Paradise Town Advisory Board

Paradise Community Center
4775 McLeod Drive
Las Vegas, NV. 89121
November 24, 2026
7:00pm

Note:

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

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

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

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

III. Approval of Minutes for November 10, 2026 (For possible action)

IV. Approval of the Agenda for November 24, 2026 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items (for discussion only)

VI. Planning and Zoning

1. **VS-26-0683- CLARK COUNTY DEPARTMENT OF AVIATION:**
VACATE AND ABANDON a portion of a right-of-way being Las Vegas Boulevard South located between Sunset Road and Post Road (alignment) within Paradise (description on file). MN/jm/cv (For possible action) **PC 12/15/26**

2. **WS-26-0692-AUTO HOUSE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modify Maryland Parkway Overlay district standards; **2)** reduce buffering and screening; and **3)** modify residential adjacency standards.
DESIGN REVIEW for a vehicle sales facility on 0.96 acres in a CG (Commercial General) Zone within the Maryland Parkway Overlay. Generally located north of Tropicana Avenue and west of Spencer Street within Paradise. JG/dd/cv (For possible action) **PC 12/15/26**

3. **WS-26-0723-QUERAL, MARIANELA M.:**
WAIVER OF DEVELOPMENT STANDARDS to increase fence height in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located west of Wayne Street and north of Haverford Avenue within Paradise. TS/rp/cv (For possible action) **PC 12/15/26**

4. **ZC-26-0639-YFANTIS, EVANGELOS A.:**
ZONE CHANGE to reclassify 1.0 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located north of Maule Avenue and west of Eastern Avenue within Paradise (description on file). JG/rk (For possible action) **BCC 12/16/26**

5. **UC-26-0640-YFANTIS, EVANGELOS A.:**
USE PERMIT to allow office as a principal use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate buffering and screening landscaping; and **2)** modify driveway geometrics.
DESIGN REVIEW for an office building on 1.0 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Maule Avenue and west of Eastern Avenue within Paradise. JG/hw/cv (For possible action) **BCC 12/16/26**

6. **UC-26-0690-WESTWYNN, LLC:**
USE PERMITS for the following: **1)** recreational and entertainment facility; and **2)** live entertainment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** increase fence height; **3)** allow non-decorative fencing; **4)** eliminate on-site parking; and **5)** eliminate trash enclosure.
DESIGN REVIEW for a proposed recreational and entertainment facility lot on 38.08 acres in a CR (Commercial Resort) Zone. Generally located west of Las Vegas Boulevard South and north of Fashion Show Drive within Paradise and Winchester. TS/hw/cv (For possible action)
BCC 12/16/26

7. **UC-26-0702-COUNTY OF CLARK (AVIATION):**
USE PERMIT for a proposed monorail on approximately 253.21 acres in a PF (Public Facility) Zone, a CG (Commercial General) Zone, a CR (Commercial Resort) Zone, and an RM32 (Residential Multi-Family 32) Zone within the Airport Environs (AE-60, AE-65, AE-70, & AE-75) Overlay. Generally located west of Paradise Road and south of Kitty Hawk Way within Paradise. JG/jud/cv (For possible action) **BCC 12/16/26**

8. **UC-26-0720-4450 SPM, LLC:**
USE PERMITS for the following: **1)** recreational and entertainment facility; **2)** banquet facility; **3)** live entertainment; and **4)** outdoor dining and drinking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** eliminate street landscaping; **3)** eliminate screening and buffering landscaping; **4)** modify residential adjacency standards; and **5)** allow alternative driveway geometrics.
DESIGN REVIEW for modifications to an existing shopping center on a 6.99 acre portion of 9.77 acres in a CG (Commercial General) Zone. Generally located north of Spring Mountain Road and west of Arville Street within Paradise. JJ/hw/cv (For possible action) **BCC 12/16/26**

9. **ZC-26-0704-TWAIN POLARIS, LLC:**
ZONE CHANGE to reclassify 2.11 acres from an IL (Industrial Light) Zone to a CR (Commercial Resort) Zone. Generally located west of Polaris Avenue and north of Twain Avenue within Paradise. JJ/rk (For possible action) **BCC 12/16/26**

10. **WS-26-0705-PACIFIC PLACE SITE, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce loading spaces; and **2)** alternative driveway geometrics.
DESIGN REVIEW for a proposed mixed-use development on 28.26 acres in a CR (Commercial Resort) Zone within the Adult Business (ABO) Overlay. Generally located south of Spring Mountain Road and west of the I-15 within Paradise. JJ/mh/cv (For possible action) **BCC 12/16/26**

VI. General Business (For possible action)

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

VIII. Next Meeting Date: December 8, 2026.

IX. Adjournment.

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

Paradise Town Advisory Board

November 10, 2026

MINUTES

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

Steve De Merritt; Planning, Blanca Vazquez; Community Liaison, Ruth Fierro

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

II. Public Comment:
None

III. Approval of October 27, 2026 Minutes

Moved by: Woitas
Action: Approve with changing the vote to DENY on item #2
Vote: 4-0 Unanimous

Approval of Agenda for November 10, 2026

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

IV. Informational Items (For Discussion only)

Applications are available until November 15th for appointments by the Board of County Commissioners to serve on the Paradise town board for a two-year term beginning January 2027

V. Planning & Zoning

1. **UC-26-0653-TORRES, YOHANDRA RAMIREZ:**
USE PERMIT to allow a daycare in conjunction with a single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Twain Avenue and east of Indios Avenue within Paradise. JG/ji/kh (For possible action) **PC 12/1/26**

MOVED BY- Swartzlander
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

2. **UC-26-0654-CARE ACCESS NV I, LLC:**
USE PERMIT for a daycare in conjunction with an existing single-family residence on 0.17 acres in a RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Powell Avenue and east of Don Quixote Street within Paradise. TS/jl/kh (For possible action) **PC 12/1/26**

MOVED BY- Swartzlander
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

3. **UC-26-0655-CARE ACCESS NV I, LLC:**
USE PERMIT for a daycare in conjunction with an existing single-family residence on 0.15 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Sunnywood Drive and north of Green Leaf Drive within Paradise. JG/jl/kh (For possible action) **PC 12/1/26**

MOVED BY- Sheesley
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

4. **UC-26-0656-CARE ACCESS NV I, LLC:**
USE PERMIT for a daycare in conjunction with an existing single-family residence on 0.17 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of Sierra Stone Lane and west of Wood Bark Drive within Paradise. JG/jl/kh (For possible action) **PC 12/1/26**

MOVED BY- Swartzlander
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

5. UC-**26-0662-CARE ACCESS NV I, LLC:**
USE PERMIT for a daycare in conjunction with an existing single-family residence on 0.12 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Emerson Avenue and west of Leor Court within Paradise. TS/jl/kh (For possible action) **PC 12/1/26**

MOVED BY- Sheesley
APPROVE- Subject to staff conditions
VOTE: 3-1
Woitas opposed

6. **UC-26-0663-CARE ACCESS NV I L L C:**
USE PERMIT for a daycare in conjunction with an existing single-family residence on 0.23 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Edison Avenue and west of Maria Street within Paradise. TS/jl/kh (For possible action) **PC 12/1/26**

MOVED BY- Williams
APPROVE- Subject to staff conditions
ADDED Condition
- **6 month review as a public hearing**

VOTE: 4-0 Unanimous
Williams disclosed he received notification card

7. **UC-26-0681-SAM & GERT FELDMAN, LLC:**
USE PERMIT to allow a proposed vocational training facility in conjunction with an existing office building on 1.2 acres in a CP (Office Professional) Zone. Generally located east of Pecos Road and south of Zodiac Court within Paradise. JG/bb/kh (For possible action) **PC 12/1/26**

MOVED BY- Williams
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

8. **WS-26-0673-HABITAT FOR HUMANITY LAS VEGAS, INC.:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow attached sidewalks; **2)** modified driveway geometrics.
DESIGN REVIEW for a proposed single-family residential development on 0.27 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Designation Overlay (HDO). Generally located south of Desert Inn Road and east of Pawnee Circle within Paradise. TS/jl/kh (For possible action) **BCC 12/2/26**

MOVED BY- Sheesley
APPROVE- Waiver #1 and Waiver #2 Subject to staff conditions
DENY- Design Review
VOTE: 4-0 Unanimous

VI. General Business (for possible action)
None

VII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be November 24, 2026

IX. Adjournment
The meeting was adjourned at 8:50 p.m.

12/15/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0683-CLARK COUNTY DEPARTMENT OF AVIATION:

VACATE AND ABANDON a portion of a right-of-way being Las Vegas Boulevard South located between Sunset Road and Post Road (alignment) within Paradise (description on file). MN/jm/cv (For possible action)

RELATED INFORMATION:

APN:
162-32-802-024, 162-32-802-029, 162-32-802-034, 162-32-802-037, 162-32-802-041, 162-32-802-046, 162-32-802-045, 162-32-802-059, 162-32-802-060, 162-32-802-061, & 162-32-082-065

LAND USE PLAN:
WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
The applicant requests to vacate and abandon a portion of the existing right-of-way which is no longer needed.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-15-0896	Waiver of development standards for off sites & drainage	Approved by BCC	February 2016
WS-07-1234	Waiver of development standards for a transportation service facility	Approved by BCC	November 2007
ZC-06-0677	Zone change to reclassify from P-F (public Facility and P-F (Public Facility (AE-RPZ) Zone and H-1 (Limited Resort and Apartment) (AE-75) Zone to M-1 (Light Manufacturing) Zone	Approved by BCC	July 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL & CR (AE-70)	Undeveloped
South	Business Employment	CR (AE-70 & AE-75)	Shopping center
East	Business Employment	CR & PF (AE-70)	Undeveloped
West	Business Employment	IL & CR (AE-70)	Commercial outdoor storage

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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 rights-of-way that is not needed for site, drainage, or roadway development.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

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

Public Works - Development Review
- 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:

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APPLICANT: CLARK COUNTY DEPARTMENT OF AVIATION
CONTACT: CLARK COUNTY DEPARTMENT OF AVIATION, P.O. BOX 11005, LAS VEGAS, NV 89111

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PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0692-AUTO HOUSE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modify Maryland Parkway Overlay district standards; **2)** reduce buffering and screening; and **3)** modify residential adjacency standards.
DESIGN REVIEW for a vehicle sales facility on 0.96 acres in a CG (Commercial General) Zone within the Maryland Parkway Overlay.

Generally located north of Tropicana Avenue and west of Spencer Street within Paradise. JG/dd/cv (For possible action)

RELATED INFORMATION:

APN:
162-23-418-015

RELATED APNS:
162-23-418-013 & 162-23-418-014

WAIVERS OF DEVELOPMENT STANDARDS:
1. a. Allow a parking area and drive aisle between the right-of-way (Tropicana Avenue) and the front building facades per Section 30.02.26E.
   b. Allow side and rear building facades not be articulated and exhibiting design continuity similar to the front facades per Section 30.02.26E.
   c. Eliminate architectural variations every 100 feet of horizontal roofline where required per Section 30.02.26E.
2. a. Reduce the landscape buffer width along the north property line to 5 feet where a 15 foot wide landscape buffer is required for buffering and screening per Section 30.04.02C (a 67% reduction).
   b. Reduce the required landscape buffer to 1 row of trees along the north property line where a double row of evergreen trees are required per Section 30.04.02C.
3. Allow roll-up doors to face a residential district per Section 30.04.06N.

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

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 0.96

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- Project Type: Vehicle sales
- Number of Stories: 2
- Building Height (feet): 40
- Square Feet: 14,536
- Parking Required/Provided: 23/23
- Sustainability Required/Provided: 7/7

Site Plan

The site plan depicts a proposed vehicle sales building located on the north side of Tropicana Avenue with access via a commercial driveway located near the southeast corner of the site. The proposed building is centrally located on the site, with a small parking area located to the south of the building and a larger parking area located to the north of the building. There is also cross access from the existing vehicle wash to the west located near the southwest corner of the site. There is also an open space and art area in the southeast corner of the site, located to the east of the driveway. Per the Maryland Parkway Overlay district, there are to be no drive aisles or parking areas between the public right-of-way and the building façade, therefore this area necessitates a waiver of development standards.

Landscaping

Landscaping plans depict an existing meandering sidewalk and landscape area along Tropicana Avenue, and indicate that street landscaping will be installed per Title 30 standards. Similarly, there are landscape finger islands located throughout the parking areas that will also be landscaped per Title 30 standards. The plans also depict a 5 foot wide strip of buffer landscaping along the north property line where a 15 foot strip is required, thus necessitating a waiver of development standards.

Elevations

Elevations for the proposed building depict it as being 40 feet high, with the front façade facing Tropicana Avenue being the tallest. The building façade are mostly bare, with the front façade the only one featuring storefront windows and doors. Since the side and rear facades do not have storefront windows to match the front face of the building per the Maryland Parkway District overlay, a waiver of development standards is required. The front and rear faces of the building are over 100 feet in width, but do not feature any architectural variations per the Maryland Parkway District overlay, thus necessitating a waiver of development standards. The building is comprised of metal siding with a sloped roof, and there are 2 roll-up doors and a pedestrian door on the north face of the building.

Floor Plans

The floor plans depict the first floor of the proposed building as being an open vehicle showroom, with the main entrance to the building facing south towards Tropicana Avenue. There are also two roll-up doors located on the north façade of the building that face the multi-family residential development to the north, thus necessitating a waiver of development standards. The second floor of the building is a small mezzanine area comprised of offices and a restroom area, with the rest of the level being open to the showroom below.

