



## Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

September 30, 2025

7:00pm

**Note:**

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

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

Secretary: Maureen Helm, 702-606-0747, [mhelmtab@gmail.com](mailto: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](mailto: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.

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

- III. Approval of Minutes for September 9, 2025 (For possible action)
- IV. Approval of the Agenda for September 30, 2025 and Hold, Combine, or Delete any Items.  
(For possible action)
- V. Informational Items (for discussion only)  
**Receive a presentation from Clark County Parks and Recreation on the Sunset Signature Sculpture at the corner located at the corner of Eastern and Sunset.**
- VI. Planning and Zoning

1. **WC-25-400106 (UC-24-0441)-GIPSY LLC:**  
**WAIVER OF CONDITIONS** of a use permit limiting the approval to October 19, 2024 only, with 1 week for set-up and 1 week for take-down in conjunction with existing taverns and nightclubs on 2.22 acres in a CG (Commercial General) Zone and an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-65) Overlay. Generally located west of Paradise Road and north and south of Naples Drive within Paradise. JG/nai/cv (For possible action)  
**PC 10/7/25**
2. **DR-25-0630-KHW 625, LLC & MARRIOTT CORP LEASE:**  
**DESIGN REVIEW** for a proposed parking garage on 3.83 acres in a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located south of Kitty Hawk Way and west of Paradise Road within Paradise. JG/jud/kh (For possible action) **BCC 10/8/25**
3. **UC-25-0625-TIBERTI R & I, LLC:**  
**USE PERMITS** for the following: 1) avocational/vocational training facility; and 2) recreational and entertainment facility in conjunction with an existing office/warehouse complex on 3.89 acres in an IL (Industrial Light) Zone. Generally located east of Decatur Boulevard and north of Hacienda Avenue within Paradise. MN/nai/cv (For possible action) **PC 10/21/25**
4. **UC-25-0629-815 TWAIN, LLC:**  
**USE PERMIT** for a banquet facility in conjunction with an existing shopping center on 3.33 acres in a CG (Commercial General) Zone within the Maryland Parkway and Airport Environs (AE-60) Overlays. Generally located east of University Center Drive and south of Twain Avenue within Paradise. TS/jam/cv (For possible action) **PC 10/21/25**
5. **UC-25-0634-TEAM TORRES, LLC:**  
**USE PERMIT** for a banquet facility in conjunction with an existing office/warehouse complex on 2.2 acres in an IP (Industrial Park) Zone within the Airport Environs (~~AE-65~~) Overlay. Generally located east of Topaz Street and south of Dustin Avenue within Paradise. JG/jam/smp (For possible action) **PC 10/21/25**



6. **UC-25-0618-3400 WESTERN AVENUE, LLC:**  
**USE PERMIT** for a cannabis establishment (consumption lounge).  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the separation of a cannabis consumption lounge to a non-restricted gaming property in conjunction with an existing retail cannabis establishment on 6.26 acres in an IL (Industrial Light) Zone. Generally located south of Desert Inn Road and east of Western Avenue within Paradise. TS/hw/cv (For possible action)  
**BCC 10/22/25**
7. **ET-25-400099 (UC-22-0478)-ILUMINA FLAMINGO LP:**  
**USE PERMITS SECOND EXTENSION OF TIME** for the following: 1) multi-family residential development; 2) restaurant; and 3) on-premises consumption of alcohol.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; 2) reduce parking; and 3) allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: 1) proposed multi-family residential development with a ground level restaurant; and 2) alternative parking lot landscaping on 8.0 acres in an CR (Commercial Resort) (AE-60) Zone. Generally located on the south side of Flamingo Road, 260 feet west of Paradise Road within Paradise. JG/rk/cv (For possible action)  
**PC 10/21/25**

VII. General Business (For possible action)

**Take input and finalize requests for the next fiscal year budget**

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

IX. Next Meeting Date: October 14, 2025.

X. Adjournment.

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



## Paradise Town Advisory Board

September 9, 2025

### MINUTES

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

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

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

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

Tyler DeLorenzo; Planning, Blanca Vazquez; Community Liaison

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

II. Public Comment:  
**None**

III. Approval of August 26, 2025 Minutes

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

Approval of Agenda for September 9, 2025

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

V. Informational Items (For Discussion only)

VI. Planning & Zoning

1. **UC-25-0578-AJB DOUBLE D, LLC:**

**USE PERMIT** to allow outdoor dining, drinking, and cooking.

**WAIVER OF DEVELOPMENT STANDARDS** to eliminate the setback for proposed access gates.

**DESIGN REVIEW** for proposed site and building modifications in conjunction with an existing restaurant on a portion of 1.2 acres in an IL (Industrial Light) Zone. Generally located west of Polaris Avenue and north of Highland Drive within Paradise. JJ/mh/kh (For possible action)

**PC 10/7/25**

**MOVED BY-Williams**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

2. **WS-25-0598-ALMEIDA-VINA, RASIEL & FERNANDEZ, MAYDELIN RUIS:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; and 2) reduce separation distance for existing accessory structures in conjunction with an existing single-family residence on 0.19 acres in an RS5.2 (Single-Family Residence RS5.2) Zone. Generally located west of San Anselmo Street and north of Hacienda Avenue within Paradise. JG/nai/kh (For possible action)

**PC 10/7/25**

**MOVED BY-Philipp**

**DENY**

**VOTE: 4-0 Unanimous**

3. **AR-25-400089 (WS-24-0366)-VENETIAN VENUE PROPCO, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW:**

to exceed the maximum permissible sound levels in conjunction with an existing recreational facility, fairground, and music venue (Sphere Las Vegas) on 18.51 acres in a CR (Commercial Resort) Zone. Generally located south of Sands Avenue and east of Koval Lane within Paradise. TS/tpd/kh (For possible action)

**BCC 10/8/25**

**MOVED BY-Philipp**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

4. **UC-25-0439-SLH PROCYON, LLC:**

**USE PERMIT** to allow a cannabis distributor in conjunction with an existing cannabis establishment (cultivation and production) on a portion of 1.49 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located west of Procyon Street and south of Oquendo Road within Paradise. MN/mh/kh (For possible action)

**BCC 10/8/25**

**MOVED BY-Woitas**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

5. **VS-25-0576-HIGHLAND & STERLING, LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being Maryland Parkway located between Pebble Road and Ford Avenue within Paradise (description on file). MN/md/kh (For possible action)  
**BCC 10/8/25**

**MOVED BY-Williams**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

6. **WS-25-0575-HIGHLAND & STERLING, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce throat depth.  
**DESIGN REVIEW** for a proposed electric vehicle charging station in conjunction with an existing shopping center on a 0.39 acre portion of 10.45 acres in a CG (Commercial General) Zone. Generally located east of Maryland Parkway and south of Ford Avenue within Paradise. MN/md/kh (For possible action)  
**BCC 10/8/25**

**MOVED BY-Williams**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

7. **WS-25-0589-SOSA CARLOS RAFAEL CORDON:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; 2) increase the fence height; 3) allow non-decorative fences; and 4) waive full off-sites in conjunction with an existing single-family residence on 0.77 acres in an RS20 (Single-Family Residence RS20) Zone. Generally located west of McLeod Drive and north of Florence Avenue within Paradise. JG/nai/kh (For possible action)  
**BCC 10/8/25**

**MOVED BY-Philipp**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

- VI. General Business (for possible action)  
**Reviewed the following previous fiscal year budget requests**

- **Update Street lights on Flamingo between Eastern and 95 (current streetlights are very dim)**
- **Update Street lights on Edison, between Sandhill and Pecos (current streetlights are very dim)**
- **Update Street lights on Twain, between Sandhill and Pecos (current streetlights are very dim)**
- **New paving on Sandhill, between Harmon and DI**
- **Traffic light at Twain and Sandhill**
- **Paving, curb & gutter along Annie Oakley from Sunset to Hacienda**
- **More code enforcement Officers**

VII. Public Comment  
**None**

VIII. Next Meeting Date  
**The next regular meeting will be September 30, 2025**

IX. Adjournment

**The meeting was adjourned at 7:55 p.m.**

DRAFT

10/07/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-25-400106 (UC-24-0441)-GIPSY LLC:**

**WAIVER OF CONDITIONS** of a use permit limiting the approval to October 19, 2024 only, with 1 week for set-up and 1 week for take-down in conjunction with existing taverns and nightclubs on 2.22 acres in a CG (Commercial General) Zone and an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-65) Overlay.

Generally located west of Paradise Road and north and south of Naples Drive within Paradise. JG/nai/cv (For possible action)

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RELATED INFORMATION:

**APN:**

162-22-301-011; 162-22-301-015; 162-22-304-008; 162-22-304-009

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 512 E. Naples Drive, 496 E. Naples Drive, 517 E. Naples Drive, & 4633 Paradise Road
- Site Acreage: 2.22
- Project Type: Recreational and entertainment facility with live entertainment
- Parking Required/Provided: 183/0

**History and Request:**

On October 1, 2024 a use permit and waiver of development standards was approved for a recreational and entertainment facility with live entertainment. This application allowed a one day only event within the following parcels: 162-22-301-011, 162-22-301-015, 162-22-304-008, and 162-22-304-009. These parcels include the existing Gipsy and Piranha nightclub. Instead of applying for a special event application, the use permit was required because over 30% of the on-site parking would have been utilized. The applicant is now requesting to waive the condition of approval from the Notice of Final Action under UC-24-0441 which states that the event be approved for October 19, 2024 only, with 1 week for set-up and 1 week for take-down. There is a new special event to commemorate the recognition for the area. The proposed date of the event will be October 11, 2025.

