 1' required setback and lies outside of the pedestrian access easement with sufficient setback from

PLANNER COPY

DR-25-0292

ID

the shy zone. There is an existing approved 6' high fence for the adjacent Arc Bar tenant space, which is located adjacent to the existing pedestrian access easement, and the proposed setback is in excess of the current setback for the approved fencing.

II. Façade Updates

The entrance is existing, comprised of glass doors and approximately 8' x 14'-4". The entryway doors will include an updated color, as shown on the enclosed plans. There are no other modifications to the existing façade beyond the new canopy and signage. There are no modifications to the adjacent Arc Bar tenant space.

III. Landscape Planters

The Applicant will remove two (2) existing planters and two (2) existing Southern Live Oak trees and replace the same with a 4' diameter concrete planter to match the adjacent floor with approximately six (6) boxwood globe bushes in each planter. The surrounding area to the site is sidewalk and ground pavement given that this area is located within the Las Vegas Strip resort corridor and has a high volume of pedestrian traffic in the area. The Applicant is replacing the trees with the new bushes such that the same do not interfere with the new canopy. The replacement, or relocation of these trees it not feasible or practical. Shade from the existing tree will alternatively be provided by the canopy shade structure. The new planters will also incorporate support columns to support the new canopy shade structure and will provide for more queuing space than currently exists, with a width between the planters of approximately 15'-4".

IV. Queuing

All queuing will take place on the interior of the tenant space, and during peak times, queuing will wrap to the east and be enforced by the placement of removable stanchions, as shown on the enclosed plans. The queuing space is approximately 35' to the eastern building façade and 30'-2" to the northern building façade, with plenty of room of approximately 1,056 square feet, such that no queuing will be located within the pedestrian easement area.

V. Signage

The Applicant is proposing a modification to the existing comprehensive sign package to add (a) one (1) illuminated canopy sign, (b) one (1) illuminated cabinet projecting sign, (c) three (3) illuminated cabinet wall sign, and (d) four (4) vinyl graphic wall signs.

A. Illuminated Canopy Sign

The proposed canopy sign will serve as the main branding feature for this new tenant space, consisting of approximately 18'-8" x 7' 11" and 103 square feet as measured in accordance with Section 30.05.05 of the Clark County Development Code, Title 30 (the "Code"). Section 30.05.02(D) of the Code permits a maximum area of 50% of the canopy face area plus height limit when located on the front, one (1) canopy sign per canopy face, and a maximum height of 2' above the canopy. With a width of approximately 31'-3", the maximum area of the canopy sign is approximately 33 square feet. The Applicant is requesting the approval of the canopy sign at a total height of approximately 8' and 103 square feet, as shown on the enclosed plans.

B. Cabinet Projecting Sign

The Applicant is proposing an illuminated cabinet projecting sign, approximately 7'-3" x 1'-11" and 14 square feet. The projecting sign will be located under the proposed canopy, as shown on the enclosed plans. Section 30.05.02(O) permits one (1) projecting sign per tenant with a maximum area of 32 square feet. The proposed projecting sign is approximately 14 square feet and permitted under Code.

C. Wall Signs

Section 30.05.02(Q) of the Code permits a maximum area of 20% of the area of the building face, not to extend above the top of the wall where installed, and not to project more than 3' from building. The building frontage is approximately 43'-7" x 12'-8" and 552 square feet, therefore permitting a maximum of 111 square feet. The total square feet of wall sign area is approximately 44 square feet where 111 square feet it otherwise permitted. No wall sign will extend above the top of the wall, or project more than 3 feet from the building, as shown on the enclosed plans.

The Applicant is further proposing (a) three (3) illuminated cabinet wall sign, consisting of one (1) approximately 4' x 1'-8" and 7 square feet, and two (2) approximately 5'6" x 2'-6" and 14 square feet, for a total of 28 square feet. Lastly, the existing entrance will feature four (4) vinal graphic wall signs mounted on the window glass, as shown in the enclosed plans, approximately 7 ½" x 1' 10", 1'-2" x 2'4" and 2'-6" x 1'-2" with a cumulative total of approximately 9 square feet. As such all of the proposed wall signs are permitted under the Code.

The proposed signs are compatible with the surrounding area and other signage at the Property in terms of size, scale and architectural features. The Property is located within the Gaming Enterprise District and resort corridor. Signage is a major component for the Property, and given the tourism along the Las Vegas Strip, the signage is consistent with other signage in the area. The signage will improve the aesthetic of the existing site, and is suitable for the new tenant space.

Provided herewith is the updated Comprehensive Sign Chart in connection with the existing and proposed signage at the Property.

VI. Parking

Both the Paris Las Vegas and Horseshoe share parking and have a combined excess of 1,754 spaces. The initial approvals for the Paris Las Vegas (application no. 98-1876 incorporated the total area for determination of the parking count. The proposed project does not expand the existing approved footprint. As such, no additional parking is required for the proposed project.

Thank you in advance for your consideration of this application. Please contact me should you have any questions or require additional information.