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Applicant's Justification

The applicant states that the proposed metal sided building provides a simple and appropriate finish for the elevations since the sides and rear of the building will have limited visibility from the public right-of-way. Several buildings nearby also feature minimal architecture, and that this proposed building will fit well within the surrounding area. Additionally, the applicant states that the addition of architectural features on all four sides of the building would result in higher development costs with little benefit to the business itself. Finally, the applicant states that there is an existing 8 foot high screen wall on the north end of the property, and that the landscaping, parking area, and drive aisle along the south end of the property were already developed, and that they are attempting to work with the existing site features as best as possible while still helping the business owner maintain their development budget.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0676	Use permit and design review for a vehicle wash	Approved by BCC	October 2019
UC-2127-96 (ET-0252-02)	Second extension of time to allow live entertainment and outside dining and drinking area - expired	Approved by PC	September 2002
UC-2127-96 (ET-0074-97)	First extension of time to allow live entertainment and outside dining and drinking area - expired	Approved by PC	August 1997
UC-2127-96	Allow live entertainment (night club, bands, disc jockey) and an outside dining and drinking area in conjunction with an existing restaurant and bar - expired	Approved by PC	February 1997
UC-0233-87 (ET-0278-92)	Second extension of time to allow live entertainment (disc jockey and bands) within an existing restaurant and bar - expired	Approved by PC	September 1992
UC-0233-87 (Extension)	First extension of time to allow live entertainment (disc jockey and bands) within an existing restaurant and bar - expired	Approved by PC	October 1989
UC-0233-87	Allowed live entertainment (disc jockey and bands) within an existing restaurant and bar - expired	Approved by PC	September 1987
UC-0181-87	Construct a 1,770 square foot building addition to an existing restaurant and bar	Approved by PC	July 1987
AC-0212-81	Construct and maintain an 11,000 square foot cafeteria	Approved by PC	January 1981
ZC-0175-77 (Extension)	First extension of time to reclassify the site from R-2 zoning to C-2 zoning for a 48,000 square foot commercial complex, and reclassified a separate portion of the site from R-1 zoning to R-4 zoning (for a 236 unit multi-family complex) and R-1 zoning to R-3 zoning (for a 22 unit multi-family complex)	Approved by BCC	February 1979

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0175-77	Reclassified a portion of the site from R-2 zoning to C-2 zoning for a 48,000 square foot commercial complex, and reclassified a separate portion of the site from R-1 zoning to R-4 zoning (for a 236 unit multi-family complex) and R-1 zoning to R-3 zoning (for a 22 unit multi-family complex)	Approved by BCC	December 1977

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	RM32 (MPO)	Multi-family residential
South	Corridor Mixed-Use	CG (MPO)	Mini-warehouse & multi-family residential
East & West	Corridor Mixed-Use	CG (MPO)	Commercial development

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

Analysis
Comprehensive Planning
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.

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

Waivers of Development Standards #2 & #3
Buffering and screening standards are set in place to reduce the visual and auditory impacts from commercial operations to their residential neighbors, and staff finds that by waiving this standard the residential property to the north will be negatively impacted. The lack of a code-compliant

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landscape buffer on the north end of the property subjects the residents of the existing multi-family development to diminished views, and the roll-up doors will likely be clearly visible from their homes. For these reasons, staff cannot support this request.

Waiver of Development Standards #1 & Design Review

The purpose of the Maryland Parkway District overlay is to promote a walkable and revitalized community along Maryland Parkway between Sahara Avenue and Russell Road, and although the existing sidewalks on the south side of the property are compliant with the goal of walkability, the property does not meet the intent of revitalization. Staff finds that the overall lack of design and architectural variation on each of the building faces lends itself to an industrial atmosphere, and will have a negative visual impact on the surrounding area. Additionally, staff finds that the lack of design standards at the site is a self-imposed hardship, since this is a new building at the site. Due to the site not meeting the intent of the Maryland Parkway District overlay, and since staff is recommending denial of the other waivers associated with this application, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- No comment.

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Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0185-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SSA ARCHITECTURE
CONTACT: SSA ARCHITECTURE, 7040 LAREDO STREET, SUITE C, LAS VEGAS, NV 89117

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PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0723-QUERAL, MARIANELA M.:

WAIVER OF DEVELOPMENT STANDARDS to increase fence height in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located west of Wayne Street and north of Haverford Avenue within Paradise. TS/rp/cv (For possible action)

RELATED INFORMATION:

APN:
161-18-118-010

WAIVER OF DEVELOPMENT STANDARDS:
Increase the height of a fence to 6 feet where a maximum of 3 feet is permitted within the first 15 feet of the front setback per Section 30.04.03B (a 100% increase).

LAND USE PLAN:
WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: 3512 Haverford Avenue
- Site Acreage: 0.17
- Project Type: Fence
- Fence Height (feet): 6

Site Plan
The site plan depicts an existing single-family residence located on the north side of Haverford Avenue. Access to the property is provided from Haverford Avenue. The site is enclosed by an existing perimeter fence along the north (front) and west (side) property lines.

Landscaping
Landscaping is not required or a part of this request.

Elevations
The elevation depicts a 6 foot high white vinyl fence consisting of a 3 foot high solid lower section and a 3 foot high lattice upper section.

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Applicant's Justification

The applicant states that the fence was installed to provide privacy, improve security, and protect the property following a prior incident in which personal property was taken from the premises. The applicant further states that, upon learning that County permits and approvals were required, steps were taken to obtain the necessary approvals and bring the existing fence into compliance with Clark County requirements.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Mid-Intensity Suburban Neighborhood	RS5.2	Single-family residential

Clark County Public Response Office (CCPRO)

CE26-14924 is an active violation for building without permits

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

Staff finds the increased height of the fence may have adverse impacts on the neighboring properties given its proximity to the adjacent street. Staff understands increasing the height of the wall may provide more privacy and security for the property owner, however, increasing the height of fence, especially along streets can create a canyon effect that can negatively impact the residential character of the neighborhood. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

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PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MARIANELA QUERAL
CONTACT: MARIANELA QUERAL, 3512 HAVERFORD AVENUE, LAS VEGAS, NV 89121

DRAFT

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-101329
ASSESSOR PARCEL #(s): 161-18-118-010

PROPERTY ADDRESS/ CROSS STREETS: 3512 Haverford Ave, Las Vegas, Nevada 89121

DETAILED SUMMARY / PROJECT DESCRIPTION

Request for a waiver of development standars for the existing 6-foot fence, consisting of approximately 3 feet of solid fencing and 3 feet of open lattice, in order to obtain the required approvals and permits.

PROPERTY OWNER INFORMATION

NAME: Marianela Melanie Queral
ADDRESS: 3512 haverford Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89121
TELEPHONE: _____ CELL 7869133375

APPLICANT INFORMATION (Information must match online application)

NAME: Marianela Melanie Queral
ADDRESS: 3512 Haverford Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89121
TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (Information must match online application)*

NAME: Marianela Melanie Queral
ADDRESS: 3512 Haverford Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89121
TELEPHONE: _____ CELL 7869133375 ACCELA REFERENCE CONTACT ID # _____

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

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

Property Owner (Signature)*	Marianela M. Queral Property Owner (Print)	10-14-2026 Date

JUSTIFICATION LETTER

Waiver of Development Standards - Existing Fence

Property: 3512 Haverford Ave, Las Vegas, NV 89121
APN: 161-18-118-010

To Whom It May Concern:

I am respectfully requesting approval of a Waiver of Development Standards related to the existing fence at my property located at 3512 Haverford Ave, Las Vegas, Nevada 89121.

The fence was installed primarily to provide privacy, improve security, and help protect the property. In the past, I experienced an incident in which personal property was taken from the premises, which increased my concern regarding security and the need to better protect the yard and property.

The existing fence is approximately six feet in total height and consists of approximately three feet of solid fencing on the lower portion and three feet of open lattice on the upper portion, where a max of 3 inches is allowed in the front 15' of the property per section 30.04.03B. This design provides privacy and security while maintaining an open upper portion.

After receiving notice from Clark County that permits and approvals were required for the installed fence, I began the process of obtaining the necessary approvals and bringing the fence into compliance with County requirements.

The fence is already installed and serves an important privacy and security purpose for the property. I am respectfully requesting approval of this waiver so that I may proceed with the required permitting and inspection process and bring the existing fence into full compliance with Clark County requirements.

Thank you for your time and consideration.

Sincerely,

Marianela Queral
Property Owner
3512 Haverford Ave
Las Vegas, NV 89121

Signature: _____

Date: 10-14-2026

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-26-0639-YFANTIS, EVANGELOS A.:

ZONE CHANGE to reclassify 1.0 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone.

Generally located north of Maule Avenue and west of Eastern Avenue within Paradise (description on file). JG/rk (For possible action)

RELATED INFORMATION:

APN:
177-02-603-029

LAND USE PLAN:
WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary
- Site Address: 2130 E. Maule Avenue
- Site Acreage: 1.0
- Existing Land Use: Single-family residence

Applicant's Justification
The applicant indicates the subject site is currently zoned Residential Single-Family 20 (RS20) and is not consistent with the area. Therefore, they are requesting to change the zoning classification to Industrial Park (IP). This proposed zone change is compatible with the surrounding area and supports the goal of the Master Plan.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0112-17	Use permit for a school building and sports field expansion to an existing school on 3.1 acres - expired	Approved by PC	April 2017
UC-0161-15	Use permit for a school building and play field expansion to an existing school on 3.1 acres - expired	Approved by BCC	May 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-60)	Office with outside storage

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Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Business Employment	CP (AE-60)	St. Gabriel Catholic School
West	Business Employment	IP (AE-60)	Transportation service facility

Related Applications

Application Number	Request
UC-26-0640	Use permit, waivers of development standards, and design review for an office use conversion is a companion items on this agenda.

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

Analysis
Comprehensive Planning
In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for IP (Industrial Park) zoning is appropriate and compatible with the surrounding area and conforms to the proposed Business Employment (BE) land use category on the site. The surrounding area is slowly shifting towards lighter industrial and warehouse oriented uses based on the Airport Environs farther to the north. Reclassifying the RS20 zoning on the property to IP will provide uniform zoning in the general area. For these reasons, staff can support the zone change request to IP.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau
- No comment.

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

DRAFT

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101572
ASSESSOR PARCEL #(s): 177-02-603-029

PROPERTY ADDRESS/ CROSS STREETS: 2130E. Maule Ave., LV, NV 89119

DETAILED SUMMARY PROJECT DESCRIPTION

This is a request for a zoning change from RS20 to IP and a special use permit to convert an existing residential dwelling to an office space.

PROPERTY OWNER INFORMATION

NAME: YFANTIS EVANGELOS A
ADDRESS: 2130 E MAULE AVE
CITY: LV STATE: NV ZIP CODE: 89119
TELEPHONE: 702-483-7045 CELL

APPLICANT INFORMATION (information must match online application)

NAME: YFANTIS EVANGELOS A
ADDRESS: 2130 E MAULE AVE
CITY: LV STATE: NV ZIP CODE: 89119
TELEPHONE: 702-483-7045 CELL ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: TAYLOR CONSULTNG GROUP INC (NATHANIEL TAYLOR)
ADDRESS: 8414 W. FARM ROAD, #180-211
CITY: LAS VEGAS STATE: NV ZIP CODE: 89131
TELEPHONE: 702-483-7045 CELL ACCELA REFERENCE CONTACT ID # 169243

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

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

Property Owner (Signature)*	Evangelos A. Yfantis Property Owner (Print)	4/26/2026 Date

Taylor Consulting Group, Inc.

Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

July 22, 2026

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

RE: 2130 E. Maule Ave. (89119)-APR-25-101572

To Whom It May Concern:

This letter serves as a formal justification for the following:

This is a request for a conforming zone change from RS20 to IP. There is BE (business employment) and PU (public use) in the area. We believe this conforming zoning change request is harmonious and compatible with the surrounding properties. There is no effect on public safety, encroachment of existing development, or any significant burden on local government.

Thank you in advance for your time and consideration of this matter. Should you have any questions related to this application—please reach out to me at 702-994-3844.

Respectfully,

Nathaniel Taylor

Nathaniel Taylor

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0640-YFANTIS, EVANGELOS A.:

USE PERMIT to allow office as a principal use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate buffering and screening landscaping; and **2)** modify driveway geometrics.
DESIGN REVIEW for an office building on 1.0 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located north of Maule Avenue and west of Eastern Avenue within Paradise. JG/hw/cv (For possible action)

RELATED INFORMATION:

APN:
177-02-603-029

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate buffering and screening landscaping along the west property line where buffering and screening shall consist of a 15-foot landscape buffer with an 8-foot decorative screen wall and a double row of evergreen trees is required per Section 30.04.02C.
2. a. Reduce throat depth for the existing driveway along Maule Avenue to 0 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 100% reduction).
   b. Reduce the width of an existing driveway along Maule Avenue to 32 feet where 36 feet is required per Uniform Standard Drawing 222.1 (an 11% reduction).