**Previous Conditions of Approval**

Listed below are the approved conditions for UC-24-0441:



#### Comprehensive Planning

- Approved for October 19, 2024 only, with 1 week for set-up and 1 week for take-down;
- Live entertainment must end at 12:00 a.m.

#### Public Works - Development Review

- Applicant is advised that any further application may require full off-site improvements.

#### Fire Prevention Bureau

- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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

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

#### Applicant's Justification

UC-24-0441 was approved for a recreational and entertainment facility with live entertainment on October 10, 2024. This was approved with a condition, "October 19, 2024 only, with 1 week for set-up and 1 week for take-down." The applicant seeks to waive this condition in order to host a new special event commemorating the official recognition of the intersection of East Naples Drive, South Paradise Road, and University Center Drive in Clark County as a historical LGBTQ+ landmark. This designation was made through Senate Concurrent Resolution No. 2 during the 83rd Session of the Nevada Legislature in 2025. This event is scheduled for the evening of Saturday, October 11<sup>th</sup>, 2025.

#### **Prior Land Use Requests APN 162-22-301-015**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-24-0441	Use permit and waivers of development standard for a recreational and entertainment facility and live entertainment	Approved by PC	October 2024
AR-23-400186 (UC-19-0814)	First application review to redesign of a tavern with outside dining and drinking	Approved by BCC	February 2024
SC-22-0548	Changed address for proposed tavern/nightclub	Approved by PC	December 2022
ADR-22-900707	Redesign of the outside dining area for a tavern	Approved by ZA	November 2022
ET-22-400004 (UC-19-0814)	First extension of time for the redesign of a tavern with outside dining and drinking	Approved by BCC	March 2022
UC-19-0814	Redesign of a tavern with outside dining and drinking	Approved by BCC	December 2019
UC-18-0803	Outside dining in conjunction with a tavern	Approved by BCC	May 2019

**Prior Land Use Requests APN 162-22-301-015**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-18-400161 (UC-0458-14)	Second extension of time to reduce the separation from an outside dining area (patio) to a residential use and waivers to allow modified landscaping standards, increased wall height, and reduced parking with design reviews for an outside dining area (patio) with a pool, and freestanding sign in conjunction with an existing tavern and nightclub	Approved by BCC	August 2018
ZC-0183-16 (ET-18-0160)	Second extension of time to reclassify 0.2 acres from R-2 to C-2 zoning for a parking lot in conjunction with an existing tavern with a design review for a parking lot	Approved by BCC	August 2018
UC-0458-14 (ET-0102-16)	First extension of time to reduce the separation from an outside dining area (patio) to a residential use and waivers to allow modified landscaping standards, increased wall height, and reduced parking with design reviews for an outside dining area (patio) with a pool, and freestanding sign in conjunction with an existing tavern and nightclub	Approved by BCC	October 2016
ET-400101-16 (ZC-0183-16)	First extension of time to reclassify 0.2 acres from R-2 to C-2 zoning for a parking lot in conjunction with an existing tavern with a design review for a parking lot	Approved by BCC	October 2016
ZC-0183-16	Reclassified 0.2 acres from R-2 to C-2 zoning for a parking lot	Approved by BCC	May 2016
UC-0458-14	Outside dining area with pool and modified landscaping	Approved by BCC	July 2014
UC-0430-13	Outside dining area with modified landscaping standards - expunged	Approved by BCC	September 2013
ZC-0261-02	Reclassified the property from C-2 to M-1 zoning	Denied by BCC	May 2002
DR-1327-99	Porte-cochere addition and facade changed for the existing building	Approved by PC	October 1999
UC-0448-96	Allowed a nightclub use within the existing tavern	Approved by BCC	March 1996

**Prior Land Use APN 162-22-304-009**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-24-0441	Use permit and waiver of development standard to have recreational and entertainment facility and live entertainment	Approved by PC	October 2024

**Prior Land Use APN 162-22-304-009**

Application Number	Request	Action	Date
ET-20-400052 (UC-18-0332)	First extension of time for use permit for outside drinking area	Approved by BCC	July 2020
UC-18-0332	Outside drinking area	Approved by BCC	May 2019
UC-0359-14	Use permit and design review for medical cannabis establishment (dispensary) for building façade remodel	Approved by BCC	June 2014
UC-0610-12	Tavern expansion with building remodel and parking reduction	Approved by PC	December 2012
UC-2009-04	Tavern expansion with building remodel and parking lot design - tavern expansion, remodel, and parking lot redesign were improved per approval - expired	Approved by PC	December 2004
UC-0548-03	Live entertainment in conjunction with an existing tavern - expired	Approved by BCC	June 2003
VC-1730-97	Reduced minimum separation distance between 2 off-premises advertising signs	Approved by PC	November 1998
UC-0698-97	Allowed an off-premises advertising sign at this location	Approved by PC	May 1997

**Prior Land Use APN 162-22-301-011**

Application Number	Request	Action	Date
UC-24-0441	Use permit and waiver of development standard to have recreational and entertainment facility and live entertainment	Approved by PC	October 2024

**Prior Land Use APN 162-22-304-008**

Application Number	Request	Action	Date
UC-24-0441	Use permit and waiver of development standard to have recreational and entertainment facility and live entertainment	Approved by PC	October 2024
ZC-0475-16	Zone change, design review, and waiver of development standard for parking lot addition in conjunction to existing nightclub - expired	Approved by PC	December 2012

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CG (AE-65)	Multi-family residential

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
South	Public Use	PF (AE-65 & AE-70)	Undeveloped
East	Corridor Mixed-Use	CR & CG (AE-65 & AE-70)	Restaurant & retail
West	Entertainment Mixed-Use	RS3.3 & RM50 (AE-65)	Single-family & multi-family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff does not have a concern to allow a new 1 day special event for the subject site. In addition, the applicant is not requesting for additional days for the proposed event. Due to the success of last year's event, staff can support this request.

**Staff Recommendation**

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition(s) will no longer fulfill its intended purpose.

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**

- Approved for October 11, 2025 only, with 1 week for set-up and 1 week for take-down.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** GIPSY, LLC

**CONTACT:** MAREN PARRY, BALLARD SPAHR, 1980 FESTIVAL PLAZA DRIVE,  
SUITE 900, LAS VEGAS, NV 89135

DRAFT





# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 16222304008

PROPERTY ADDRESS/ CROSS STREETS: 517 East Naples, Las Vegas

## DETAILED SUMMARY PROJECT DESCRIPTION

Review of condition of Special Use Permit (UC-24-0441) for Recreational or Entertainment Facility

## PROPERTY OWNER INFORMATION

NAME: Nite Owl LLC

ADDRESS: 28 Burning Tree Court

CITY: Las Vegas

TELEPHONE: 702-499-1963

CELL

STATE: NV

ZIP CODE: 89113

EMAIL: jerry@piranahavegas.com

## APPLICANT INFORMATION (must match online record)

NAME: Gipsy LLC

ADDRESS: 28 Burning Tree Court

CITY: Las Vegas

TELEPHONE: 702-499-1963

CELL

STATE: NV

ZIP CODE: 89113

REF CONTACT ID #

EMAIL: jerry@piranahavegas.com

## CORRESPONDENT INFORMATION (must match online record)

NAME: Maren Parry, Ballard Spahr LLP

ADDRESS: 1980 Festival Plaza Drive, Suite 900

CITY: Las Vegas

TELEPHONE: 702-387-3096

CELL

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # 169272

EMAIL: parrym@ballardspahr.com

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

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

Jerry Masini  
Property Owner (signature)\*

Jerry Masini, Manager, (Nite Owl LLC)  
Property Owner (Print)

9/4/25  
Date

## DEPARTMENT USE ONLY:

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

APPLICATION # (s) \_\_\_\_\_

ACCEPTED BY \_\_\_\_\_

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

DATE \_\_\_\_\_

BCC MEETING DATE \_\_\_\_\_

FEES \_\_\_\_\_

TAB/CAC LOCATION \_\_\_\_\_

DATE \_\_\_\_\_



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One Summerlin  
1980 Festival Plaza Drive, Suite 900  
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Maren Parry  
Counsel  
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Fax: 702.410.7411  
parrym@ballardspahr.com

August 29, 2025

*Via Email*

Jennifer Ammerman  
Deputy Director  
Clark County Planning Department  
500 South Grand Central Parkway  
Las Vegas, NV 89155

Re: Justification Letter  
UC 24-0441 (Recreational or Entertainment Facility/Live Entertainment)  
Waiver/Review of Condition  
NW and SW Corners of Paradise and Naples  
APNs 162-22-301-015, 162-22-301-011, 162-22-304-008 & 009

Dear Jennifer:

As you may be aware, the area where East Naples Drive meets South Paradise Road and University Center Drive in Clark County (commonly known as the "Fruit Loop") was officially recognized as a historical LGBTQ+ landmark through Senate Concurrent Resolution No. 2 during the 83<sup>rd</sup> Session of the Nevada Legislature in 2025.