Sincerely,

Brooke Holmes

Brooke A. Holmes
Enclosures

06/04/25 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-25-0308-ALDABBAGH SAM:

USE PERMIT to allow a parking lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive full off-site improvements; **2)** allow non-standard improvements in right-of-way; and **3)** alternative driveway geometrics in conjunction with a proposed parking lot on 1.37 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65) Overlay.

Generally located on the east side of Las Vegas Boulevard South and the south side of Dewey Drive within Paradise. JG/bb/kh (For possible action)

RELATED INFORMATION:

APN:
162-28-402-001

WAIVERS OF DEVELOPMENT STANDARDS:
1. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Dewey Drive where off-site improvements are required per Section 30.04.08.
2. Allow non-standard improvements (pink elephant statue and existing signs) in the public right-of-way (Las Vegas Boulevard South) per Section 30.04.08.
3. Allow commercial driveway widths of 19 feet where 32 feet is the minimum width allowed along Las Vegas Boulevard South per Uniform Standard Drawing 222 (a 41% increase).

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

BACKGROUND:
Project Description
General Summary
- Site Address: 4605 Las Vegas Boulevard South
- Site Acreage: 1.37
- Project Type: Parking lot
- Parking Provided: 42

History, Site Plan, & Request
The plan depicts an existing 44 room motel that ceased business license operations in early 2024. The existing motel was built in 1940 and is no longer used or occupied as a motel. The applicant is proposing to use the existing 42 space parking lot for nearby event parking. A use permit is requested with this application to allow a parking lot as a primary use. The existing site design

DRAFT

consists of 2 driveway access points at Las Vegas Boulevard South. Parking areas are split into 2 sections north and south. A 19 foot to 23 foot wide drive aisle on the south leads to 26 parking spaces. The northern drive aisle is between 14 feet and 32 feet in width leading to 16 parking spaces. A 12 foot wide fire lane is depicted connecting the north and south drive aisles in the center of the property. Both the north and south parking areas dead end at the east side of the property. The plan depicts a double row of 60 degree angled parking spaces (running east-west) at the south drive aisle. Additional waivers of development standards included waiving off-site improvements along Dewey Drive and allowing the existing attached sidewalk along Las Vegas Boulevard South to remain. The existing motel building is located on the property line along Dewey Drive.

Landscaping

Perimeter landscaping with large mature trees and a grass area is provided within Las Vegas Boulevard South, between the existing swimming pool and sidewalk. No landscaping exists adjacent to Dewey Drive, except for 1 palm tree which is located immediately adjacent to the motel building. The interior courtyard spaces include several trees adjacent to the existing motel buildings, and trees and grass areas adjacent to the existing parking spaces near the central part of the property. A long existing statute of a pink elephant is located in the right-of-way space between the swimming pool and sidewalk. The applicant proposes to keep the elephant in the existing location and is the subject of a waiver request.

Applicant's Justification

The applicant is requesting to use the parking lot of a closed motel as a principal use. The motel and associated structures will not be used due to building Code issues. The parking will be managed by on-site security that includes video surveillance. The applicant has owned and operated the motel from 1978 to 2023, until the electrical and building Codes could not be addressed. The motel was originally constructed in the 1940's. The special use permit is required to operate a parking lot as a primary use in the CR (Commercial Resort) zone. Las Vegas Boulevard South has an existing attached sidewalk and the existing landscape area with mature trees between the swimming pool and the sidewalk. The existing driveway designs are the subject of a waiver request. The applicant is seeking a revenue source by serving the surrounding area with additional parking, including nearby stadiums, tourist facilities, and Las Vegas Boulevard South in general.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0258-94	Vacated right-of-way	Approved by BCC	July 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	PF (AE-60 & AE-65)	Undeveloped

DRAFT

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Entertainment Mixed-Use	CR (AE-65)	Hotel resort
South	Entertainment Mixed-Use	CR (AE-65)	Undeveloped (Future Boring/Loop Station)
East	Entertainment Mixed-Use	PF (AE-65)	Harry Reid International Airport

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 continued use of parking spaces originally intended for another use is generally acceptable if compatible with the surrounding area. Although the existing design of the parking spaces does not meet current standards, internal traffic and parking movements for less than 50 vehicles is possible at this location with the on-site security attendant. Pedestrians will be able to access the east side of Las Vegas Boulevard South using the existing attached sidewalk. The nearest pedestrian crosswalk accessing the west side of Las Vegas Boulevard South is located 550 feet south of this property at Russell Road. No pedestrian access to Dewey Drive is needed or required with this proposed parking lot. The reuse of parking as a principal use is generally acceptable and staff can support the special 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.

Public Works - Development Review
Waiver of Development Standards #1
Staff has no objection to the request to not install full off-site improvements on Dewey Drive. No site redevelopment will take place as the site will be used exclusively for parking.