LAND USE PLAN:
WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary

- Site Address: 2130 E. Maule Avenue
- Site Acreage: 1.0
- Project Type: Residence to office conversion
- Number of Stories: 1
- Building Height (feet): 17 (office)/8.5 (shed)
- Square Feet: 2,145 (office)/100 (shed)
- Parking Required/Provided: 5/5

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Site Plans

The plans depict a currently developed site which contains an existing residence, driveway, and a recreational basketball court and field area. The existing residence is proposed to be converted into a office building. The proposed office building is located in the south-central portion of the site and the basketball court and artificial grass field extend through the entire rear of the property starting 34 feet behind the proposed office building and are not open to the public. An existing shed can be found 6 feet from the western edge of the existing building along the western property line. Access to the site is provided by an existing 32 foot wide driveway along Maule Avenue. This driveway will connect to a proposed parking lot located directly in front of the office building. The parking area will contain 5 spaces where 5 spaces are required. A 5 foot tall existing CMU block wall runs along the north, east, and west property lines with a 6 foot chain-line fence separating the office building from the recreation areas.

Landscaping

The site already contains some street and perimeter landscaping. Along the north and west property lines, large trees are contained within an 8 to 10 foot wide landscape strip. There is also an existing, large tree located along the street. New landscaping is being provided along the street and in the parking area. Along the street, 1 large tree is being added bringing the total number of street trees to 2 trees where 2 trees are required. Within the parking area, 4 new large trees are provided within landscape finger islands at the end of each parking row or within an 8 foot landscape strip along the western property line. No screening and buffering landscaping is being provided along the eastern property line, where required per Title 30.

Elevations

The plans show the existing residence will maintain its current exterior residential appearance. The existing residence is 17 feet tall and constructed of beige painted stucco with orange brick veneer. The roof is gabled with grey asphalt shingles. The existing shed is 8.5 feet tall with a gabled grey roof and beige and orange painted wood.

Floor Plans

The interior of the existing residence contains 2,145 square feet and will be portioned into various office spaces, which include 3 offices, 2 conferences rooms, bathrooms, and a breakroom.

Applicant's Justification

Allowing the existing residential dwelling to operate as an office will not have a negative impact on the surrounding area and there are many examples of residential conversions to office around the Las Vegas Valley. The current throat depth is consistent with other properties in the area. The current 32-foot driveway along Maule Avenue is consistent with most driveways in this area. Eliminating the required buffering and screening along the east property line will not have a negative impact on adjacent properties.

DRAFT

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0161-15	Use permit for a school building and play field expansion - expired	Approved by BCC	May 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-60)	Office with outdoor storage
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Business Employment	CP (AE-60)	St. Gabriel Catholic School
West	Business Employment	IP (AE-60)	Transportation service facility

Related Applications

Application Number	Request
ZC-26-0639	A zone change to reclassify the site from RS20 to IP is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

The purpose of reviewing offices as a principal use within industrial zoning districts is to ensure the use is not out of place on site and within the surrounding area. While subject site will be zoned industrial, the primary use of the site will be the offices within the existing structure. Additionally, within the surrounding area there is a school and similar residential office conversions, particularly to the north of the site. Staff finds the proposed use of the site for offices would be compatible with the surrounding given that many uses along this portion of Maule Avenue are more office-type uses or lower intensity industrial uses. The properties to the north of the site are also offices that are located within converted residences. This allows for a type of buffer between the residential use to the south and the more intense industrial uses to the north and west of the site. Finally, the only uses on-site will be the offices so will be in line with what is proposed on-site. For these reasons, staff can support this request.

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Waivers of Development Standards

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

Waiver of Development Standards #1

The purpose of buffering and screening landscaping is to limit the impacts more intense uses may have on less intense adjacent uses. Along the eastern side of the site is an existing school. While this use is of a similar intensity to the proposed office use, the zoning of the subject site could allow for more intense industrial and storage uses in the future. As a result, staff finds that while the current use of the site may not call for an intense buffer now, future uses may be more intense and thus the buffer becomes necessary. The buffer should be imposed now so that the buffer is ready and mature by the time the more intense use are proposed. For these reasons, staff is unable to support this request.

Design Review

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

The proposed office building conversion is typical of similar construction that has occurred in the past. The proposed office building will retain its residential appearance and height, which will help to buffer the abutting residential uses to the south from more intense industrial uses to the north and west. The height of the structure will be in line with similar buildings to the north. There is sufficient on-site parking for the size of the proposed office building. Street and parking lot landscaping is provided as required and there is sufficient access and on-site circulation. Staff, however, is concerned regarding the required screening and buffering that is not being provided along the eastern property line. This buffer is important to reduce the impacts more intense industrial uses permitted on the site, such as outdoor storage, might cause in the future. Given the adjacent use to the east is a school, buffering the possible future industrial uses would be important. For these reasons, staff is unable to support this request.

Public Works - Development Review

Waiver of Development Standards #2a

Staff has no objection to the reduced throat depth for the single driveway on Maule Avenue. Since Maule Avenue sees a low volume of traffic, staff finds the reduced throat depth should have no negative impacts.

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Waiver of Development Standards #2b

Staff has no objection to the reduced driveway width for the existing driveway on Maule Avenue. The driveway layout already functions safely within the site, and the reduction will not negatively impact traffic circulation or create conflicts within the right-of-way.

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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.

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property 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.

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TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: EVANGELOS YFANTIS
CONTACT: TAYLOR CONSULTING GROUP, INC., 8414 W. FARM ROAD #180, LAS VEGAS, NV 89131

DRAFT

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0690-WESTWYNN, LLC:

USE PERMITS for the following: 1) recreational and entertainment facility; and **2)** live entertainment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** increase fence height; **3)** allow non-decorative fencing; **4)** eliminate on-site parking; and **5)** eliminate trash enclosure.
DESIGN REVIEW for a proposed recreational and entertainment facility lot on 38.08 acres in a CR (Commercial Resort) Zone.

Generally located west of Las Vegas Boulevard South and north of Fashion Show Drive within Paradise and Winchester. TS/hw/cv (For possible action)

RELATED INFORMATION:

APNs:
162-09-403-004; 162-16-101-008 through 162-16-101-011

WAIVERS OF DEVELOPMENT STANDARDS:
1. a. Eliminate street landscaping along Las Vegas Boulevard South where a 10 foot wide landscape area is required per Section 30.04.01D.
   b. Eliminate street landscaping along Sammy Davis Junior Drive where a 10 foot wide landscape area is required per Section 30.04.01D.
2. a. Increase the height of a wall along Las Vegas Boulevard South to 8 feet where 3 feet is the maximum permitted per Section 30.04.03B (a 167% increase).
   b. Increase the height of a fence along Fashion Show Drive to 8 feet where 3 feet is the maximum permitted per Section 30.04.03B (a 167% increase).
   c. Increase the height of a fence along Sammy Davis Junior Drive to 8 feet where 3 feet is the maximum permitted per Section 30.04.03B (a 167% increase).
3. a. Allow a non-decorative fence (chain-link) along Sammy Davis Junior Drive where a decorative fence is required per Section 30.04.03B.
   b. Allow a non-decorative fence (chain-link) along Fashion Show Drive where a decorative fence is required per Section 30.04.03B.
4. Eliminate on-site parking where 40 spaces are required per Section 30.04.04D.
5. Eliminate on-site trash enclosures where trash enclosures are required per Section 30.04.05D

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3120 Las Vegas Boulevard South
- Site Acreage: 38.08
- Project Type: Recreational/entertainment facility (fairground)
- Parking Required/Provided: 40 /0

Plans & Request

The plans show an existing paved area located west of Las Vegas Boulevard South and north of Fashion Show Drive consisting of 5 parcels. The entire site is a paved lot that is occasionally used for overflow resort parking. The site is proposed to be primarily used as a fairground/recreational facility to host various outdoor events with live entertainment. No permanent structures are proposed at this time with any structures being temporary and based on the nature of the events on the site. The plans show a sample set-up that could be used for a variety of events including concerts. The plans show the southeastern portion of the site closest to the Las Vegas Boulevard South will contain the main event area, which could include a main stage area and various support tents with the temporary structures ranging in height from 20 to 35 feet and will range in size from 12,800 square feet up to 41,360 square feet. The north and west portions of the site would serve as parking areas for attendees. While no permanent dedicated parking will be provided on-site, temporary parking spaces will be provided depending on the arrangement and size of the events taking place on the site. Access to the site is provided by existing driveways along Fashion Show Drive and Sammy Davis Junior Drive. Pedestrian-only access is provided along Fashion Show Drive. The site is enclosed with an 8 foot high decorative wall along Las Vegas Boulevard South and the western portion of Fashion Show Drive. The remainder of the property boundary contains an 8 foot tall chain-link fence. There is no existing landscaping on the site and no landscaping is offered. Additionally, no permanent trash enclosure is proposed with temporary dumpsters and trash cans provided based on the proposed events.

Applicant's Justification

The site will be used for a variety of events, including music festivals, comedy performances, competitive events, culinary festivals, automotive exhibitions, art installations, sports-related special events, filmed events, and other similar events. Events may be operated solely by third parties, by third parties in conjunction with Wynn Las Vegas, or solely by Wynn Las Vegas. Events may be ticketed, may be open to the public, or may be invitation-only. Events may be single-day or span multiple days, and may exceed 5,000 attendees, depending on the nature of the event. It is anticipated there will be at least three to four events per year on an ongoing with the actual number depending on demand. Ample off-site parking is available at nearby hotels and casinos. Parking needs will be determined on an event-by-event basis. Depending on the nature of the event, some on-site parking may be available. No permanent buildings, structures, or ongoing operations are proposed, so the site will not produce refuse on a continuing basis

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Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0874	Use permit for a temporary outdoor commercial event with live entertainment - expired	Approved by BCC	January 2024
UC-22-0267	Use permit for temporary construction storage - expired	Approved by BCC	June 2022
WS-21-0035	Waiver of development standards to increase the height of a wood fence	Approved by BCC	March 2021
UC-18-0784	Use permit for a temporary parking lot	Approved by BCC	November 2018
UC-18-0592	Use permit for a temporary parking lot	Approved by BCC	September 2018
UC-0471-11	Use permit for an art gallery with an outdoor display area - expired	Approved by PC	November 2011
UC-1323-00	Use permit for Halloween haunted house outdoor event - expired	Approved by PC	September 2000
UC-0427-00	Use permit for a private bungee jumping recreational facility - expired	Approved by PC	April 2000

*Numerous applications have been approved for all subject parcels.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Resorts World resort hotel
South	Entertainment Mixed-Use	CR	Fashion Show Mall
East	Entertainment Mixed-Use	CR	Wynn & Encore resort hotels
West	Entertainment Mixed-Use	CR	Trump International hotel, office, & retail complex

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

The purpose of reviewing recreational and live entertainment uses is to assure the location of such uses will not negatively impact surrounding properties, is within the character of the

neighborhood, and there is sufficient parking to accommodate the uses. In this case, the proposed recreational facility is near other resorts hotels and the Fashion Show Mall. Additionally, the site has frontage along Las Vegas Boulevard South. Similar use permits have been approved for recreational facilities, live entertainment, and fairgrounds directly to the north of the site at Resorts World and the Las Vegas Fairground. The subject site also has significant history of entertainment and resort uses along with previous temporary events. The properties surrounding the subject site are either undeveloped or have tourist and entertainment centric uses. There are also no residential uses directly adjacent to the subject site. The site is large enough to provide sufficient on-site temporary spaces and there are several adjacent resorts and public transportation to address parking needs on the site. Staff finds the proposed recreational facility and live entertainment uses are appropriate for the site given there are similar uses already approved and operating in the surrounding area. The surrounding area also contains mainly entertainment and tourist related uses with no adjacent residential uses. The site is well suited to host events and there have been several previous temporary events with no reported complaints. Additionally, the proposed use permits will support Master Plan Policies 1.4.4 and 5.1.3, which support the continued development of the tourism sector of the economy particularly on inactivated land where appropriate. As a result, staff can support these requests.

Waivers of Development Standards

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

Waiver of Development Standards #1

The purpose of street landscaping is to both soften the appearance of uses on-site, create comfortable pedestrian environments, and to help reduce the heat island effect. In this case, the site is adjacent to both Las Vegas Boulevard South and Sammy Davis Jr. Drive. Both streets service resort hotels and have significant pedestrian traffic. Currently, there is little to no street landscaping along both streets within this area. Additionally, the site is currently a paved, uncovered lot with no existing landscaping. Staff finds not installing street landscaping will negatively impact the surrounding streets and offer little reprieve from the sun to those pedestrians walking along the perimeter of the site. Additionally, the site currently acts as a large heat sink increasing temperatures in this area significantly. Staff cannot support these requests given the negative impacts the lack of landscaping has on the site and the surrounding area.

Waivers of Development Standards #2 & #3

Increase wall height is the subject of this request and is located along Las Vegas Boulevard South and the chain-link fences are located along Fashion Show Drive and Sammy Davis Jr Drive. The fences and walls exist and are primarily used to secure the site. Given the high intensity nature of the surrounding area and the large number of pedestrian areas, staff can understand the need for a taller wall or fence to secure the property. Additionally, the wall along Las Vegas Boulevard South is decorative. Staff does not support the use of chain-link fencing

materials particularly along Sammy Davis Jr Drive and Fashion Show Drive. Given the site is being partially developed for recreational uses and these streets will serve as the entrance for the site, these fences should be upgraded to a more decorative material. As a result, staff can support waiver of development standards #2, however, staff does not support waiver of development standards #3.