To officially commemorate this recognition, businesses within the Fruit Loop have been approached to host an event in connection with National Coming Out Day on October 11th, 2025, and Las Vegas Pride Weekend, and to provide an opportunity to unveil this recognition through a community outreach event. Given the limited available meeting space within the immediate area of the Fruit Loop, Mr. Jerry Masini is proposing to facilitate the event on property he controls, and utilizing a set-up similar to what was previously utilized successfully for the closing ceremonies for the Gay Softball World Series (GSWS) event on October 19, 2024.

The GSWS event required approval for Mr. Masini's properties to obtain a Use Permit for a Recreational or Entertainment Facility/Live Entertainment, as approved through UC-24-0441, with all appropriate waivers of development standards. UC-24-0441 included the condition, "Approved for October 19, 2024 only, with one week for set-up and 1 week for take-down." Mr. Masini respectfully requests the review of this condition and amendment to provide "Approved for October 11, 2025 only, with one week for set-up and 1 week for

take-down[]” in order to accommodate the commemorative event in connection with the Legislature’s actions.

As was the case in connection with the approval of UC-24-0441, the parcels are owned through Mr. Masini’s wholly-owned and controlled entities (together, the “Applicant”), as follows:

- 162-22-301-015-
  - Owner: Gipsy LLC
  - Existing Gipsy location
  - .92 acres
  - Planned Land Use (EM)/Zoning (CG)
- 162-22-301-011
  - Owner: Gipsy LLC
  - Vacant (purchased for future Gipsy parking expansion)
  - .25 acres
  - Planned Land Use (EM)/Zoning (RS3.3)
- 162-22-304-009
  - Owner: Wild Dunes, Inc.
  - Existing Piranha
  - .4 acres
  - Planned Land Use (EM)/Zoning (CG)
- 162-22-304-008
  - Owner: Nite Owl LLC
  - Vacant lots with duplex (purchased for future Piranha expansion)
  - .4 acres
  - Planned Land Use (EM)/Zoning (RS3.3)

The proposed event is scheduled for the evening of Saturday, October 11<sup>th</sup>, and in accordance with the remaining Comprehensive Planning condition to UC-24-0441, “Live entertainment must end at 12 am.” Event activities will include an outdoor stage for the recognition ceremony, entertainment, food and beverage stations/food trucks, and commemorative merchandise sales. Supporting facilities will include portable toilets, handwashing stations, garbage/recycling receptacles, and a first aid station.

Jennifer Ammerman  
August 29, 2025  
Page 3

The proposed event remains consistent with the activities previously permitted in the area as temporary events, and is not out of character with the nightlife atmosphere of the vicinity within the Entertainment Mixed-Use designation under the Clark County Land Use Plan. Event logistics for traffic and safety will also be coordinated through the Clark County Department of Public Works, the Metropolitan Police Department, and the Southern Nevada Health District.

We appreciate your assistance and are available to answer any questions you may have.

Sincerely,

  
Maren Parry

10/08/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-25-0630-KHW 625, LLC & MARRIOTT CORP LEASE:**

**DESIGN REVIEW** for a proposed parking garage on 3.83 acres in a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) Overlay.

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

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RELATED INFORMATION:

**APN:**

162-27-301-009

**LAND USE PLAN:**

WINCHESTER/PARADISE - PUBLIC USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 625 Kitty Hawk Way
- Site Acreage: 3.83
- Project Type: Parking garage
- Number of Stories: 6
- Building Height (feet): 83
- Parking Provided: 2,278
- Sustainability Required/Provided: 7/6.5

**Site Plan**

The site is located west of the Harry Reid International Airport T1 departures ramp and south of Four Corners Road and Kitty Hawk Way (both private roads). The existing building on the site will be demolished to allow the construction of a proposed parking garage, which includes a wash area on the north side of the structure, an office and lounge area, and an operations office on the east side of the structure. The vehicle wash will only be used for the fleet shuttles, so it is accessory to the parking garage use. The proposed building is oriented in a north/south direction. Access to the site is via Marriott Road, a private drive. Two ingress gates and two egress gates are provided along the east side of the garage.

The proposed parking garage consists of the following parking stalls: 2,213 standard, 19 EV installed, 12 EV capable, 8 van accessible, 25 standard accessible, and 4 bicycle charging spaces. Separate charging spaces for the fleet vehicles are provided. The drive aisles consist of two-way drive aisles at 90 degrees and 24 foot wide minimum. The setbacks are as follows: 6 feet from

the east property line, 15 feet from the west property line, 10 feet 5 inches from the south property line, and 8 feet 3 inches from the north property line.

#### Landscaping

The plan shows 3 large and 3 medium evergreen trees along the northeast and northwest corners of the parking structure. Additionally, the plan shows shrubs along all property lines. A minimum 5 foot wide walkway is provided along the north, east, and south sides of the parking garage.

#### Elevations

The proposed partially enclosed structure consists of white concrete walls with metal staircase. Solar panels will cover most of the top level of the parking garage, Level 6. The walkway will be shaded by a metal canopy located on the ground floor on the east side of the parking garage adjacent to Marriott Road. A metal accent panel will run vertically along the northern portion of the east side of the building, adjacent to the northern access gates. The proposed parking garage is shielded (no opening of any kind) on the western side of the structure as well as the ground floor along the north side of the building where the shuttle wash is located. The east elevation shows windows for the lounge and offices.

#### Floor Plan

The plan depicts a shuttle wash area consisting of 5,608 square feet and that is only available to the fleet shuttles operating from the parking garage. A 5 space shuttle parking area is located on the ground floor along the east side of the parking garage. There are four EV shuttle stations toward the south end of the ground floor of the parking garage. Additionally, a 2,754 square foot office/lounge area and an 868 square foot operations office south of the office/lounge area are located on the ground floor along the east side of the garage. There is also a 1,100 square foot electrical room to the west of the shuttle wash.

#### Applicant's Justification

The applicant states the proposed design provides smooth flow of traffic to mitigate congestion. The building provides a large number of parking spaces at the airport without the adverse visual impact of large expanses of an exposed outdoor parking lot. Also, the proposed parking garage is shielded on the western side of the structure due to the existence of the fuel tank farm on the property to the west. Furthermore, the applicant states proposed parking garage will enhance the visual impact compared to the existing structure and it will respond to transportation and access demands of Harry Reid International Airport.

#### Prior Land Use Requests

Application Number	Request	Action	Date
PC-10-73	Plan Check to construct and maintain a 28,800 square foot food service kitchen	Approved by BCC	July 1973

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South & East	Public Use	PF (AE-60 & AE-65)	Harry Reid International Airport parking & transit areas
West	Public Use	PF (AE-60 & AE-65)	Harry Reid International Airport fuel tank farm

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

##### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and 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 recognizes the intent of the proposed development is to provide additional parking in proximity to Harry Reid International Airport. The parking garage will be serviced by a network of private roads owned and operated by the Department of Aviation with gated access to the parking garage. The vehicle queue line is proposed to internal to the overall site of off Marriott Road. The proposed request complies with Master Plan Policy 1.4.4 and Winchester/Paradise Policy WP-3.1, which encourage in-fill and redevelopment of existing sites which are compatible in scale and features to the surrounding area. Therefore, staff can support this design review 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.

Airspace surface penetration does not include the additional height of construction cranes, which will add to the airspace penetration.

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



The rooftop solar panels are in very close proximity to airport runways. Glint/glare from lighting and reflective surfaces can create a hazard for aircraft pilots.

Due to the location of the project, completely surrounded by DOA owned land, wayfinding is necessary to ensure traffic and emergency response efficiency on private Airport roads.

This location is entirely serviced by private airport owned roads and certain utilities. Increased traffic congestion is a concern for Airport users and emergency responders to the airport fuel farm fire department connections (FDCs) located at Kitty Hawk Way and Four Corners Rd., and they must not be delayed by traffic related to this development.

Due to the proximity of this development proposal to Harry Reid International Airport's east side fuel farm, which is less than one hundred feet away, this project design presents numerous safety and security concerns, additionally the parking garage will provide an elevated, direct line of sight to large aviation jet fuel tanks and other secure operational areas of the airport.

#### **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 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**

- Drainage study and compliance.

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

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77 and comply with all requirements of any and all determinations, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation (DOA).

- 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 shall be issued until applicant provides evidence that an unexpired "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 DOA.
- 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.
- All cranes and temporary equipment will require separate FAA airspace determinations that provide "Determinations of No Hazard to Air Navigation" and a finding of no significant impact on aircraft activity at Harry Reid International Airport (Airport). A Crane/Temporary Equipment plan that includes the separate FAA airspace determinations must be submitted and approved by the DOA ([airspace@lasairport.com](mailto:airspace@lasairport.com)) prior to the issuance of building permits.
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998, and funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.
- Applicant must submit a plan to the DOA ([airspace@lasairport.com](mailto:airspace@lasairport.com)) for review and approval addressing lighting, solar panels, illuminated signage, and reflective surfaces with potential to impact aviation safety. The plan must include a reflectivity (glare) analysis demonstrating that no significant impact on aircraft activity will occur at Airport. All exterior lighting must be dimmable or otherwise adjustable, with the capability to implement modifications if requested by the DOA or the airlines. Building permits shall not be issued until the DOA Airspace Manager has approved the plan, which may include additional conditions necessary to mitigate glare or reflection hazards to aviation.
- Applicant must prepare a proposed Wayfinding / Signage plan for the DOA's review and approval ([landuse@lasairport.com](mailto:landuse@lasairport.com)), before building permits can be issued. Applicant must coordinate with and comply with all requirements of Public Works regarding proposed signage within public rights-of-way. The Wayfinding / Signage plan shall show the location of all proposed signage located on public and private Airport roads, sign sizes, sign panels, structures, and denote any power requirements for illumination. The purpose of the plan is to ensure that signage facilitates safe and efficient traffic circulation, prevents driver confusion, and maintains clear routing for emergency responders accessing Airport facilities, including the east side fuel farm.