DRAFT

Waiver of Development Standards #2
The applicant is responsible for maintenance and up-keep of any non-standard improvements; the County will not maintain any landscaping, signs or statues placed in the right-of-way. Staff can support waiver of development standards #2 but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Waiver of Development Standards #3
Staff has no objection to the reduced driveway width along Las Vegas Boulevard South. The site will be used exclusively for parking and Public Works will determine the width of the driveway with future 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

- 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

- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to provide a queuing analysis to Public Works - Development Review.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

DRAFT

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SAM ALDABBAGH
CONTACT: DAVID BROWN, DAVID BROWN ESQ., 520 S. FOURTH STREET, 2ND FLOOR, LAS VEGAS, NV 89101

DRAFT

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 162-28-402-001

PROPERTY ADDRESS/ CROSS STREETS: 4605 S Las Vegas Blvd

DETAILED SUMMARY PROJECT DESCRIPTION

Special Use Permit for a parking lot only on existing parcel.

PROPERTY OWNER INFORMATION

NAME: SAM ALDABBAGH
ADDRESS: 3470 Callahan Avenue
CITY: Las Vegas STATE: NV ZIP CODE: 89120
TELEPHONE: _____ CELL _____ EMAIL: cancansam1@aol.com

APPLICANT INFORMATION (must match online record)

NAME: Desert Isle LLC
ADDRESS: 4605 S. Las Vegas Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89119 REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: DAVID BROWN ESQ
ADDRESS: 520 South Fourth Street
CITY: Las Vegas STATE: NV ZIP CODE: 89101 REF CONTACT ID # _____
TELEPHONE: 702-384-5563 CELL _____ EMAIL: dbrown@brownlawlv.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.

/s/ Sam Aldabbagh / — **Property Owner (Signature)***

Sam Aldabbagh — **Property Owner (Print)**

09/16/2024 — **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): UC/WS-25-0308
ACCEPTED BY: LSB
PC MEETING DATE: _____
DATE: 4-10-2025
BCC MEETING DATE: 6-4-2025
FEES: # 1,300
BCC MEETING LOCATION: Paradise DATE: 5-13-2025

//

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: dbrown@brownlawlv.com

April 10, 2025

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

RE: Justification Letter – Special Use Permit & Waivers of Development Standards
4605 S. Las Vegas Boulevard, APN: 162-28-402-001

APR-24-100989

To Whom it May Concern:

This office represents the Applicant (Applicant) in the above referenced matter. This request is to allow Applicant to utilize an existing parking lot for a closed motel as a parking lot only. There will be no guard gate and the parking lot will be managed by on site security as well as video security monitoring. At this time, the motel and associated structures on the site can and will not be opened or used due to building code issues. Applicant is simply requesting a Special Use Permit for the parking lot to be used for parking by the public.

The Diamond Inn Motel was constructed in the 1940's. Applicant purchased the property in 1978 and obtained a business license in 1979 to operate a motel. That business license was valid until 2023 when it was determined that building code issues related to electrical wiring could not be addressed. The motel has been closed and not occupied since that time. In the future, if the use of the building changes, additional Land Use with an updated parking calculation will be provided.

Special Use Permit

Section 30.03.06(B)(7) allows a parking lot in a Commercial Resort (CR) zoning district with a Special Use Permit. Applicant requests to use the 41 parking spaces on site for public parking. At this time, there are no other uses requested nor intended for the site. The parking spaces exist as shown on the site plan.

In addition, the landscaping along Las Vegas Boulevard is already in place. All of the parking spaces are already existing. There are no new spaces that are being added.

PLANNER
COPY

LAW OFFICE
Brown, Brown & Premsrirut
AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

Waiver of Development Standards:

- Allow non-standard improvements in the right-of-way (landscaping, historic pink elephant statue, and signs). The site has mature landscaping between the property line and the sidewalk. Applicant requests that the mature landscaping be permitted to remain. The pink elephant on the site has been at that location for decades and Applicant requests that it remain per Section 30.04.08.

- Eliminate street landscaping along Dewey Drive where a minimum of 10 feet total is required per 30.04.01(D)(7). At this time there is no landscaping existing or proposed along Dewey Drive.

- Reduce parking lot landscaping where required per Section 30.04.01D(8) and not provide landscape islands per Figure 30.04-1.

- Modify street landscaping along Las Vegas Boulevard to allow existing landscaping in the right of way to be substituted for the required landscaping pursuant to 30.04.01.

- Allow the southernmost entrance to remain at 19-feet, at the smallest width, and 29 feet at the largest width, where a 32-foot minimum is required pursuant to Uniform Standard Drawing No. 222.1.

- Waive off-site improvements on Dewey Drive. Applicant is requesting to not install off-site improvements curb, gutter, detached sidewalk, street lights & partial paving per Section 30.04.08C.

- Allow attached sidewalks to remain along Las Vegas Boulevard pursuant to Section 30.04.08(C)(5(ii)(a) since this is not initial development nor a complete reconstruction of the site.

- Waive trash enclosures on the property where required per Section 30.04.05D.

Thank you for your consideration,

BROWN, BROWN & PREMSRIRUT

David Brown

PLANNER COPY