Waiver of Development Standards #4

The purpose of requiring on-site parking is to ensure there will be no parking in adjacent areas that may create unsafe conditions. Given the number of resort hotels and large-scale commercial complexes in the surrounding area, there is generally a large amount of surplus parking in the surrounding area that could be used to accommodate the events on the site. Additionally, the applicant has indicated temporary parking spaces will be provided based on the intensity of the events. The site is also large enough to accommodate rotating parking areas. Additionally, there is a high-capacity bus line that runs down Las Vegas Boulevard South that can also help alleviate any on-site parking issue. The site will also be primarily used to host events that will be particularly tourist focused as well. Finally, similar parking reductions have been approved in the past in the area for similar types of recreational facilities. For these reasons, staff can support this request.

Waiver of Development Standards #5

Trash enclosures are required for non-residential development as the intensity of such development produces a significant amount of refuse that needs to be handled on site. The proposed use of the site is intermittent or will not produce a significant amount of refuse. Additionally, each temporary event on the site will need to address waste needs that will change in intensity and with a varied set-up. As a result, the use of permanent trash enclosure may not be prudent in this case. Staff finds permanent trash enclosures should be provided when the site is developed in a more permanent manner but otherwise can support this request.

Design Review

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

The proposed recreational facility is well situated within an area dedicated to entertainment and tourism-related uses with little to no residential developments surrounding the site. Additionally, the surrounding area has had similar uses approved. The site has sufficient access to both Las Vegas Boulevard South, Fashion Show Drive, and Sammy Davis Jr Drive. There is sufficient parking that can temporarily be provided on-site and within more permanent structures in the area. The site is large enough to support recreational facility uses, as well. With that said, staff has significant concerns regarding the lack of landscaping on the site. The location of site along 2 large pedestrian thoroughfares makes landscaping important to support the pedestrian realm along Las Vegas Boulevard South. Additionally, the site is a large unshaded lot making it a heat sink negatively impacting the surrounding area over time. For these reasons, staff is unable to support this request.

Staff Recommendation
Approval of the use permits and waivers of development standards #2, #4, and #5; denial of waivers of development standards #1 and #3 and the design review.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised 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 event organizer must notify the Collection System Services Group at 702-668-8048 of the upcoming special events and submit a completed Application for Temporary Capacity Agreement identifying the connection location to the District's sewer system; the application must include on-site plumbing plans showing fixtures, connection point(s), total estimated discharge flow, 8 ½11-inch map(s) and/or sketches, and a non-refundable administrative fee of $1,000; following the event, the organizer will be invoiced for the discharged volume based on the estimated discharge flows provided in the application; and for inquiries, email amelo@cleanwaterteam.com and specialevents@cleanwaterteam.com.

TAB/CAC:
APPROVALS:
PROTESTS:

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APPLICANT: WESTWYNN, LLC
CONTACT: LISA CASERTA, WYNN LAS VEGAS, 3131 LAS VEGAS BLVD SOUTH, LAS VEGAS, NV 89109

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Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101937

ASSESSOR PARCEL #(s): 162-16-101-008, 162-16-101-009, 162-16-101-010, and 162-16-101-011

PROPERTY ADDRESS/ CROSS STREETS: 3120 Las Vegas Blvd., South, Las Vegas, NV 89109

DETAILED SUMMARY PROJECT DESCRIPTION

WestWynn is seeking a Recreational and Entertainment Facility Special Use Permit to allow for a variety of events to be held on the designated parcels. These events may include, but are not limited to, music festivals, comedy performances, competitive events, culinary festivals, automotive exhibitions, art installations, sports-related special events, and filmed events. Events may be single-day or span multiple days, and attendance may exceed 5,000 participants, depending on the event.

PROPERTY OWNER INFORMATION

NAME: WestWynn, LLC

ADDRESS: 3131 Las Vegas Blvd., South

CITY: Las Vegas STATE: NV ZIP CODE: 89109

TELEPHONE: (702) 770-7574 CELL n/a

APPLICANT INFORMATION (information must match online application)

NAME: WestWynn, LLC

ADDRESS: 3131 Las Vegas Blvd., South

CITY: Las Vegas STATE: NV ZIP CODE: 89109

TELEPHONE: (702) 770-7574 CELL n/a ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Lisa Caserta

ADDRESS: 3131 Las Vegas Blvd., South

CITY: Las Vegas STATE: NV ZIP CODE: 89109

TELEPHONE: (702) 770-7591 CELL n/a ACCELA REFERENCE CONTACT ID # _____

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

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

Thomas J. Reich — Property Owner (Signature)*

Thomas J. Reich — Property Owner (Print)

2/27/2026 — Date

THOMAS J. REICH
Senior Vice President, General Counsel and Secretary
direct dial: (702) 770-7574
fax: (702) 770-1518
email: thomas.reich@wynnlasvegas.com

October 16, 2026

VIA UPLOAD

Clark County Comprehensive Planning
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

Re: WestWynn, LLC Application for a Recreational and Entertainment Facility Special Use Permit

To Whom it May Concern,

The Las Vegas valley has undergone a remarkable transformation over the decades, evolving from a desert town known primarily for its casinos and gaming culture into a global entertainment powerhouse. While gambling once defined its identity, the Las Vegas Valley has diversified its appeal by embracing world-class entertainment, fine dining, luxury shopping, and major sporting events. Today, it hosts everything from international music festivals and award shows to professional sports games and conventions, drawing millions of visitors annually. With the addition of stadiums and arenas, Las Vegas has solidified its status as a premier destination for large-scale events, making it not just the entertainment capital of the world, but a dynamic hub for culture, sports, and innovation.

To contribute meaningfully to Las Vegas's evolving entertainment landscape, support local economic development, and offer a flexible space that complements the city's growth as a global destination, WestWynn, LLC[1] ("WestWynn") respectfully requests a Recreational and Entertainment Facility Special Use Permit for its undeveloped owned and leased property located at the northwest corner of Las Vegas Boulevard and Fashion Show Drive, directly across from the existing Wynn Las Vegas.

Site Description:

The term "Site" shall mean that certain undeveloped real property owned or leased by WestWynn bearing Clark County Assessor Parcel Numbers 162-09-403-004 (containing approximately 16.17 acres), 162-16-101-008 (containing approximately 2.89 acres), 162-16-101-010 (containing approximately 0.73 acres), 162-16-101-011 (containing approximately 5.6 acres), and 162-16-101-009 (containing approximately 12.79 acres), the latter of which has an address commonly referred to as 3120 Las Vegas Boulevard South, Las Vegas, Nevada.

[1] WestWynn, LLC is a wholly owned subsidiary of Wynn Resorts, Ltd, and is an affiliate of Wynn Las Vegas, LLC dba Wynn Las Vegas.

Event and Site Information:

WestWynn is requesting that the Site be used for a variety of events, including music festivals, comedy performances, competitive events, culinary festivals, automotive exhibitions, art installations, sporting-related special events, filmed events or any other use permitted under a Recreational and Entertainment Facility special use permit (collectively referred to herein as "Events").

Events may be operated solely by third parties, by third parties in conjunction with Wynn Las Vegas, or solely by Wynn Las Vegas (as applicable, the "Event Operator"). Events may be ticketed, may be open to the public, or may be invitation-only. Events may be single-day or span multiple days, and may exceed 5,000 attendees, depending on the nature of the Event.

Currently, there are no contracted Events scheduled to take place on the Site; however, WestWynn anticipates at least three to four Events per year on a going forward basis, with the actual number depending on demand for the Site. Each Event Operator must obtain the appropriate permits and licenses from the relevant regulatory or licensing authorities prior to their Event.

Below is some specific information related to the Site:

- There are no utilities (e.g., electrical, plumbing) provided at the Site for Events. Each Event Operator will be responsible for providing their own utilities (e.g., generators, portable restrooms) for Events.
- There are no permanent structures on the Site. Each Event Operator will be responsible for the construction and removal of any temporary infrastructure necessary to support their Event.
- The perimeter fencing features decorative wood along the section facing Las Vegas Boulevard, as well as a small portion facing Fashion Show Drive and Genting Boulevard, while the remaining sections are constructed of chain-link or, on a portion of the North side, decorative rod iron fencing separating the Site from Desert Inn Road. The entire fence is at least eight feet high.
- There is no landscaping on the Site. The Site consists of pavement/ crushed asphalt.
- There is no lighting on the Site.
- There are five entrances to the Site, including two on Fashion Show Drive, one on Genting Boulevard, and two on a small private road just south of Genting Boulevard. Site entrances are depicted on the Site Plan.

Waiver Requests:

We respectfully request the following waivers to the Clark County Development Standards:

- On-site parking requirement - The Site's size would ordinarily require forty (40) on-site parking spaces. However, due to the Site's location, ample off-site parking is available at nearby hotels and casinos. Parking needs will be determined on an Event-by-Event basis. Depending on the nature of the Event and the Event Operator's specific use of the Site, some on-site parking may be available. As part of the permit application process, each Event Operator will be required to submit a parking analysis to the County tailored to their Event.
- Street landscaping requirement - The Site is fully paved and currently contains no landscaping. Event Operators will have the flexibility to install event-specific landscaping and will include proposed landscaping plans, if any, in their permit applications.
- Fencing requirement - Decorative fencing is installed along portions of the Site facing Las Vegas Boulevard, small portions facing Genting Boulevard and Fashion Show Drive, as well as on the North side separating the Site from Desert Inn Road. The remaining sections are enclosed with standard chain-link fencing. We request approval to maintain this non-decorative fencing in the specified sections.
- Trash enclosure requirement - No permanent buildings, structures, or ongoing operations are proposed, so the Site will not produce refuse on a continuing basis. A permanent masonry or concrete block enclosure with screened gates and a concrete apron would serve no purpose between events. It would also create a fixed improvement that conflicts with the temporary, flexible use of the lot and could interfere with event layouts, staging, and circulation. Event Operators will have the flexibility to install event-specific trash areas and will include the proposed plans in their permit applications.

WestWynn is committed to enhancing the Las Vegas Valley's reputation as a world-class destination by offering a versatile venue that can accommodate a wide range of cultural, entertainment, and community-focused events. We respectfully request your consideration and approval of our application for a Recreational and Entertainment Facility Special Use Permit, which will allow us to contribute meaningfully to the area's continued growth and vibrancy. We appreciate your time and attention to this request and look forward to the opportunity to collaborate in shaping the future of the Las Vegas Valley's dynamic event landscape.

Sincerely,

Thomas J. Reich

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0702-COUNTY OF CLARK (AVIATION):

USE PERMIT for a proposed monorail on approximately 253.21 acres in a PF (Public Facility) Zone, a CG (Commercial General) Zone, a CR (Commercial Resort) Zone, and an RM32 (Residential Multi-Family 32) Zone within the Airport Environs (AE-60, AE-65, AE-70, & AE-75) Overlay.

Generally located west of Paradise Road and south of Kitty Hawk Way within Paradise. JG/jud/cv (For possible action)

RELATED INFORMATION:

APN:
162-26-407-014; 162-27-301-001; 162-27-401-001; 162-35-101-022; 162-27-302-001 through 162-27-302-003; 162-27-802-005; ptn

LAND USE PLAN:
WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:
Project Description
General Summary
- Site Address: 5413 Wayne Newton Boulevard
- Site Acreage: 253.21 (portion)
- Project Type: Monorail
- Number of stations: 2

History & Request
Previous land use applications were approved to allow previous alignments of a monorail (underground people mover system). DR-19-0429 was approved for 6 aboveground entrances to the underground stations which connect the Las Vegas Convention Center (LVCC) parking lots and exhibition halls. DR-20-0261 was approved for a single point to point connection between the West Hall expansion of the LVCC to Resorts World. The underground tunnel connecting the LVCC and Wynn Resort Hotel was approved via DR-20-0262. In addition, UC-20-0546 was a Project of Regional Significance and expanded the monorail beyond the LVCC to the Resort Corridor from Russell Road along Las Vegas Boulevard South heading north towards Sahara Avenue.

Furthermore, UC-20-0547 was a figure 8 route alignment (Caesar's Loop) which connects existing resorts south of Sands Avenue, north of Harmon Avenue, west of Koval Lane, and east of Las Vegas Boulevard South. DR-22-0412 was subsequently approved and added 4613 Las

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Vegas Boulevard South as a new station to the Vegas Loop. UC-23-0126 approved additional alignments for the monorail which expanded the line generally east and west of Las Vegas Boulevard and I-15, with individual stations to be reviewed in the future. UC-23-0631 approved additional alignments for the monorail, with individual stations to be reviewed in the future.

Recently approved applications (UC-26-0373 & UC-26-0383) approved the expansion of the lines approved via UC-20-0546 and UC-23-0126 respectively for a total of 21 new stations. This proposed monorail line with the addition of 2 new stations are the subject of this application.

Site Plan

The submitted map indicates the expansion of the Loop line for 2 additional new station markers along the monorail alignment within the Harry Reid International Airport.