- Applicant must provide a traffic study (including, but not limited to, Traffic Demand Estimates, Queuing Analysis, 3-Point Turn evaluation, Traffic Mitigation measures, and Traffic Impact Analysis) prepared by a Nevada Registered Engineer with appropriate experience in traffic engineering for the DOA's review and approval (landuse@lasairport.com). Applicant must comply with the recommendations of the traffic study and with any additional requirements imposed by the DOA to mitigate project-generated impacts. Based on the traffic study, the DOA may require Applicant to enter into a cost sharing agreement for the maintenance of private Airport roadways to account for added traffic generated by the project.
- Applicant must demonstrate that emergency response times to the east side Airport fuel farm Fire Department Connections (FDC) are not degraded by project-generated traffic.
- Drainage study and compliance. Submit for DOA review (landuse@lasairport.com) and approval.
- Applicant must establish its own independent connections to public utilities necessary for the project at its sole cost. This includes metered connections to public water and sewer. Any utility alignment(s) across Airport property must be submitted to and approved in writing by DOA (landuse@lasairport.com). At DOA's discretion, the necessary easement(s) may be granted, which shall not be unreasonably withheld.
- Applicant must prepare and submit for DOA (landuse@lasairport.com) review and approval a barrier plan for the western perimeter of APN 162-27-301-009. Applicant must construct the approved barrier (e.g., wall, boulders, bollards) which must include a vehicle crash mitigation rail designed to withstand a Department of Defense K-rating of K12 (15,000-pound vehicle at 50 miles per hour). This requirement is necessary to provide crash protection for the adjacent Airport fuel farm and to mitigate risks to critical aviation infrastructure due to increased traffic generated by the project.
- Applicant must erect six-foot-high decorative fencing around the remainder of the parcel, excluding the above-mentioned barrier and ingress/egress points, to prevent free access of those on foot onto Airport roadways and walking paths and maintain secure boundaries adjacent to fuel farm and Airport operational areas.
- Applicant must revise the building plan to enclose the northern section of the garage to match the western portion of the garage to prevent line of sight to the airfield.
- Applicant must construct solid wall(s) along the western and northern perimeters of the parking garage roof level to eliminate any physical view of the existing aviation fuel tanks and the airfield, subject to FAA airspace determinations that provide "Determinations of No Hazard to Air Navigation" and DOA approval of design. This is required to enhance safety and security by reducing visibility and targeting risks to critical fuel storage and airfield operations. DOA (landuse@lasairport.com) will consider alternative screening methods if they achieve equivalent levels of safety and security mitigation.
- Applicant must preserve existing fire access to the Airport's east side fuel farm.
- Due to the enhanced traffic created by the project and proximity of the project to secure Airport areas, Applicant shall provide 24/7 onsite security patrols or other security measures approved by DOA Security. Applicant must provide to the DOA Security team (landuse@lasairport.com) direct phone numbers for security and onsite property management.

- Applicant is advised that the project site is a private parcel and will not receive Airport-based emergency services. Emergency response will be provided by the appropriate municipal emergency service providers with jurisdiction. Applicant is responsible for ensuring that site access, circulation, and security measures are designed to accommodate timely response by those providers.
- Due to the close proximity of the project to secure Airport areas and Airport operations, Applicant must work with the DOA Security team (landuse@lasairport.com) to develop, review, and approve a safety and security plan as it pertains to Airport security to include: camera placement, camera type, camera fields of view, procedures for Airport access to video footage in the event of an emergency, safety, or security incidents, and video preservation, storage and retention protocols.
- Applicant must provide a construction plan (landuse@lasairport.com) demonstrating they are able to construct the project on its property (including the temporary laydown area) without encroaching onto Airport property.
- Design review as a public hearing for signage and lighting plan will be required, which may require additional Determinations of No Hazards, Permits from the Director of Aviation or Variances from the AHABA, and/or reflectivity (or glint and glare) analysis.
- Applicant must obtain and comply with all permits, approvals, and authorizations required for the project's commercial uses, whether issued by the DOA or other applicable regulatory authorities, prior to commencing such operations.

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

**APPLICANT:** KHW 625, LLC  
**CONTACT:** MARK MULHALL, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA  
DRIVE, SUITE 650, LAS VEGAS, NV 89135



## Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101071

ASSESSOR PARCEL #(s): 108-30-213-005

PROPERTY ADDRESS/ CROSS STREETS: 5900 Topaz St. Las Vegas, NV

### DETAILED SUMMARY PROJECT DESCRIPTION

Banquet hall for private events.

### PROPERTY OWNER INFORMATION

NAME: Julio Torres, Kelly Torres  
ADDRESS: 6513 W. Tropical Pkwy  
CITY: Las Vegas STATE: NV ZIP CODE: 89130  
TELEPHONE: (702) 590-9651 CELL (702) 328-0978

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

NAME: Kelly Torres  
ADDRESS: 6513 W. Tropical Pkwy  
CITY: Las Vegas STATE: NV ZIP CODE: 89130  
TELEPHONE: (702) 328-0978 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

NAME: Kelly Torres  
ADDRESS: 6513 W. Tropical Pkwy  
CITY: Las Vegas STATE: NV ZIP CODE: 89130  
TELEPHONE: (702) 328-0978 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

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

Kelly Torres  
Property Owner (Signature)\*

Kelly Torres  
Property Owner (Print)

8-18-25  
Date

2



**Kelly and Julio Torres**

Owner

Under the Bridge Events LLC

6513 W. Tropical Pkwy

Las Vegas, NV 89130

Underthebridgeeventslv@gmail.com

(702) 328-0978

**8/21/25**

**Clark County Department of Comprehensive Planning**

500 S. Grand Central Parkway

Las Vegas, NV 89155

**Subject: Justification Letter for Rezoning Request — 162-36-213-005 (IP to Accommodate Banquet Facility Use)**

Dear Planning Commission Members and Staff,

I am submitting this letter as part of our formal request to rezone the property located at 5960 Topaz St. currently zoned **IP (Industrial Park)**, to allow its use as a **banquet and special events facility**. This request aligns with the intent of Clark County's Comprehensive Plan and reflects a thoughtful, community-enhancing adaptive reuse of underutilized industrial property.

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**1. Proposal Overview/Conformance with Clark County's Comprehensive Plan**

The proposed use is consistent with the goals and policies outlined in Clark County's Comprehensive Plan, specifically:

- **Land Use Element – Goal 1:** *Promote a balanced mix of land uses that support economic development and the efficient provision of infrastructure and services.*
- **Economic Development Element – Goal 2:** *Diversify and expand the local economy through support of a range of employment and commercial opportunities.*

A banquet facility contributes to economic diversification by supporting local events, hospitality services, and small business development, while remaining compatible with the infrastructure and service capacities of the existing IP-zoned area.

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The property is well suited for a **low-impact commercial use**, such as a banquet facility. This adaptive reuse avoids vacancy, discourages blight, and brings new life to an area in transition. The subject parcel is currently vacant and underutilized, making it an ideal candidate for a developmental project that will bring economic, social, and cultural benefits to the area. The

2



proposed banquet facility will serve as a venue for weddings, corporate events, community celebrations, and other gatherings, providing an elegant space for social functions that currently lacks adequate options in the region.

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## 2. Compatibility with Surrounding Development

The area surrounding the parcel includes a mix of industrial, commercial, and service-based businesses. The proposed banquet facility would:

- Operate **primarily during evenings and weekends**, avoiding peak industrial traffic
- Generate minimal noise, emissions, or operational impact
- Provide **ample on-site parking** and event coordination to avoid overflow
- The site's proximity to major roadways, such as **Patrick and Eastern**, makes it easily accessible for both local and out-of-town guests, contributing to local commerce and tourism.

As such, the facility is not only compatible with neighboring land uses but may also complement nearby services such as catering, florists, hotels, and transportation companies.

### Supporting Conditions (if applicable):

**Approx. Hours of Operation:** 12:00pm-10:00Pm

**Approx. Maximum Occupancy:** 350 guests

**Approx. # of Employees:** 4

**Noise Control Measures:** Compliance with local noise ordinances; amplified music indoors only.

**Traffic Management:** Event parking plan to be submitted

**Signage:** All signage to conform to local county code.

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## 3. Public and Economic Benefits

The proposed banquet facility will serve as a **venue for weddings, corporate events, nonprofit fundraisers, cultural celebrations, and community functions**, offering both economic and social value to Clark County. Specifically, the project will:

- Create permanent and part-time employment opportunities
- Stimulate local spending through event-related services
- Generate business license fees and tax revenue
- Provide a unique and needed venue option within a well-located area

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## 5. Commitment to Meeting County Standards

We understand that the change of use may raise concerns regarding traffic, parking, and noise, however, we are fully committed to complying with all development standards, including those related to:

- **Parking and traffic circulation:** We have conducted a traffic impact study and parking analysis to ensure that the facility's operations will not adversely affect traffic flow. The property offers **104** parking spaces, including **8** ADA accommodation spaces, and we are committed to providing sufficient space to accommodate guests. In addition, we will implement measures to ensure that the traffic congestion is minimized during peak times.
- **Noise control and hours of operation:** The building will be designed with appropriate soundproofing measures, and zero outdoor events. We will also implement a strict schedule that adheres to the local noise ordinances.
- **Fire and life safety codes**
- **ADA compliance and accessibility**

Should a **Special Use Permit (SUP)** or **conditions of approval** be required to further regulate the proposed use, we are open and willing to accept such provisions in coordination with County staff.

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## Conclusion

We believe that the proposed use of the property as a banquet facility will have a positive and lasting impact on the community. The facility will provide a much-needed venue for events, create local jobs, and contribute to the overall revitalization of the area.

This rezoning represents a well-considered enhancement of an underutilized parcel within Clark County's urban fabric. It aligns with the County's vision for economic vitality, smart land use, and community benefit. We respectfully request your favorable recommendation and approval.

Thank you for your consideration.

Sincerely,

**Julio and Kelly Torres**  
Owners, Under the Bridge Events LLC

**PUBLIC HEARING**

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

**UC-25-0625-TIBERTI R & I, LLC:**

**USE PERMITS** for the following: **1)** avocational/vocational training facility; and **2)** recreational and entertainment facility in conjunction with an existing office/warehouse complex on 3.89 acres an IL (Industrial Light) Zone.

Generally located east of Decatur Boulevard and north of Hacienda Avenue within Paradise. MN/nai/cv (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-30-201-007

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5260 Decatur Boulevard
- Site Acreage: 3.89
- Project Type: Avocational/vocational training facility and recreational and entertainment facility
- Number of Stories: 1
- Building Height (feet): 30
- Square Feet: 4,500 (table tennis)
- Parking Required/Provided: 70/151

**Site Plans**

The plans depict 3 existing buildings on a 3.89 acre lot. Access to the property is along the west property line adjacent to Decatur Boulevard. Building #1 is located at the northwest corner of the lot, Building #2 is on the south portion of the property, and Building #3 is located on the east portion of the property. A new table tennis business is proposed within Building #3. There are 151 parking spaces within the site where 70 are required.

**Elevations**

Photos depict that Building #3 is 30 feet in height and made from stucco painted beige with grey and brown tiles.

### Floor Plans

The plans depict that 1 warehouse space and 1 office space will be used for the table tennis business. The warehouse is 3,000 square feet and will be used as a set-up area for the tennis tables. The office space is 1,500 square feet and includes a front desk, restrooms, and main entrance.

### Applicant's Justification

The applicant has had a table tennis business since 2013 at a different location and they would like to relocate their business to the subject site. Customers can take lessons, practice, and have recreational play all within indoors. Their program is for all ages and skill levels. They offer training lessons, open play, and coaching for competitive athletes. The applicant states their business is consistent with the character of the surrounding area and aligns with local communities' interest in promoting health, wellness, and skill development.

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0032	Use permit for retails sales	Approved by PC	March 2022
ADR-21-900030	Office/warehouse building located on undeveloped pad at northwest corner of site	Approved by ZA	March 2021
UC-20-0232	Recreational facility	Approved by PC	July 2020
VS-1083-17	Vacated easement between Reno Avenue and Hacienda Avenue	Approved by PC	February 2018
UC-0541-17	Major training facility	Approved by PC	August 2017
WS-0009-12	Overhead powerlines	Approved by PC	March 2012
DR-0149-97 (ET-400248-98)	Office warehouse complex	Approved by PC	August 1998
DR-1049-97	Office warehouse complex	Approved by PC	July 1997
ZC-0140-96	Reclassified the site to M-1 zoning for an office/warehouse development	Approved by BCC	March 1996

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL	Major training facility
South	Business Employment	CG & IL	Gas Station & vehicle Sales
East	Business Employment	IL	Outdoor storage
West	Corridor Mixed- Use & Compact Neighborhood	CG & RM18	Shopping center & multi-family residential

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Comprehensive Planning**

##### 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.

Staff finds that a avocational/vocational training facility and a recreational facility are appropriate at this location. Staff's primary concerns with these types of uses are to ensure compatibility with existing and planned surrounding uses and that there is adequate on-site parking. Staff does not anticipate any adverse impacts by the proposed table tennis business and finds that the use is compatible with the surrounding area. There is an existing avocational/vocational training facility to the north of the subject parcel. Additionally, similar uses have been previously approved for the site. Lastly, although the proposed use places additional demands on the site in terms of the required parking, there is ample parking on the site. Therefore, staff recommends approval.

#### **Staff Recommendation** Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

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

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

- No comment.

**Fire Prevention Bureau**

- No comment.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LEE'S TABLE TENNIS CLUB

**CONTACT:** LEE'S TABLE TENNIS CLUB, 5915 W. CHEROKEE AVENUE, LAS VEGAS, NV 89103

DRAFT





# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 16230201007

PROPERTY ADDRESS/ CROSS STREETS: 5260 Decatur Blvd, Suite 2, Las Vegas, NV 89118

## DETAILED SUMMARY PROJECT DESCRIPTION

Business License # 2000072.061-120 (Lee's Table Tennis Club) is looking to operate an avocational training facility. Lee's Table Tennis Club is seeking approval of a special use permit in an IL zone.

## PROPERTY OWNER INFORMATION

NAME: Tiberti R&I, LLC c/o MDL Group

ADDRESS: 5960 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-388-1800

CELL \_\_\_\_\_

EMAIL: ayepez@mdlgroup.com

## APPLICANT INFORMATION (must match online record)

NAME: Caixia Gong

ADDRESS: 5260 S Decatur Blvd, Suite 2

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

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

TELEPHONE: 702-882-2728

CELL \_\_\_\_\_

EMAIL: lishitabletennisclub@yahoo.com

## CORRESPONDENT INFORMATION (must match online record)

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ REF CONTACT ID # \_\_\_\_\_

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

Hayim Mizrachi  
Property Owner (Signature)\*

Hayim Mizrachi

Property Owner (Print)

3/11/25

Date

## DEPARTMENT USE ONLY:

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

APPLICATION # (s) \_\_\_\_\_

ACCEPTED BY \_\_\_\_\_

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

DATE \_\_\_\_\_

BCC MEETING DATE \_\_\_\_\_

FEES \_\_\_\_\_

TAB/CAC LOCATION \_\_\_\_\_

DATE \_\_\_\_\_

Subject: Request for Special Use Permit for Avocational Training Facility at 5260 S Decatur Blvd

Dear Sir/Madam,

I am writing to formally request approval for a Special Use Permit for our table tennis club, which operates as an avocational training facility. Our club was originally established in 2013 at 5154 W Patrick Ln, Las Vegas, NV 89118, and we have recently relocated to 5260 S Decatur Blvd, Las Vegas, NV 89118 (Parcel: 162-30-201-007). Due to this relocation, we are required to reapply for a business license under the new address.

The subject property is located within an IL (Industrial Light) zoning district, where an avocational training facility requires an approved Special Use Permit pursuant to Clark County Title 30 regulations. We are therefore submitting an application for a Special Use Permit to authorize our continued operations in compliance with zoning requirements.

Our facility occupies the entirety of Suite 1, ensuring ample space for our primary operations. Additionally, we utilize a portion of Suite 2, which houses our front entrance, providing both extra room and a convenient access point for visitors and staff.

The facility will be used for table tennis training, practice, and recreational play. Our programs serve individuals of all ages and skill levels, offering structured training sessions, open play opportunities, and coaching for competitive athletes. The proposed use is consistent with the character of the surrounding area, which includes a mix of commercial and industrial businesses. Our club operates indoors, generating minimal noise, traffic, or other disruptive external effects. Parking is available on-site, ensuring no overflow into adjacent properties.

The proposed use does not require additional public utility services beyond standard electrical, water, and sanitation provisions. The facility operates within typical commercial business hours and does not impose an excessive burden on municipal infrastructure or emergency services.

As a recreational and training facility, our business aligns with the local community's interest in promoting health, wellness, and skill development. The relocation continues our tradition of providing an engaging sports environment while maintaining harmony with neighboring businesses.

We appreciate your time and consideration of this request. If additional information or documentation is required, please do not hesitate to contact me. We look forward to your guidance in completing the permitting process and ensuring compliance with all applicable regulations.

Sincerely,  
Caixia Gong  
Owner  
Lee's Table Tennis Club

3

10/21/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-25-0629-815 TWAIN, LLC:**

**USE PERMIT** for a banquet facility in conjunction with an existing shopping center on 3.33 acres in a CG (Commercial General) Zone within the Maryland Parkway and Airport Environs (AE-60) Overlays.