Proposed stations with this application:
5757 Wayne Newton Boulevard - 162-27-301-001
5757 Wayne Newton Boulevard - 162-26-407-014
5757 Wayne Newton Boulevard - 162-27-401-001
5757 Wayne Newton Boulevard - 162-34-101-022

Applicant's Justification

The applicant states this request is for the expansion of the alignment with the addition of two stations on airport property. The applicant is coordinating with the Clark County Department of Aviation (CCDOA) for addition of the proposed stations at both Terminal 1 and 3 at Harry Reid International Airport.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-26-0373	Use permit for additional stations along the approved Loop Monorail alignment	Approved by BCC	August 2026
UC-26-0383	Use permit for additional stations along the approved Loop Monorail alignment	Approved by BCC	August 2026
UC-26-0360	Use permit to allow an office as primary use for the Boring Company Headquarters	Approved by BCC	August 2026
UC-23-0631	Use permit for a monorail station addition	Approved by BCC	November 2023
UC-23-0126	Use permit for a monorail tunnel alignment and station additions	Approved by BCC	May 2023
DR-22-0412	Design review for a monorail station addition located at 4613 Las Vegas Boulevard South	Approved by BCC	September 2022
UC-20-0547	Use permit for a monorail (underground people mover system) connecting the Cromwell Resort Hotel, Flamingo Resort Hotel, the High Roller, Harrah's Resort Hotel, the Linq Resort Hotel, Caesar's Palace Resort Hotel, and Bally's Resort Hotel - expired	Approved by BCC	October 2021

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Prior Land Use Requests

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

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

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

Staff finds that this request to expand the Loop Monorail line alignment to add 2 news stations at both Airport Terminals will increase connectivity and convenience to visitors within the Resort Corridor and surrounding establishments. In addition, the project will create economic, transportation, and environmental benefits. The proposed expansion complies with Policy 3.1.2

of the Master Plan which encourages pursuing a variety of strategies to reduce reliance on private automobile travel, with the goal of reducing fossil fuel consumption and associated pollutant emissions from vehicles, including efforts to encourage the use of electric vehicles. Lastly, this project complies with Winchester/Paradise Specific Policy WP-2.4 which encourages public and private partners on the expansion of high-frequency transit service along the Resort Corridor, as well as to/from other major destinations within Clark County. Staff can support this request.

Department of Aviation
The development is located on property owned by the Department of Aviation and will be identified on the airport layout plan (ALP) for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77 the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Numerous concerns regarding tunneling at a major metropolitan airport such as Harry Reid International Airport, and other issues, have been raised in the letter to The Boring Company (TBC), dated September 25, 2026, and titled, Vegas Loop Tunnel - 4744 Paradise to LAS Airport - Preliminary Design Review Comments (2nd Round). These concerns and issues must be addressed before building permits can be released.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

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Department of Aviation

- Applicant is required to file a valid "on airport" FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77;
- 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. The Determination of No Hazard must not be expired.
- Applicant is advised that the FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

In order to secure building permits and prior to advancing tunneling operations into Clark County Dept. of Aviation (CCDOA) property, The Boring Company (TBC), must address and receive a sign off from an authorized CCDOA representative, for each, *individual* point presented below and raised in the letter dated September 25, 2026, titled, Vegas Loop Tunnel - 4744 Paradise to LAS Airport - Preliminary Design Review Comments (2nd Round). The points from the letter are reiterated below:

1. **Survey** - A field survey must be performed by a Nevada Registered Land Surveyor on CCDOA property along the entire tunneling route as part of the design to confirm the locations of major existing airport infrastructure and obstructions including but not limited to utility poles, billboard columns, bridge columns, retaining walls, piers, sign structure columns, canopy column foundations, vaults, manholes, roadway embankments and abutments, pull boxes, and all other pertinent structures along the route. (Sign off required)
2. **Tunneling Beneath Existing Bridges / Abutments** - Tunneling beneath bridge structures will be strictly prohibited due to the risk of settlement and critical nature for access to the airport terminal(s). Coordinate tunnel alignment with CCDOA to avoid major structures. (Sign off required)
3. **Tunnel Separation to Existing Structures** - Due to the complex nature of airport property and the high density of various structures with deep pile and shaft foundations, DOA requires a minimum separation distance of one (1) tunnel diameter (around 15-feet or as approved by DOA) from outer tunnel to existing structure foundations to reduce the risk consistent with generally accepted geotechnical and engineering practices for tunnel construction. DOA will consider variations from 15-feet, but less than 15-feet will require detailed analysis and plans including but not limited to: 1.) an engineering finite element modeling analysis of the interactions on DOA structures to properly evaluate the impact of construction, 2.) a geotechnical report addressing the soil conditions and tunnel interaction to existing DOA structures during construction, and 3.) risk mitigation plans during construction. DOA may provide additional conditions and comments, as applicable, before DOA signs off. (Sign off required).
4. **Tunnel Separation to Existing Private Airport Utilities** - Due to the critical nature and high density of utilities on CCDOA property, an extensive utility investigations (potholing) program will be required in advance to confirm horizontal and vertical locations of all sub surface utility lines as part of the design. Any utility in conflict will require a relocation design. Impacts to any CCDOA third party utilities (power, gas, communications, etc.) feeding the terminal(s) requires TBC to coordinate with utility companies and procure

designs and utility relocations in advance, prior to commencing any tunneling and portal station work. (Sign off required)

5. **Emergency Egress Shaft No. 1** - CCDOA will require clear and detailed cross sections for the limits of disturbance since a permitted dam and flood control regional facility (52 ac-ft Paradise Detention Basin - Facility ID No. VBTM0217) is located west of the proposed shaft. Requires concurrences from Clark County Public Works and Clark County Regional Flood Control District. (Sign off required)
6. **Drainage** - CCDOA will require TBC to properly evaluate the drainage and grading for both Terminal 1 and 3 portal sites and make any necessary improvements to maintain existing drainage patterns; a full and complete technical drainage study in accordance with Clark County Development Review standards will be required to be submitted since the Terminal 1 portal station is co-located within an Airport detention basin and impacts critical storm drain networks. Approval required from Clark County Public Works prior to CCDOA concurrence. (Sign off required)
7. **Various Tunneling Plans** -CCDOA requires various plans be submitted by TBC for review and approval including: 1.) Settlement Monitoring, 2.) Spoils Management, 3.) Dewatering, 4.) Work and Staging Areas, and 5.) Temporary Utilities. All permanent utility connections serving the TBC tunnel system shall be located entirely off CCDOA property. (Sign off required)
8. **Emergency Plans** - CCDOA requires various plans be submitted by TBC for review and approval including: 1.) Operations and Security Plan, 2.) Tunnel Life Safety Plan, 3.) Smoke Control Plan, 4.) Fire Protection Report, and 5.) Provisions to accommodate future CCDOA cameras at the tunnel entrance and exit points at the Airport. The plans must cover the entire project limits within Airport property and provide detailed protocols for various incidents / emergencies / threats that may occur within the tunnels. The plans must establish a full-time contact available 24/7, and be updated as necessary, to coordinate with CCDOA Security, establish a chain of command for communications, first responders, and the CCDOA response. CCDOA will require access to all camera views of tunnel segments located within Airport property. Development of the plans will require reviews from the Clark County Fire Department, Las Vegas Metropolitan Police Airport Bureau, and CCDOA. (Sign off required)
9. **National Environmental Policy Act (NEPA)** - The tunnels and stations must successfully complete the required FAA NEPA process. Any additional improvements or proposed excavations added after the fact, not disclosed within initial NEPA submittals to the FAA, will require additional reviews and approvals by CCDOA and the FAA. (Sign off required)

- CCDOA's acceptance of the plans listed above, is contingent on verification by designated County personnel, that they are being implemented as approved. CCDOA reserves the right to inspect work on Airport property as necessary to confirm compliance.
- TBC is not authorized to submit to the Clark County Building Department, or to advance tunneling into CCDOA property, until all technical review comments have been addressed, all operating agreements with CCDOA have been finalized, and CCDOA has provided written sign-off.
- All aforementioned CCDOA land use conditions will be carried over, regardless of future ownership structure adjustments.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD has existing sanitary sewer infrastructure within the project boundaries; Please continue coordination efforts as project progresses; CCWRD requires submittal of civil improvement plans for review and approval by the District (Plan Review Requirements noted below); if a POC is required, you may find instructions for submitting a Point of Connection (POC) request on the CCWRD website and a signed Sump Connection Agreement will be required; during plan review, all CCWRD public sanitary sewer facilities that are found to need relocation or abandonment to accommodate the Developer's project shall be done solely at the Developer's expense; any new relocation of sewers, along with the granting of any needed sanitary sewer easements, shall be constructed and flows diverted into the new relocated facilities prior to the old sanitary sewers being removed; to protect the integrity of CCWRD sewers, PRE and POST construction televising of CCWRD sewers is required for sewers in close proximity of the Developer's project.
- Plan Review Requirements:
- Regardless of discharge location:
- 1. Reference the BD Permit numbers on these plans for all proposed structures (such as Foundation, Structural and/or Build-Out).
- 2. Tunnels are required to be at least 40 feet deep at major streets or as determined by the Agency.
- 3. Include the PIPES, Phase Permit table with all data filled in for the current phase, a PIPES project must be created for the future phase.
- If discharging into Sanitary Sewer:
- Ensure the following is addressed on these plans:
- 1. A Sand/oil interceptor is required before connecting to Sewer. Any pressurized flows need to discharge to a gravity MH first before going through the interceptor.
- 2. A Rain Diversion Structure (i.e., Trench Drain) is required at every ramp entrance.
- 3. Have an approved POC # and proposed average flow (in MGD or number of ERUs) listed on the General Notes sheet.
- 4. Have an Executed Sump Connection Agreement between CCWRD and The Boring Company (TBC) for each project.
- 5. Label the Wastewater Flow Calculation table with Structural.

TAB/CAC:
APPROVALS:
PROTESTS:

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

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 16227301001/ 16227401001/ 16226407014 /16235101022

PROPERTY ADDRESS/ CROSS STREETS: 5757 WAYNE NEWTON BLVD, LAS VEGAS, NV 89119

DETAILED SUMMARY PROJECT DESCRIPTION

Vegas Loop Airport - Terminals 1 & 3

PROPERTY OWNER INFORMATION

NAME: COUNTY OF CLARK(AVIATION)
ADDRESS: 5757 WAYNE NEWTON BLVD
CITY: Las Vegas STATE: NV ZIP CODE: 89119
TELEPHONE: 702-261-5277 CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: TBC - The Boring Company
ADDRESS: 3395 Cambridge St
CITY: Las Vegas STATE: NV ZIP CODE: 89169
TELEPHONE: 240-672-7579 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)

NAME: TBC - The Boring Company
ADDRESS: 3395 Cambridge St
CITY: Las Vegas STATE: NV ZIP CODE: 89169
TELEPHONE: 240-672-7579 CELL _____ ACCELA REFERENCE CONTACT ID # _____

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

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

Property Owner (Signature)*	James C. Chrisley, Director of Aviation Property Owner (Print)	09/09/2026 Date

THE BORING COMPANY

October 20, 2026

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

RE: Justification Letter
Harry Reid International - Airport Alignment
APNs: 162-27-301-001, 162-27-401-001, 162-26-407-014, 162-35-101-022

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

We are seeking approval to update our alignment with the addition of two stations on airport property. The proposed additions can be seen on the attached map (Terminals 1 and 3).

TBC is coordinating with the Clark County Department of Aviation ("CCDOA") for addition of the proposed stations at both Terminal 1 and 3 at Harry Reid International Airport. TBC understands it must obtain several approvals for this effort including: Comprehensive Planning Department entitlements and associated conditions, Federal Aviation Administration ("FAA") environmental approval, and CCDOA technical review and approvals prior to construction of the proposed expansion.

The below tables show the locations of the proposed stations and tunnel segments. All tunnel segments exist within Public ROW or CCDOA property.

Table 1 - Proposed Stations

Station Name	APN	Land Use	Zoning
Terminal 1 Station	16227802005	PU	PF
Terminal 3 Station	16226407014	PU	PF

Table 2 - Tunnel Segments

Tunnel Segment	APN	Land Use	Zoning
Scenic Air - Terminal 1 Station	16227199006	CM	CG
	16227599004	PU	PF
	16227102006	PU	RS20
	16227199011	CM	RM32
	16227599002	PU	PF

The Boring Company
4744 Paradise Rd
Las Vegas, NV 89169

7

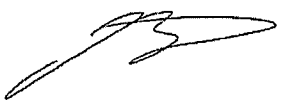
	16227199012	CM	CG
	16227199013	CM	RM32
	16227199014	CM	CG
	16227199016	CM	RM32
	16227299006	PU	CR
	16227299005	PU	CR
	16227299007	PU	PF
	16227299008	PU	PF
	16227299009	PU	PF
	16227399003	PU	PF
	16227302001	PU	PF
	16227302002	PU	PF
	16227302003	PU	PF
	16227399001	PU	PF
	16227301001	PU	PF
	16227399021	PU	PF
	16227399020	PU	PF
	16227401001	PU	PF
Terminal 1 Station - Terminal 3 Station	16227499005	PU	PF
	16227899005	PU	PF
	16227802005	PU	PF
	16226407014	PU	PF

We appreciate your review and please feel free to contact us to discuss any relevant comments.

The Boring Company
4744 Paradise Rd
Las Vegas, NV 89169

THE BORING COMPANY

Sincerely,



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

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0720-4450 SPM, LLC:

USE PERMITS for the following: **1)** recreational and entertainment facility; **2)** banquet facility; **3)** live entertainment; and **4)** outdoor dining and drinking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** eliminate street landscaping; **3)** eliminate screening and buffering landscaping; **4)** modify residential adjacency standards; and **5)** allow alternative driveway geometrics.
DESIGN REVIEW for modifications to an existing shopping center on a 6.99 acre portion of 9.77 acres in a CG (Commercial General) Zone.