Generally located east of University Center Drive and south of Twain Avenue within Paradise. TS/jam/cv (For possible action)

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RELATED INFORMATION:

**APN:**

162-15-715-002; 162-15-715-003

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 855 E. Twain Avenue
- Site Acreage: 3.33
- Project Type: Banquet facility
- Square Feet: 2,664 (proposed tenant space)/34,903 (total shopping center)
- Parking Required/Provided: 100/194

**Site Plans**

The plans depict an existing commercial retail shopping center consisting of 34,903 square feet. The banquet facility is proposed in the southeast corner of the complex in Suites 109 and 110 for a total square footage of 2,664 square feet. The proposed banquet facility is 48 feet from an existing residential development to the south. Access to the site is from University Center Drive and Twain Avenue.

**Landscaping**

There is no new landscaping proposed or required with this request.

**Elevations**

No changes to the elevations are proposed or required with this request.

### Floor Plans

The plans depict a floor plan for combined Suites 109 and 110 with a total square footage of 2,664 square feet. The plan shows an open floor plan layout for flexible seating and dining configurations.

### Applicant's Justification

The applicant states that the proposed banquet facility is designed to serve as a flexible and responsible venue for small to mid-scale community and private events that foster social engagement while ensuring minimal impact on the surrounding neighborhood. The banquet facility will primarily accommodate family gatherings, community meetings, private events, reunions, and customer overflow from the applicant's existing restaurant in the shopping center. The facility will implement sound-dampening features and enforce policies to ensure noise levels are acceptable. The proposed hours of operation are Monday through Thursday from 11:00 a.m. to 12:00 a.m., Friday and Saturday from 11:00 a.m. to 2:00 a.m., and Sunday from 11:00 a.m. to 12:00 a.m.

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0300	Use permit and design review for a tavern expansion	Approved by PC	August 2020
TM-17-500222	1 lot commercial subdivision	Approved by PC	February 2018
UC-0952-07	Use permit for massage	Denied by BCC	June 2008
UC-1156-01	Use permit for check cashing	Approved by PC	October 2001

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CG (AE-60 & MPO)	Shopping center
South	Entertainment Mixed-Use	RM50 (AE-60 & MPO)	Multi-family residential
East	Entertainment Mixed-Use	CR (AE-60 & MPO)	Multi-family residential
West	Entertainment Mixed-Use	CR (AE-60)	Retail

### **STANDARDS FOR APPROVAL:**

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

### Analysis

#### **Comprehensive Planning**

#### 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 the proposed use will not increase the parking demand as the site is an established shopping center. Per Title 30, a banquet facility in CG zoning shall be accessed from an arterial or collector street. The proposed banquet facility will be accessed from Twain Avenue and University Center Drive, which are both collector streets. However, another requirement is that a banquet facility cannot be located within 200 feet of areas subject to residential adjacency. Although there is a drive aisle between the proposed banquet facility and the multi-family residential development to the south and the nearest residential building is 126 feet from the proposed use, there is only 48 feet of separation between the banquet facility and the shared property line, which is not in compliance with the code requirement. Staff finds that the proposed use may result in undue adverse effects on the neighboring residential property; therefore, recommends denial.

#### **Staff Recommendation**

Denial.

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

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

##### **Comprehensive Planning**

If approved:

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

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

- No comment.

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

- No comment.

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

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

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

**APPLICANT:** HRUDHAY DOMMARAJU

**CONTACT:** HRUDHAY DOMMARAJU, 855 E. TWAIN AVENUE, SUITE 101-102, LAS  
VEGAS, NV 89169

DRAFT





## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-15-115-003

PROPERTY ADDRESS/ CROSS STREETS: 855 E. TWAIN AVE, LAS VEGAS 89169

### DETAILED SUMMARY PROJECT DESCRIPTION

Banquet facility

### PROPERTY OWNER INFORMATION

NAME: 815 TWAIN, LLC.  
ADDRESS: 606 S. OLIVE STREET, SUITE 600  
CITY: LOS ANGELES STATE: CA ZIP CODE: 90014  
TELEPHONE: 213-883-8000 CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

### CORRESPONDENT INFORMATION (must match online record)

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_ REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ 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.

815 TWAIN, LLC

Property Owner (Signature)

R. HANGSAB  
Property Owner (Print)

06/26/2025  
Date

### DEPARTMENT USE ONLY

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

APPLICATION # \_\_\_\_\_

PL MEETING DATE \_\_\_\_\_

BCC MEETING DATE \_\_\_\_\_

TAB/CAL LOCATION \_\_\_\_\_

ACCEPTED BY \_\_\_\_\_

DATE \_\_\_\_\_

FEES \_\_\_\_\_

DATE \_\_\_\_\_

WJ

Justification Letter

Hrudhay/Dilip

#Hashtag India - Indian Restaurant

Address: 855 E Twain Ave Suite 109-110

Las Vegas, NV 89169

Phone: 7028422409

Email Address: Hashtagindiavegas@gmail.com

07/23/2025

To:

Clark County Building Department

Planning Department

495 S Main St

Las Vegas, NV 89101

Subject: Justification Letter for Banquet Hall Usage

Dear Planning Department,

I am writing to formally provide justification for the operation and intended usage of a proposed banquet hall located in Las Vegas, Nevada. This facility is designed to serve as a flexible and responsible venue for small to mid-scale community and private events, fostering social engagement while ensuring minimal impact on the surrounding neighborhood.

Purpose and Types of Events

The banquet hall will primarily accommodate:

- Family gatherings and reunions
- Community meetings and organizational sessions
- Small-scale private events such as birthday celebrations, anniversary parties, and graduation functions
- Reunions for visitors returning to Las Vegas
- As a customer overflow unit (in cases when restaurant gets busy) for our restaurant which is just two suites (101-102) away.

These events are intended to foster a sense of community and provide a safe, well-managed space for meaningful social connections.

#### Operational Considerations

##### Hours of Operation:

- Monday to Thursday: 11:00 AM - 12:00 AM
- Friday and Saturday: 11:00 AM - 2:00 AM
- Sunday: 11:00 AM - 12:00 AM

These hours reflect reasonable accommodation for typical event durations while remaining respectful of the surrounding area's needs.

##### Noise Control:

No loud music or disruptive noise levels will be permitted. The facility will implement sound-dampening features and enforce policies to ensure noise levels are kept within city ordinances.

##### Safety and Compliance:

The banquet hall will adhere strictly to all safety, occupancy, parking, and fire code regulations as required by the City of Las Vegas. Professional staff will be on-site during events to ensure compliance.

Community Enhancement:

The venue offers a much-needed space for personal and community events, especially for residents who may not have access to suitable spaces elsewhere. It will help strengthen local ties and promote responsible event hosting in a controlled environment.

We respectfully request your support and approval to operate this banquet hall in alignment with city guidelines and community expectations. Should any additional information be required, we are more than willing to provide further documentation or meet in person to discuss our plans.

Thank you for your consideration.

Sincerely,

Dilip/Hrudhay

#Hashtag India - Indian Restaurant



10/21/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-25-0634-TEAM TORRES, LLC:**

**USE PERMIT** for a banquet facility in conjunction with an existing office/warehouse complex on 2.2 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay.

Generally located east of Topaz Street and south of Dustin Avenue within Paradise. JG/jam/smp  
(For possible action)

---

RELATED INFORMATION:

**APN:**

162-36-213-003; 162-36-213-005; 162-36-213-006; 162-36-213-008 through 162-36-213-011

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5960 Topaz Street
- Site Acreage: 2.2
- Project Type: Banquet facility
- Number of Stories: 2
- Building Height (feet): 29
- Square Feet: 5,000
- Parking Required/Provided: 68/104

**Site Plan**

The plans depict an existing office/warehouse complex consisting of 3 separate buildings, each split between 2 tenants. The banquet facility is proposed within the northernmost building in the northernmost tenant space. Access to the site is from Topaz Street and Dustin Avenue to the west and north, respectively. Parking is provided throughout the complex with 104 spaces available where 68 spaces are required.

**Landscaping**

There is no new landscaping proposed with this request.

**Elevations**

The photos depict a 2 story office/warehouse building with concrete walls painted beige and a flat roof with parapet walls. There are 3 windows on the first floor next to the front entrance and decorative features for aesthetics on the front exterior.

### Floor Plan

The floor plan shows approximately 5,000 square feet of space on the first floor and a mezzanine consisting of an open area for banquet activities, office space, and restrooms.

### Applicant's Justification

Applicant states that the proposed banquet facility meets goals of Clark County's Comprehensive Plan by promoting a balanced mix of land uses that support economic development and the efficient provision of infrastructure and services. Additionally, the project helps diversify and expand the local economy through a range of employment and commercial opportunities. The applicant notes that the banquet facility will serve as a venue for weddings, corporate events, community celebrations, and other gatherings. The banquet facility will contribute to economic diversification by supporting local events, hospitality services, and small business development, while remaining compatible with the infrastructure and service capacities of the existing IP zoned area. The applicant states the hours of operation are expected to be 12:00 p.m. to 10:00 p.m. with amplified music indoors only and the applicant implementing soundproofing measures.

### Prior Land Use Requests

Application Number	Request	Action	Date
ZC -0452-02	Zone change from R-E to M-D, Office as principal use, permit access from a residential street, DR for office/warehouse complex	Approved by BCC	June 2002

### Surrounding Land Use

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

### **STANDARDS FOR APPROVAL:**

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

### Analysis

#### **Comprehensive Planning**

#### Use Permit(s)

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



Per Title 30, a banquet facility in IP zone shall not be located within 200 feet of areas subject to Residential Adjacency. Although there are 2 existing residences in the area, they are both over 200 feet from the proposed use. However, Title 30 also requires a banquet facility to be accessed from an arterial or collector street. The proposed banquet facility will be accessed from Topaz Street and Dustin Avenue which are both local streets and thus, does not meet this condition. Staff finds that the proposed use may result in undue adverse effect on the properties that access those streets; therefore, staff recommends denial of the use permit.

#### **Department of Aviation**

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

#### **Staff Recommendation**

Denial.

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

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

##### **Comprehensive Planning**

If approved:

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

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

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

**Fire Prevention Bureau**

- No comment.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** KELLY TORRES

**CONTACT:** KELLY TORRES, UNDER THE BRIDGE EVENTS, LLC, 6513 W. TROPICAL PARKWAY, LAS VEGAS, NV 89130

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-25-0618-3400 WESTERN AVENUE, LLC:**

**USE PERMIT** for a cannabis establishment (consumption lounge).

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the separation of a cannabis consumption lounge to a non-restricted gaming property in conjunction with an existing retail cannabis establishment on 6.26 acres in an IL (Industrial Light) Zone.

Generally located south of Desert Inn Road and east of Western Avenue within Paradise.  
TS/hw/cv (For possible action)

---

RELATED INFORMATION:

**APN:**

162-17-503-012

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the separation of a proposed cannabis consumption lounge to an existing non-restricted gaming property to 1,330 feet where 1,500 feet is required per Section 30.03.06C (an 11% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3400 Western Avenue
- Site Acreage: 6.26
- Project Type: Cannabis consumption lounge
- Number of Stories: 2
- Building Height (feet): 38
- Square Feet: 108,852
- Parking Required/Provided: 184/209

**History & Request**

The existing warehouse building has existed on the subject site since the 1970's and has been expanded several times. The cannabis establishment on the site was originally approved as a medical marijuana production and cultivation facility through UC-0331-14 and UC-0333-14, respectively, in June 2014. The dispensary portion of the medical marijuana establishment was in November 2015 through UC-0513-15. The site was subsequently approved for general retail cannabis uses in June 2017 through UC-0384-17, with the cultivation and production uses being

redesignated to not differentiate between medical and retail use in July 2017 through ADR-0733-17 and ADR-0734-17, respectively. The site was subsequently modified several times with the most recent being in February 2025 with WS-24-0736, which the currently approved set-up for the site.

The applicant is now requesting a use permit to allow the addition of a consumption lounge that will work in conjunction with the existing retail establishment. The applicant has provided all necessary separation, crime, and impaired drive prevention plans and reports. The separation study shows there are no community nor school facilities within 1,500 feet of the front door of the proposed consumption lounge. The applicant, however, is applying for a reduction in the separation from a non-restricted gaming property as there is an existing property approximately 1,330 feet due south from the proposed consumption lounge. This waiver is permitted by Title 30 and Nevada Revised Statutes (NRS), as the retail cannabis establishment was approved and met the previous separations required by Title 30 and NRS.

#### Site Plans

The plans depict an existing 108,852 square foot building that was previously approved for cannabis (retail store, dispensary, cultivation, and production). The building is centrally located on the site and accessed is from 3 driveways on Western Avenue. The northerly Western Avenue driveway accesses a parking lot with 30 parking spaces and is located on the north side of the building. The existing central driveway on Western Avenue is exit only and the southerly Western Avenue driveway accesses the existing south parking lot and the 1 way drive aisle that exits at the central driveway. Parking along the west property line was reconfigured with WS-24-0736 to provide additional street landscaping and a 1 way drive aisle. There are 2 pedestrian access routes provided from Desert Inn Road as well as bicycle parking spaces. Existing loading spaces located on the south and west sides of the building will remain, and fleet parking is located on the south side of the building. The existing trash enclosure will remain at the southwest corner of the building. There will be no changes to the existing structures on site, nor will there be any changes to the parking areas with a total of 209 parking spaces provided, where 184 parking spaces are now required for the addition of the consumption lounge.

#### Landscaping

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

#### Elevations

The plans depict an existing building that has an overall height of 38 feet constructed of concrete with painted accents, light fixtures, and downspouts. The height of the building varies from 26 feet to 38 feet. The exterior of the southerly portion of the building contains existing truck bay/loading docks, trash enclosure, and entry door. The central and northerly portion of the building includes an in-filled wall with screened glazing shaded with 12 inch deep frames with decorative metal screens that provide greater than 50 percent shading to the glazing behind. Access stairs and a ramp are located at the northwest corner of the building with storefront windows and entry, which includes an entry feature that has an overall height of 38 feet, and lattice entry cover. Existing roof-mounted equipment will be screened. There are no proposed changes to the exterior of the building.

### Floor Plans

The floor plans show the entire southern portion of the building will be dedicated to storage and the cultivation and production portion of the cannabis establishment. A second story portion of the building will contain various offices and conference rooms. The northern portion of the building will contain a 1,721 square foot entry foyer which will then connect to the retail and consumption lounge portions of the building. The retail portion of the building is shown to be 5,824 square feet and directly to the east of the foyer in the northeast corner of the building. The consumption lounge will be in a former 1,347 square foot flex spaces. The plans show the consumption lounge will have a large seating area for a total of 66 people, a stage and DJ booth, as well as a service area. Access to restrooms is provided in the hall between the lounge and retail area.

### Applicant's Justification

The site is currently zoned Industrial Light (IL) which allows a cannabis consumption facility with a special use permit and the approval of a cannabis consumption lounge will not have adverse effects to the surrounding area because it is being added as a use to an existing cannabis facility. There will not be a need for the construction of a new facility and no portion of the consumption lounge will be outdoors. The proposed consumption lounge will be adequately served by public improvements, facilities, and services and will not impose an undue burden as the facility is already operational and does not impose an undue burden. Crime in the area does not pose an undue threat to the security of the proposed cannabis consumption lounge as the facility currently exists and has not had its operations, employees, or patrons threatened by crime and the facility is adequately prepared to address any criminal or security threats.

The proposed non-restricted gaming property separation is only a 170 foot reduction from the standard. The previous certified evidence of separation survey from UC-0384-17 for the existing cannabis facility certified that there were no public or private schools within 1,000 feet, no community facilities within 300 feet, nor residential uses within 660 feet of the property line of the site. Lastly, the site is outside of the Gaming Corridor and there is no requirement for separation from non-restricted gaming properties.

### Prior Land Use Requests

Application Number	Request	Action	Date
SDR-25-0256	Allowed video message unit and roof signs and increased the area of projecting and wall signs	Approved by PC	May 2025
VS-24-0737	Vacated and abandoned a portion of Western Avenue for detached sidewalks - recorded	Approved by BCC	February 2025
WS-24-0736	Reconfiguration of the interior cannabis facility areas and the parking lot and landscaping areas	Approved by BCC	February 2025
WS-18-0700	Eliminated parking lot landscaping and remove a portion of the existing parking lot	Approved by PC	October 2018
DR-0893-17	Modifications to the existing parking lot	Approved by BCC	December 2017
DR-0892-17	Allowed a 7,750 square foot building expansion for the marijuana dispensary and retail uses	Approved by BCC	December 2017



### Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0734-17	Re-designated a medical marijuana production facility to no longer differentiate between medical and retail uses	Approved by ZA	July 2017
ADR-0733-17	Re-designated a medical marijuana cultivation facility to no longer differentiate between medical and retail uses	Approved by ZA	July 2017
UC-0384-17	Retail marijuana store in conjunction with an existing dispensary	Approved by BCC	June 2017
WS-0670-15	Reduced parking lot and perimeter landscaping and allow landscaping within Western Avenue right-of-way	Approved by BCC	November 2015
UC-0513-15	Medical marijuana dispensary facility and parking reduction	Approved by BCC	September 2015
WS-0193-15	Central plant and mechanical equipment building in conjunction with a medical marijuana establishment	Approved by BCC	May 2015
UC-0332-14	Medical marijuana dispensary facility and parking lot configuration	Denied by BCC	December 2014
UC-0333-14	Medical marijuana cultivation facility and parking lot configuration	Approved by BCC	June 2014
UC-0331-14	Medical marijuana production facility and parking lot configuration	Approved by BCC	June 2014
NZC-1746-04	Reclassified the site from M-1 to U-V zoning for a mixed-use development consisting of condominium tower and retail space - expired	Approved by BCC	February 2005
VC-165-85	50,000 square foot warehouse addition to an existing warehouse building	Approved by BCC	April 1985
VC-558-83	50,000 square foot warehouse addition to an existing warehouse building - expired	Approved by BCC	February 1984

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL (ABO)	Cannabis establishment
South	Business Employment	IL (ABO)	Undeveloped right-of-way & office/warehouse
East	Business Employment	IL (ABO)	Office/warehouse & retail
West	Business Employment	IL (ABO)	Adult cabaret, office/warehouse, & retail

### STANDARDS FOR APPROVAL:

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



## **Analysis**

### **Comprehensive Planning**

#### 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.

#### Waiver of Development Standards

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

The applicant submitted a State of Nevada Cannabis Compliance Board approval for a prospective license for a cannabis consumption lounge. A certified separation survey was submitted which indicated that the existing establishment exceeds the separation requirement of 1,500 feet from a school or community facility. The survey also indicates, however, a non-restricted gaming property (Hard Rock formerly known as The Mirage), is located within 1,500 feet of the proposed establishment. The separations for the existing cannabis establishment were based on the regulations at the time of the cannabis establishment was permitted. Most recently was the retail portion of the cannabis establishment which was permitted in 2017. At that time, the retail cannabis establishment would have be required to be 300 feet from a community facility, 1,000 feet from a school, and no be located within the Gaming Enterprise District. Based on the previous separation study from UC-0384-17, the existing cannabis establishment met those separations. Therefore, the consumption lounge would be considered exempt from this separation requirement under state law, and approval of the waiver would be in conformance with state law.