Generally located north of Spring Mountain Road and west of Arville Street within Paradise. JJ/hw/cv (For possible action)

RELATED INFORMATION:

APN:
162-18-105-001 through 162-18-105-004 ptn

WAIVERS OF DEVELOPMENT STANDARDS:
1. Increase maximum building height to 58 feet where 50 feet is the maximum per Section 30.02.14B (a 16% increase).
2. a. Eliminate street landscaping along Spring Mountain Road where a 10 foot wide landscape area is required per Section 30.04.01D.
   b. Eliminate street landscaping along Arville Street where a 10 foot wide landscape area is required per Section 30.04.01D.
3. Eliminate buffering and screening landscaping along the south property line where a 15 foot wide landscape strip with an 8 foot decorative wall and evergreen trees every 10 feet is required per Section 30.04.02C.
4. a. Allow parking spaces within 30 feet of an adjacent residential district where not permitted per Section 30.04.06L.
   b. Allow roll-up doors to face a residential district where not permitted per Section 30.04.06N.
   c. Reduce the separation between a loading area featuring more than 1 space and an adjacent residential district to 55 feet where 150 feet is required per Section 30.04.06N (a 63% reduction).
5. a. Allow existing pan driveways to remain where curb-return driveways are required per Uniform Standard Drawing 222.1.
   b. Reduce the throat depth for the central driveway along Spring Mountain Road to 30 feet where 150 feet is required per Uniform Standard Drawing 222.1 (an 80% reduction).

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c. Reduce the throat depth for the northern driveway along Arville Street to 30 feet where 150 feet is required per Uniform Standard Drawing 222.1 (an 80% reduction).

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

BACKGROUND:
Project Description
General Summary

- Site Address: 4450 Spring Mountain Road
- Site Acreage: 6.99 (portion)/9.77 (overall shopping center)
- Project Type: Conversion to multi-tenant building
- Number of Stories: 1
- Building Height (feet): 58
- Square Feet: 121,472 (conversion area)/19,254 (event center)/157,581 (shopping center)
- Parking Required/Provided: 358/396
- Sustainability Required/Provided: 7/7.5

Site Plan
The shopping center currently consists of 2 in-line retail buildings, a tavern, and a large anchor tenant building. The applicant is proposing to convert the centrally located existing anchor tenant into a multi-tenant retail building with retail suites, restaurants, and an event center. The conversion would also come with a restriping of the existing parking lot. The remaining buildings would not be affected. The tavern and 1 of the in-line retail buildings are located in the southeast corner of the site. The second in-line building is located in the southwest corner of the site. The converted retail building is located in the north-central portion of the site.

The proposed event center along with the a new retail suite will be new additions to existing buildings. The event center is located in south-central portion of the building and will be set back 302 feet from the northern residential development and 315 feet from the western residential development. The outdoor dining area is located in the southwest corner of the building is 73 feet from adjacent residential uses.

Parking is located along north and west property lines and south of the main retail conversion building, generally within the interior of the site. This includes new parking spaces along the north property line and along a portion of the northwest corner of the site. The central parking spaces are also proposed to be restriped to 90 degree configuration where they were previously in a 45 degree configuration. The existing parking spaces in the northeast and southwest corners of the site and along the south property line will remain the same. A total of 358 spaces is required for the entire shopping center with 396 spaces provided. Access is provided 2 existing pan driveways along Arville Street and 2 existing pan driveways along Spring Mountain Road. An existing 6 foot tall CMU wall remain along north and west property lines.

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Landscaping

The landscape plan indicates new parking lot landscaping is proposed for areas that will be restriped or areas with new parking spaces. The landscaping will be provided within landscape islands with a medium or large tree every 6 spaces. No new street landscaping is proposed nor is any screening and buffering landscaping being proposed.

Elevations

The elevations show the existing retail building will be completely remodeled on the exterior and will have a maximum height of 58 feet to a decorative feature with the low parapet wall reaching 30 feet. Overall, the building will be constructed of concrete and stucco panels but will use a variety of decorative metal screens, lighting fixtures, and glass to create various accents, framing, and architectural enhancements. All building fronts have pedestrian awnings for shading. The rooflines of the various building will vary between flat, pitched, and curvilinear roofs and with various materials used. The overall aesthetic of the shopping center is inspired by the various cultures of East Asia. New entrances will be added to accommodate the new interior retail spaces. The existing loading areas will remain as they are currently installed.

Floor Plans

The plans indicate the interior of the existing anchor tenant building will be split into 6 smaller retail spaces ranging in size from 1,953 square feet up to 7,659 square feet. The building will also contain 2 big box suites that will be up to 35,434 square feet. A mezzanine and 22,127 square foot food court are also provided. A 19,254 square foot events center that will host various concerts, exhibitions, and private events is being added to the existing building in the south-central portion of the building. Outdoor temporary events are also proposed in relation to the proposed recreational facility.

Applicant's Justification

The project consists of a retail and commercial complex with live entertainment, banquet facility, and outside dining uses. The proposed event center will host live music and entertainment, disc jockey performances, a dance floor, alcohol service, and private or public events including concerts and dinner shows some of which will require paid admission. The outdoor dining and drinking that will occur on the site has practically 200 feet in separation between the area where outdoor dining will occur and the residences. The increase in building height is justified because the height increase will only appear on the central gable and will not be extended to the rest of the building which remains under 49 feet. Additional screening and street landscaping is not needed as the proposed activities have already existed in their current capacity on the site without adverse effect to the surrounding community. Additionally, there are various utility poles, streetlights, etc. that hinder compliance with this request

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0147-17	Waiver of development standards for increased fence and wall height	Approved by PC	April 2017
VS-1227-01	Vacation and abandonment of a dedicated public alley	Approved by PC	November 2001

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Prior Land Use Requests

Application Number	Request	Action	Date
DR-2032-93	Design review for a 4 story office building - expired	Approved by PC	January 1994
UC-209-92	Use permit for live entertainment and amusement games within an existing restaurant and lounge	Approved by PC	July 1992
DR-083-92	Design review to construct an 18,000 square foot office building with reduced parking - expired	Approved by PC	July 1992
DR-086-91	Design review to construct an 18,000 square foot office building with reduced parking - expired	Approved by PC	June 1991
UC-448-89	Use permit to construct a 5 story building with parking garage - expired	Approved by PC	March 1990
ZC-160-78	Zone change from R-E to C-2 for a furniture store with retail storage and shops	Approved by BCC	August 1978

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Urban Neighborhood (greater than 18 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM32 & RS5.2	Multi-family & single-family residential development
South	Corridor Mixed-Use	CG	Shopping center
East	Corridor Mixed-Use	CG	Shopping center & gasoline station
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 & CG	Single-family residential & restaurant

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 Permits
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 neighborhood surrounding the proposed shopping center development contains a wide variety of uses and structures. Directly across Spring Mountain Road is an existing large-scale retail and restaurant complex, with most of the block between Valley View Boulevard and Decatur Boulevard containing a similar mix of uses. Additionally, the surrounding area has a

strong pedestrian and commercial presence that would receive benefits from additional uses such as live entertainment and recreational facilities. Several shopping centers and plazas along Spring Mountain Road already have outdoor dining facilities and are mostly buffered by the buildings on-site. Ultimately, staff finds the addition of such uses in this area would contribute to the entertainment and dining character of the Chinatown neighborhood. With that said, staff finds the transition of the site from a mostly indoor retail and restaurant complex to a more entertainment related site is a significant increase in intensity. The site has existing residential developments directly adjacent to the site with little to no buffer between the existing residential and the new uses on the site. Additionally, the outdoor dining area is not buffered like in other areas along Spring Mountain Road. While the proposed uses would and support Master Plan Policies 5.1.3, 5.1.5, and 5.5.3 which encourage the development of business and employment opportunities which support the economic base of the Las Vegas Valley, particularly those that encourage the development and redevelopment of vacant and underused land; however, the propose uses would also violated Policies 1.3.4 and 1.4.5, which encourage neighborhood livability for existing residential developments and for proper buffering between uses of differing intensities. For these reasons, staff cannot support these requests.

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

Limiting building height is important to assure structures do not have to much mass relative to the site and maintain a consist streetscape. Staff finds in this case, most of the proposed building is around 30 feet tall with a decorative gable feature reaching 58 feet. The issue, however, is this is a significant increase in height from the previous design of the building. While the tallest part of the building is set back over 300 feet from the adjacent residential uses, the height proposed can create negative impacts on the adjacent residential uses by increasing shadows and being a visual impediment. Additionally, there are no other structures in the area with such height. For these reasons, staff is unable to support this request.

Waiver of Development Standards #2

The purpose of street landscaping is to both soften the appearance of uses on-site, create comfortable pedestrian environments, and to help reduce the heat island effect. In this case, the site is adjacent to both Spring Mountain Road and Arville Street. Both streets service areas with high levels of retail, entertainment, and restaurant spaces and have significant pedestrian traffic. Currently, there is little to no street landscaping along both streets within this area. Staff finds not installing street landscaping will negatively impact the surrounding streets and offer little reprieve from the sun to those pedestrians walking along the perimeter of the site. Additionally, the site was previously approved with street landscaping that has either since died or removed and has never been replaced. Given the overall site is being redeveloped, the street landscaping

should at a minimum be replaced to the previous condition. Staff cannot support these requests given the negative impacts the lack of landscaping has on the site and the surrounding area.

Waiver of Development Standards #3

The purpose of buffering and screening landscaping is limit the impacts more intense uses may have on adjacent residential uses. In this case, the proposed renovation of the existing retail building represent a significant increase in intensity from the previous use of the site. Buffering in this case would serve to reduce potential negative impacts from light, noise, and odors that may not have previously existed. Staff also finds the buffer would soften the visual impact of the new building and provide additional separation. Additionally, the site is being redeveloped and thus the buffer could have been accommodated. As a result, staff cannot support this request.

Waiver of Development Standards #4

Residential adjacency standards such as loading dock and parking separations and limiting the visibility of roll-up doors serve the purpose of reducing the impact such features have on adjacent residential developments. In this case, the roll-ups doors and loading areas were previously part of the retail building and parking has now been added with the redevelopment of the site. Staff finds previously the roll-up doors and loading areas would have been used by a single tenant but will now need to serve up 8 tenants with 2 being large scale stores. This represents a significant increase in intensity from the previous building design. Since the interior of the building is being redesigned these areas could have been moved to limit the impact they have on the adjacent property owners. The site is also being redeveloped, and additional landscaping could have been provided to reduce potential impacts. The parking along the exterior property lines could have also been moved more to the interior of the site. For these reasons staff is unable to support this request.

Design Review

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

Staff finds the proposed redesigned shopping center is using architecture that is interesting and varied and adds to the unique character of the Chinatown neighborhood. On-site circulation directs users to the center of the site in an efficient manner and has several points of ingress and egress. The parking lot is well landscaped and contains sufficient parking. The proposed uses of the site are within the character of the surrounding area and will activate a previously underutilized shopping center. With that said, staff is concerned the proposed uses of the site represent a significant increase in the intensity of the site without additional buffering and screening being provided. The site is also not providing additional street landscaping in an area that has a high number of pedestrians. The height of the building is also out of scale for the areas. For these reasons staff is unable to support this request.

Public Works - Development Review

Waiver of Development Standards #5

Staff has no objection to the reduced driveway width and throat depth for the existing driveways. The driveway layouts already function safely within the site, and the reduction will not negatively impact traffic circulation or create conflicts within the right-of-way. Additionally, because the site has multiple driveway access points, any potential vehicle conflicts are dispersed among several locations, further reducing the likelihood of circulation issues.

Department of Aviation

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

Staff Recommendation

Approval of waiver of development standards #5; denial of the use permits, waivers of development standards #2 through #4, and the design review.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised 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 - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Spring Mountain improvement project.
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

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Department of Aviation

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- 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: JJ ACQUISITION 1, LLC
CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

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Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 16218105004

PROPERTY ADDRESS/ CROSS STREETS: 3455 S Arville St Las Vegas NV 89102

DETAILED SUMMARY PROJECT DESCRIPTION

COMMERCIAL REMODEL AND ADDITION OF EXISTING RETAIL BUILDING LOCATED ON PARCEL 16218105002, WITH SITE PARKING LOT RECONFIGURATION FOR BETTER CIRCULATION AND EFFICIENCY OF THE PARKING LAYOUT.

PROPERTY OWNER INFORMATION

NAME: DESERT INN SQUARE L L C
ADDRESS: 5300 W sahara Ave #105
CITY: Las Vegas STATE: NV ZIP CODE: 89146
TELEPHONE: 702-403-2680 CELL 702-403-2680 EMAIL: [redacted]

APPLICANT INFORMATION (must match online record)

NAME: J J ACQUISITION 1 L L C
ADDRESS: 5300 W sahara Ave #105
CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID #
TELEPHONE: 702-403-2680 CELL 702-403-2680 EMAIL: [redacted]

CORRESPONDENT INFORMATION (must match online record)

NAME: Bob Gronauer - Kaempfer Crowell
ADDRESS: 1980 Festival Plaza Drive, Suite 650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID #
TELEPHONE: 702-792-7000 CELL 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.

Mai Huan Quan

Property Owner (Signature)*

Huan Quan Mai
Property Owner (Print)

9/23/2026
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)
ACCEPTED BY
PC MEETING DATE
DATE
BCC MEETING DATE
FEES
TAB/CAC LOCATION
DATE

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

KAEMPFER
CROWELL

LAS VEGAS OFFICE
info@kcnvlaw.com

October 22, 2026

VIA ONLINE SUBMITTAL

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

Re: Justification Letter – Special Use Permit, Conditional Use Permit, Waiver of Development Standards, Design Review
Spring Mountain and Arville
APNs: 162-18-105-002, 162-18-105-003, 162-18-105-004

To Whom it May Concern:

Please be advised our office represents JJ Acquisition 1 LLC (the "Applicant") in the above-referenced matter. The proposed project is on approximately 9.77 acres located North of Spring Mountain Road and West of Arville Street. The property is more particularly described as APNs: 162-18-105-002, 162-18-105-003, and 162-18-105-004 (the "Property" or "Site"). The property is master planned Corridor Mixed-Use (CM) and zoned Commercial General (CG).

The Applicant is requesting a Special Use Permit, Conditional Use Permit, Waiver of Development Standards, and Design Review for a proposed commercial development.

Use Permits: Live Entertainment/Recreational Facility/Banquet Facility/Outside Dining

The Applicant proposes a commercial remodel project and addition of an existing retail building. More specifically, the project consists of a retail and commercial complex with live entertainment, banquet facility, and outside dining uses. In a CG zoning district, a special use permit is required for Live Entertainment and Banquet Facilities. A conditional use permit is required for Outdoor Dining. Further, the applicant requests a reduction in the required separation between residences and outdoor dining. Practically, there is 200 feet in separation between the area where outdoor dining will occur and the residences. But, the western side of the building is actually 73 feet from the neighboring residences and the northern side is 50 feet away.

These proposed uses are appropriate for the proposed site because they are consistent with the Clark County Master Plan and the Inspiring Spring Mountain Redevelopment Plan. The site is located within a CM land use designation, which supports a mix of retail, restaurants, and entertainment uses. Further, the site's location within an established commercial area is harmonious and will allow for utilization of a roadway network with sufficient capacity for these uses.

Waivers

The Applicant requests Waivers of Development Standards for the following items:

1) Building Height

The applicant requests a waiver to allow the height of the center gable to be 58 feet. This waiver is justified because the height increase will only appear on the central gable and will not be extended to the rest of the building which remains under 49 feet.

2) Modify Residential Adjacency Requirements

The applicant requests a waiver to allow higher activity areas such as parking and circulation as well as preexisting loading and delivery areas to be adjacent to a residential zone without buffering and screening where required.[1] These waivers are justified because these activities have already existed in their current capacity on the Property without adverse effect to the surrounding community.

3) Maintain Existing Pan-Style Driveway

The applicant requests a waiver of the requirement to upgrade the existing pan-style commercial driveways along Spring Mountain and Arville to a curb return-style driveway. This request is based on the presence of existing infrastructure such as utility poles, streetlights, a transformer, a trash enclosure, and water backflow prevention devices which hinders compliance with this requirement. Further, the existing driveways can continue to provide safe and adequate access because this project is limited to a remodel of an existing commercial building which has utilized the current driveways without issue for many years.

4) Maintain Existing Throat Depth

The Applicant requests a waiver of the requirement to increase the current throat depth from approximately 30 feet to 150 feet per Uniform Standard Drawing 222.1. As indicated above, the current design has functioned safely and adequately since its initial construction.

5) Maintain Existing Sidewalks in Anticipation of Future Coordination with County

The Applicant requests a waiver of the requirement to upgrade the existing sidewalks on Spring Mountain and Arville to detached sidewalks. As stated above, existing infrastructure makes compliance with this requirement untenable. Further, the Applicant anticipates that the County has devised its own means to do so by extending the existing curb into the asphalt through its own

[1] 30.04.06(G)(1)(i)-(ii)

redevelopment project.

6) Landscape Waivers

The Applicant requests a waiver of the requirement to install a minimum 10-foot wide landscape strip with one large tree and three shrubs every 30 feet.[2] As stated in the above requests, the presence of various utility poles, streetlights, etc. hinder compliance with this request.

Lastly, the Applicant requests a waiver of the requirement to implement a landscape buffer along the northern and western property lines where the site abuts residences. This waiver is justified because the commercial uses are pre-existing have operated adjacent to the residences without issue since the development's construction.

In sum, these waivers will not materially affect the health and safety of persons in the vicinity or adversely affect the public welfare because the development has long functioned in its existing capacity in harmony with the surrounding community.

Design Review

The Applicant proposes a remodel and addition to the existing retail building. As reflected in the current Site Plan, the project includes six retail spaces, a 22,127 square foot food court, two large format retail spaces with mezzanine areas, a 19,254-square-foot event center, an open courtyard, and a public plaza. The Site Plan also identifies two existing retail buildings and an existing tavern within the overall site. Multiple entrances are provided along the western, eastern, and southern sides of the Site. The proposed building will have varied architecture with a maximum height of 49 feet, where 50 feet is permitted in the CG district.

As shown in the Project Data parking schedule on the current Site Plan (Sheet AS01), the Site provides 449 total parking spaces, including 16 accessible spaces where 394 total spaces, including 8 accessible spaces, are required under the shopping center calculation depicted on the plan. The total provided exceeds the stated requirement by 55 spaces. Parking is dispersed throughout the Site. There are two access points from Arville Street and one access point from Spring Mountain Road. Site access and circulation will not negatively impact adjacent roadways or neighborhood traffic because Spring Mountain Road is an arterial street and Arville Street is an 80-foot collector street.

The current Landscape Plan provides landscaped parking islands, perimeter landscaping, and pedestrian connections throughout the improvement area. Fourteen trees are provided where 11 are required. Shrubs and ground cover will comprise more than 50 percent of the landscaped area, and at least 95 percent of the required landscaping will use plants with very low or low water needs. The planting palette uses desert-adapted trees, shrubs, ground cover, and rock mulch suited to the Las Vegas climate.

[2] 30.04.01(D)(7)

The site elevations and design characteristics are compatible with the surrounding Chinatown commercial district. The event center is the principal architectural focal point, with a broad two-story glass facade beneath a sweeping peaked roof with gently upturned eaves and deep wood-toned soffits. Light-colored vertical piers, dark roof edges and window framing, and warm accent colors define the main entrance. To the west, the retail, food court, and grocery frontages use a coordinated series of smaller curved gables at varied heights, glazed storefronts, and prominent tenant signage. To the east, the event center roof extends over an open-sided upper-level terrace. Warm architectural lighting at the roof edges, columns, signs, and storefronts gives the development a cohesive evening appearance while providing a contemporary interpretation of traditional Chinatown roof forms.

The current Site Plan places a public plaza immediately west of the event center and connects it to an open courtyard farther west between Retail 3 and the food court. Together, these pedestrian-oriented spaces link the event center, retail storefronts, food court, and grocery entrance. The renderings depict a broad paved gathering area framed by active storefronts, trees, landscape planters, and outdoor seating. The courtyard and public plaza are intended to support pedestrian circulation, informal gathering, outdoor dining and drinking, and night-market activities.

Retail 6 is located immediately east of the event center and contains 4,242 square feet of ground-floor retail area. The current renderings show glazed storefronts at the ground level and an elevated outdoor patio at the south end of the retail building. The patio is defined by a transparent guardrail, light-colored columns, outdoor seating, and an extended curved roof that coordinates with the event center. The patio provides an elevated gathering area overlooking the main frontage and is intended for outdoor seating and approved outdoor dining and drinking uses, subject to applicable approvals.

Overall, the proposed commercial development is compatible with and will significantly invigorate the Chinatown area while anchoring the existing businesses neighboring the site.

Sincerely,

KAEMPFER CROWELL

Enclosures:
cc:

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-26-0704-TWAIN POLARIS, LLC:

ZONE CHANGE to reclassify 2.11 acres from an IL (Industrial Light) Zone to a CR (Commercial Resort) Zone.

Generally located west of Polaris Avenue and north of Twain Avenue within Paradise. JJ/rk (For possible action)

RELATED INFORMATION:

APN:
162-17-202-014; 162-17-202-015; 162-17-202-018

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

BACKGROUND:
Project Description
General Summary
- Site Address: 3685 Polaris Avenue (multiple addresses)
- Site Acreage: 2.11
- Existing Land Use: Undeveloped

Applicant's Justification
The purpose of this zone change request is to add an additional 2.11 acres to a previously approved project (ZC-07-0425) on the abutting parcels to the east and northeast. The proposed CR zoning district is consistent with the surrounding zoning and existing hotel and resort developments in the area. This in-fill project aims to provide new and desirable attractions to the Chinatown Corridor, located just west of the Las Vegas Strip. Significant improvement plans are planned for the Chinatown Corridor to enhance its aesthetics and walkability, making this project compatible with a broader vision for the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400018-09 (ZC-1643-05)	First extension of time for a zone change from M-1 to U-V zoning for a mix-use development with increased building height, - expired	Approved by BCC	February 2009
ZC-1643-05	Zone change from M-1 to U-V zoning for a mix-use development with increased building height, - expired	Approved by BCC	January 2006

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*There have been other land use applications for various uses on this site which can be found in the departmental records.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	IL (ABO)	Restaurant, warehouse building
South	Entertainment Mixed-Use	CR (ABO)	Resort/hotel building (Rio)
East	Entertainment Mixed-Use	CR (ABO)*	Retail & office warehouse uses
West	Entertainment Mixed-Use	IL (ABO)	Warehouse building & outside storage

*The abutting parcels to the east and northeast are under Resolution of Intent to CR (H-1) by ZC-0425-07 which shows an expiration date of 9/1/2025. The applicant filed ET-25-400110 to extend the time limit for the zone change that if approved will establish a new expiration date for the application.

Related Applications

Application Number	Request
WS-26-0705	Waiver of development standards for a mixed use development is a companion item on this agenda.
ET-25-400110 (ZC-0425-07)	A sixth extension of time for a zone change, use permits, and deviations for a mixed-use development on abutting parcels to the east and northeast is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for CR zoning is conforming to the Entertainment Mixed-Use (EM) land use category on the site and is compatible with the surrounding area. Other CR zoned properties already exist in the area, including the Rio Resort Hotel located directly across the street to the south. The overall project (which includes properties on the east side of Polaris Avenue) have a resolution of intent to CR zoning. These properties on the east side of Polaris Avenue include a related application, ET-25-400110, which is the sixth extension of time for a CR zone change. The request is consistent with Policy 1.4.4 of the Master Plan which encourages in-fill development that is compatible with the scale and intensity of the surrounding area. For these reasons, staff can support the CR zone change request.

Department of Aviation

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

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More importantly, the development will penetrate the Part 77 airspace surface (Airport Airspace Overlay District), as defined by Section 30.02.26B.2(i) of the Clark County Unified Development Code. Therefore, as required by Section 30.06.03D.7(iv) of the Clark County Unified Development Code, final action cannot occur until the FAA has issued an airspace Determination of No Hazard and the Department of Aviation has reviewed the determination. (Note that section 30.06.03D.7(iv) requires that the FAA Determination of No Hazard shall be submitted two weeks prior to final approval for any proposed structure that intrudes into Airport Airspace Overlay District [see chapter 30.02.26B].)

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0029-

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: PACIFIC PLACE SITE, LLC
CONTACT: KAEMPFER CROWELL, ATTN: LEXA GREEN, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

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Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-101323
ASSESSOR PARCEL #(s): 162-23-418-015

PROPERTY ADDRESS/ CROSS STREETS: E Tropicana and Spencer St

DETAILED SUMMARY PROJECT DESCRIPTION

Zone Change

PROPERTY OWNER INFORMATION

NAME: AUTO HOUSE L L C
ADDRESS: 1610 E TROPICANA AVE
CITY: LAS VEGAS STATE: NV ZIP CODE: 89119
TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: SSA Architecture
ADDRESS: 7040 laredo st Suite C
CITY: Las Vegas STATE: NV ZIP CODE: 89117
TELEPHONE: (702) 873-1718 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: SSA Architecture
ADDRESS: 7040 laredo st Suite C
CITY: Las Vegas STATE: NV ZIP CODE: 89117
TELEPHONE: (702) 873-1718 CELL _____ ACCELA REFERENCE CONTACT ID # _____

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

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

_____ Pacific Place Site LLC 16-JUN-2026
Property Owner (Signature)* **Property Owner (Print)** **Date**
Eric Chen

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

KAEMPFER
CROWELL

STEPHANIE H. GRONAUER
sgronauer@kcnvlaw.com
D: 702.792.7045

October 20, 2026

VIA ELECTRONIC UPLOAD

Clark County Department of Comprehensive Planning
500 S. Grand Central Parkways, 1st Floor
Las Vegas, Nevada 89106

Re: Justification Letter – Zone Change
APNs: 162-17-202-014, -015 and -018

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The subject site is approximately 2.11 acres, located on the northwest corner of Polaris Avenue and Highland Drive, more particularly described as Assessor's Parcel Numbers (APNs) 162-17-202-014, -015, and -018 (the "Property"). The Applicant requests a new design review to implement revisions to the previously approved application ZC-07-0425 and a zone change to add an additional 2.11 acres to the project.

By way of background, on July 18, 2007, the Clark County Board of County Commissioners approved application ZC-07-0425 for a zone change, use permit, deviations and design review for the expansion of the Gaming Enterprise District Overlay and a resort hotel. Five (5) extensions of time were subsequently approved, with the most recent approved via ET-21-400129 on August 2, 2023. A sixth extension of time is currently pending (application ET-25-400110) and will be held to no date certain from to align with the new design review and zone change applications. The purpose of this letter is to request a zone change, in conjunction with a design review to add an additional 2.11 acres to the previously approved project site in application ZC-07-0425.

ZONE CHANGE

The Property is currently master planned Entertainment Mixed-Use (EM) with a zoning designation of Industrial Light (IL). The Applicant requests a zone change from IL to Commercial Resort (CR) to allow the development of a hotel in conjunction with the mixed-used development that include a resort hotel/casino, non-resort hotel, retail, office space and residential, located on the southeast corner of Polaris Avenue and Spring Mountain Road, north of Highland drive and west of the Interstate 15. The proposed CR zoning district is consistent with the surrounding zoning and existing hotel and resort developments in the area. Notably, the Rio Hotel & Casino is to the south on approximately 84 acres, while the Club Wyndham Desert Blue is located to the southwest on approximately 8 acres. This in-fill project aims to provide new and desirable attractions to the Chinatown Corridor, located just west of the Las Vegas Strip. Significant improvement plans are planned for the Chinatown Corridor to enhance its aesthetics and walkability, making this project compatible with the broader vision for the area.

KAEMPFER CROWELL

Thank you in advance for your time and consideration regarding this application. Please feel free to contact me should you have any questions or concerns.

Sincerely,

KAEMPFER CROWELL

Stephanie H. Gronauer

SHG/ldg

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0705-PACIFIC PLACE SITE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce loading spaces; and **2)** alternative driveway geometrics.
DESIGN REVIEW for a proposed mixed-use development on 28.26 acres in a CR (Commercial Resort) Zone within the Adult Business (ABO) Overlay.

Generally located south of Spring Mountain Road and west of the I-15 within Paradise. JJ/mh/cv (For possible action)

RELATED INFORMATION:

APN:
Lis on file.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce loading spaces to 34 spaces where a minimum of 69 spaces is required per Section 30.04.04I (a 51% reduction).
2. a. Reduce throat depth for the northeast driveway along Highland Drive within Area 1 to 81 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 46% reduction).
   b. Reduce throat depth for the southeast driveway along Highland Drive within Area 1 to 28 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (an 81% reduction).
   c. Reduce throat depth for the southern driveway along Highland Drive between Area 1 and Area 2 to 120 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 20% reduction).
   d. Reduce throat depth for the southern driveway along Highland Drive within Area 2 to 10 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 93% reduction).
   e. Reduce throat depth for the southern driveway along Highland Drive between Area 2 and Area 3 to 88 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 41% reduction).
   f. Reduce throat depth for the southwest driveway along Highland Drive within Area 3 to 9 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 94% reduction).
   g. Reduce throat depth for the southern driveway along Highland Drive within Area 4 to 35 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 77% reduction).

h. Reduce throat depth for the southern driveway along Highland Drive within Area 4 to 29 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (an 81% reduction).

i. Reduce the departure distance for the southeast driveway along Highland Drive within Area 1 to 40 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 79% reduction).

j. Reduce the departure distance for the southern driveway along Highland Drive within Area 4 from the intersection of Highland Drive and Polaris Avenue to 109 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 43% reduction).

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

BACKGROUND:
Project Description
General Summary

- Site Address: 3101 Spring Mountain Road, 3201 Spring Mountain Road, 3301 Spring Mountain Road, 3305 Spring Mountain Road, 3315 Spring Mountain Road, 3355 Spring Mountain Road, 3359 Spring Mountain Road, 3363 Spring Mountain Road, 3555 Highland Drive, 3585 Highland Drive, 3595 Highland Drive, 3600 Highland Drive, 3601 Highland Drive, 3665 Highland Drive, 3675 Highland Drive, 3685 Highland Drive, 3695 Highland Drive, 3566 Polaris Avenue, 3560 Polaris Avenue, 3580 Polaris Avenue, 3663 Polaris Avenue, 3685 Polaris Avenue, 3420 W Twain Avenue, 3468 W Twain Avenue
- Site Acreage: 28.26
- Project Type: Mixed-use development (resort hotel, hotel, condominiums, offices, and retail)
- Number of Units: 1,499
- Density (du/ac): 53.04
- Number of Stories: 71 (Area 1 resort hotel)/40 (Area 1 condo hotel)/23 (Area 2 mixed-use building)/31 (Area 3 office building)/29 (Area 3 mixed-use building)/15 (Area 4 hotel)/3 (Area 5 retail buildings)
- Building Height (feet): 754 (Area 1 resort hotel)/400 (Area 1 condo hotel)/293 (Area 2 mixed-use building)/397 (Area 3 office building)/292 (Area 3 mixed-use building)/213 (Area 4 hotel)/74 (Area 5 retail buildings)
- Square Feet: 1,597,754 (Area 1 resort hotel)/1,033,743 (Area 2 mixed-use building)/1,024,051 (Area 3 mixed-use building)/251,728 (Area 4 hotel)/332,800 (Area 5 retail buildings)/4,240,076 (overall site)
- Open Space Required/Provided: 222,894/371,175
- Parking Required/Provided: 5,537/5,714
- Sustainability Required/Provided: 7/8

Site Plan
The site plan depicts a proposed mixed-use development accessed via Spring Mountain Road, Highland Drive, and Polaris Avenue. There are five distinct development areas within the site.

- Area 1 is along the eastern portion and features a resort casino and condo hotel with a parking garage, with the total area being 1,597,754 square feet.
- Area 2 is along the southern portion of the site and features a mix-use retail and condominium building with a parking garage, with the total area being 1,033,743 square feet.
- Area 3 is west of Area 2 and on the east side of Polaris Avenue, featuring an office building, mixed-use building with retail and condominiums, and a parking garage, with the total area being 1,024,051 square feet.
- Area 4 is in the southwest corner of the site and on the west side of Polaris Avenue, featuring a 251,728 square foot hotel and parking garage.
- Area 5 is in the northwest portion of the site, featuring retail buildings and a parking garage, with the total area being 332,800 square feet.

There are 1,499 total condo units throughout the site, with a density of 53.04 units per acre. The site has 5,714 parking spaces where 5,537 parking spaces are required, which includes a 10% parking reduction for proximity to a fixed transit stop, which is located north of the site along Spring Mountain Road. The site features several common open space areas which include pedestrian plazas, pools, roof decks, and splash pads, with 371,175 square feet of open space where 222,894 square feet is required. Loading spaces are provided throughout the site, with 34 loading spaces provided where 69 spaces are required, necessitating a waiver of development standards. There are numerous driveways providing ingress and egress for the site, several of which require waivers for throat depth and departure distance.

Landscaping

The plans depict detached sidewalks with street landscaping along Spring Mountain Road, Highland Drive, and Polaris Avenue, with additional perimeter landscaping distributed throughout the site. The landscaping is in accordance with Title 30 standards.

Elevations

- The elevations plans depict Area 1 featuring a 754 foot high resort hotel and a 400 foot high hotel condo building with an integrated 102 foot high parking garage. The buildings consist of glass windows with aluminum, as well as stucco finishes, while the parking garage features metal panels.
- Area 2 features a 293 foot high mixed-use building consisting of glass windows with aluminum, as well as concrete finishes, and an integrated 97 foot high parking garage with metal panels.
- Area 3 features a 397 foot high office building, a 292 foot high mixed-use building, and an integrated 97 foot high parking garage. The buildings feature glass windows with concrete, and the parking garage has metal panels.
- Area 4 features a 213 foot high hotel with an integrated 42 foot high parking garage. The building features glass windows with concrete, and the parking garage has metal panels.
- Area 5 features an integrated first level parking garage, along with retail buildings reaching a maximum height of 74 feet. The buildings consist of glass windows, metal panels, stucco, artificial wood siding, stone tile wall, and roof shingles.

Floor Plans

- The floor plans depict Area 1 consisting of a 71 story resort hotel, a 40 story condo hotel, and includes a 10 story parking garage.
- Area 2 features a 23 story mixed-use building with retail and condominiums, and includes a 15 story parking garage.
- Area 3 features a 31 story office building with a 10 story parking garage, and a 29 story mixed-use building with retail and condominiums.
- Area 4 features a 15 story hotel with a 3 story parking garage.
- Area 5 has 3 stories of retail buildings and a 1 story parking garage.

Applicant's Justification

The applicant states that the proposed loading spaces are strategically dispersed throughout the development and will meet the needs of each area. The throat depth reductions will still allow the driveways to mage the expected traffic within the site and will not adversely affect the site or neighboring uses. The new site design is an improvement from the previously approved project and better reflects current market demands. The development is compatible with the area and will be a tremendous addition to the Spring Mountain corridor.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-25-0893	Use permit for an instruction/tutoring facility	Approved by PC	February 2026
ET-21-400129 (ZC-0425-07)	Fifth extension of time on a zone change from M-1 to H-1 zoning for a resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	August 2023
ET-18-400166 (ZC-0425-07)	Fourth extension of time on a zone change from M-1 to H-1 zoning for a resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	September 2018
ET-400035-16 (ZC-0425-07)	Third extension of time on a zone change from M-1 to H-1 zoning for a resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	May 2016
ET-400046-13 (ZC-0425-07)	Second extension of time on a zone change from M-1 to H-1 zoning for a resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	July 2013
UC-0568-12	Use permit for a health club	Approved by PC	November 2012

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0478-11	Use permit for a health club	Approved by PC	December 2011
UC-0233-10	Use permit for an office	Approved by PC	July 2010
ET-400070-10 (ZC-0425-07)	First extension of time for a zone change from M-1 to H-1 zoning for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	June 2010
ET-400018-09 (ZC-1643-05)	First extension of time for a zone change from M-1 to U-V zoning for a mixed-use development - expired	Approved by BCC	February 2009
ZC-0425-07	Zone change from U-V to H-1 zoning with use permits to expand the gaming enterprise overlay district, a resort hotel/casino, resort condominiums, public areas, increased building height, associated accessory uses, buildings and structures and deviations from development standards and design reviews for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	July 2007
ZC-1643-05	Zone change from M-1 to U-V zoning for a mixed-use development - expired	Approved by BCC	January 2006
NZC-1687-04	Zone change from M-1 to U-V zoning for a mixed-use development - expired	Approved by BCC	February 2005

*Other land use applications can be found in the departmental records.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR & IL	Adult use, check cashing, & retail sales
South	Entertainment Mixed-Use	CR	Retail & office spaces
East*	Entertainment Mixed-Use	IL	Industrial uses
West	Entertainment Mixed-Use	CG & IL	Vehicle repair & industrial buildings

*Immediately to the east is the I-15

Related Applications

Application Number	Request
ZC-26-0704	A zone change from IL to CR is a companion item on this agenda.

Related Applications

Application Number	Request
ET-25-400110 (ZC-0425-07)	A sixth extension of time for a zone change, use permits, and deviations is a related item on this agenda.

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

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

Waiver of Development Standards #1
Staff finds that the requested reduction in loading spaces should not adversely affect the site or other properties in the vicinity. Loading spaces are provided throughout the development in appropriate areas that will serve the various commercial uses. The site also meets the Title 30 requirement for standard parking spaces, so staff does not anticipate the reduction in loading spaces to create issues within the parking areas. Therefore, staff can support this request.

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

Staff finds that the site is generally well designed, with adequate parking, landscaping, and sustainability provisions in accordance with Title 30 standards. The buildings feature modern designs that will enhance the site and establish a positive precedent for future development in the Spring Mountain corridor. The proposed mixed-use development features a variety of uses, including a resort hotel, non-resort hotel, offices, retail, and condominiums. The site is suitable for higher-density development as it is located near the I-15 freeway and immediately south of Spring Mountain Road, which is an arterial street designed to accommodate significant vehicular traffic, including transit. Staff finds that the proposed development in consistent with Policy 5.1.5 of the Master Plan, which encourages reinvestment in declining or vacant commercial centers through the adaptive reuse or redevelopment of blighted properties, and the introduction of a broader mix of uses. The site also advances Policy 6.1.5 of the Master Plan, which seeks to

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continue planning for and support the implementation of higher-density, transit-oriented development projects along transit corridors within unincorporated Clark County. Overall, staff finds that the proposed redevelopment of the site will offer housing, employment, and entertainment options for residents and visitors alike. However, since staff cannot support several of the associated waivers of development standards, staff cannot support the design review.

Public Works - Development Review
Waiver of Development Standards #2
Staff cannot support the request to reduce the required departure distance and throat depth for the commercial driveways. The redevelopment of the site provides an opportunity to design the driveways in compliance with current standards. Given the anticipated traffic volumes, it is important that all driveways meet minimum design requirements to ensure safe and efficient vehicle circulation. Therefore, staff cannot support this request.

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

More importantly, the development will penetrate the Part 77 airspace surface (Airport Airspace Overlay District), as defined by Section 30.02.26B.2(i) of the Clark County Unified Development Code. Therefore, as required by Section 30.06.03D.7(iv) of the Clark County Unified Development Code, final action cannot occur until the FAA has issued an airspace Determination of No Hazard and the Department of Aviation has reviewed the determination. (Note that section 30.06.03D.7(iv) requires that the FAA Determination of No Hazard shall be submitted two weeks prior to final approval for any proposed structure that intrudes into Airport Airspace Overlay District [see chapter 30.02.26B].)

Staff Recommendation
Approval of waiver of development standards #1; denial of waiver of development standards #2 and the design review.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
If approved:

- Prior to the issuance of building permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;

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- Allow the following permits prior to the adoption of the Development Agreement: all grading, including excavation and underground utilities, construction below grade level, and structural first lift with initial foundation work;
- Prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned;
- Bond or other form of financial security, acceptable to Clark County, shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Spring Mountain improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Applicant shall agree to participate in a Special Improvement District (SID) for off-site improvements, including, but not limited to, paving, curb and gutter, streetlights, and fire hydrants.

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

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

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

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0029-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: PACIFIC PLACE SITE, LLC
CONTACT: KAEMPFER CROWELL, ATTN: LEXA GREEN, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

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