The crime report indicates that within a 1 mile radius of the site, 533 crime reports were filed with the Las Vegas Metropolitan Police Department approximately 60 days prior to the application date with 130 reports being drug related offenses. An Impaired Driver Prevention Plan was submitted which includes employee training, an alternative transportation plan, including a 24 hour no-tow policy, and signage plan with concurrence from the Office of Traffic Safety.

Additionally, there are no proposed changes to the building or interior spaces besides the addition of the cannabis consumption lounge, which will be completely located within the building. Staff also finds the surrounding area is composed primarily of industrial, adult, and cannabis related uses and the addition of this consumption lounge should have no major impact on the surrounding areas. Staff also finds the proposed consumption lounge will support Master

Plan Policies 5.1.3 and 5.5.3, which support the development of local business, especially those businesses which promote tourism, the chief economic base of the Las Vegas Valley. For these reasons, staff can support this request.

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

- A valid Clark County business license must be issued for this establishment within 2 years of approval or the application will expire unless extended with approval of an extension of time;
- To prevent odor nuisances, an indoor odor control plan must be submitted to the Clark County Department of Environment and Sustainability.
- Applicant is advised that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

- No comment.

#### **Fire Prevention Bureau**

- No comment.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TRYKE COMPANIES SO NV, LLC

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

DRAFT



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-100797

ASSESSOR PARCEL #(s): 162-17-503-012

PROPERTY ADDRESS/ CROSS STREETS: 3400 Western Ave., Las Vegas, NV 89109

## DETAILED SUMMARY PROJECT DESCRIPTION

Special Use Permit - Cannabis Consumption Lounge

## PROPERTY OWNER INFORMATION

NAME: 3400 Western Avenue LLC

ADDRESS: 501 Village Blvd., Suite 2

CITY: West Palm Beach

TELEPHONE: 561-814-2383

CELL N/A

STATE: FL

ZIP CODE: 33409

## APPLICANT INFORMATION (information must match online application)

NAME: Tryke Companies SO NV, LLC

ADDRESS: 290 Harbor Drive, Stamford, CT, 06902

CITY: Stamford

STATE: CT

ZIP CODE: 06902

TELEPHONE: NA

CELL NA

ACCELA REFERENCE CONTACT ID # NA

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

NAME: Kaempfer Crowell - Bob Gronauer

ADDRESS: 1980 Festival Plaza Dr, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-792-7000

CELL 702-693-4205

ACCELA REFERENCE CONTACT ID # 289392

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

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

Property Owner (Signature)

Property Owner (Print)

Date

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

KAEMPFER

CROWELL

MARK W. MULHALL  
[mmulhall@kcnvlaw.com](mailto:mmulhall@kcnvlaw.com)  
D: 702.792.7000

August 27, 2025

**VIA ONLINE SUBMITTAL**

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

**Re: *Justification Letter – Special Use Permit and Waiver of Development Standards for a Cannabis Consumption Lounge  
Tryke Companies SO NV, LLC  
APN: 162-17-503-012***

To Whom It May Concern:

Please be advised this firm represents Tryke Companies SO NV, LLC (the “Applicant”) in the above referenced matter. The site is approximately 6.26 acres generally located south of Desert Inn Road and east of Western Ave. The site is more particularly described as Assessor’s Parcel Number 162-17-503-012 (the “Site”). The Applicant is requesting a special use permit design review for a cannabis consumption lounge at an existing cannabis facility.

By way of history, the Site was originally approved for a medical marijuana cultivation & production establishment with a waiver for reduced parking and design review for a parking lot in June 2014 (UC-0331-14 & UC-0333-14). The following year, the Site was approved for waivers to reduce setbacks and increase wall height with a design review for a cannabis establishment for the previously approved cultivation and production facility in May 2015 (WS-0193-15), then a use permit for a medical marijuana dispensary and a waiver to reduce parking in September 2015 (UC-0513-15), and waivers for landscaping and non-standard improvements in November of that same year (WS-0670-15). A retail cannabis store in conjunction with the existing medical marijuana dispensary was approved in June 2017 (UC-0384-17) and the cultivation and production facility was re-designated to no longer differentiate between medical and retail uses (ADR-0733-17 & ADR-0734-17). In December 2017, the design review of the expansion to add these new uses was approved (DR-0892-17). The first application for review of the retail cannabis store was approved in June 2018 (AR-18-400088 (UC-0384-17)). In October 2018, the Site was approved for a waiver for parking lot landscaping with a design review for a parking lot (WS-18-0700). In February 2025, the Site was approved for waivers for street landscaping, attached sidewalks, and modified driveway standards with a design review for site modifications for a cannabis establishment (WS-24-0736).

On October 25, 2023, the Applicant was approved for a conditional Consumption Lounge Retail-Attached license. On October 17, 2024, the Applicant received approval on an extension of

6



the final inspection deadline to December 1, 2025.

### **Special Use Permit**

The Site is currently zoned Industrial Light (IL) which allows a cannabis consumption facility with a special use permit. The building on the Site is already developed and currently has cannabis uses occurring on premises. The Applicant is seeking to add the cannabis consumption lounge use to the existing facility. The approval of a cannabis consumption lounge will not have adverse effects to the surrounding area because it is being added as a use to an existing cannabis facility. There will not need to be construction of a new facility and the Applicant is an experienced operator of cannabis facilities. No portion of the consumption lounge will be outdoors. The facility meets the required separation requirements detailed in 30.03.06(C) and has been operating as a cannabis facility for over a decade. The Applicant requests the special use permit for the Cannabis Consumption Lounge to be in compliance with Title 30 and to move forward with its conditional Consumption Lounge Retail-Attached license.

The proposed consumption lounge will be adequately served by public improvements, facilities, and services and will not impose an undue burden as the facility is already operational and does not impose an undue burden; the cannabis consumption lounge will not increase any burden on public improvements, facilities or services. Crime in the area does not pose an undue threat to the security of the proposed Cannabis Consumption Lounge as the facility currently exists and has not had its operations, employees, or patrons threatened by crime and the facility is adequately prepared to address any criminal or security threats. The design of the Cannabis Consumption Lounge and the facility at large is aesthetically pleasing with a professional, sleek appearance that incorporates tasteful artistic installations.

The Site, landscaping, parking configuration, and driveways are all the same as approved in WS-24-0736.

### **Waiver of Development Standards**

To reduce the required separation from a nonrestricted gaming property. 30.03.06(D)(i)(a)(3) requires cannabis-related uses to be 1,500 feet from a nonrestricted gaming property, but allows a cannabis consumption lounge separation to be reduced by a waiver of development standards. The front door of the establishment is 1330 feet away from the property line of the Mirage garage parcel (a portion of a nonrestricted gaming property). This is only a 170 foot (less than 12%) reduction from the standard. However, the previous Certified Evidence of Separation Survey from UC-0384-17 for the existing cannabis facility certified that there were no public or private schools within 1,000 feet, no Community Facilities within 300 feet, nor residential uses within 660 feet of the property line of the Site. It also showed that the Site is outside of the Gaming Corridor. There was no requirement for separation from nonrestricted gaming properties. The existing cannabis facility has been in compliance with separation requirements.



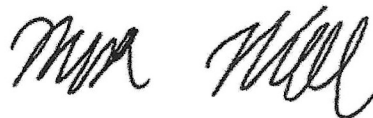
KAEMPFER

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

A handwritten signature in black ink, appearing to read 'Mark W. Mulhall', written in a cursive style.

Mark W. Mulhall

10/21/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-25-400099 (UC-22-0478)-ILUMINA FLAMINGO LP:**

**USE PERMITS SECOND EXTENSION OF TIME** for the following: 1) multi-family residential development; 2) restaurant; and 3) on-premises consumption of alcohol.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; 2) reduce parking; and 3) allow modified driveway design standards.

**DESIGN REVIEWS** for the following: 1) proposed multi-family residential development with a ground level restaurant; and 2) alternative parking lot landscaping on 8.0 acres in an CR (Commercial Resort) (AE-60) Zone.

Generally located on the south side of Flamingo Road, 260 feet west of Paradise Road within Paradise. JG/rk/cv (For possible action)

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RELATED INFORMATION:

**APN:**

162-21-504-004; 162-21-504-014

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase building height to 98 feet where a maximum of 50 feet is permitted per Table 30.40-3 (a 96% increase).
2. Reduce parking to 590 spaces where a minimum of 725 spaces are required per Table 30.60-1 (a 21% reduction).
3. Reduce throat depth for the driveway along Flamingo Road to a minimum of 19 feet where 150 feet is the standard per Uniform Standard Drawing 222.1 (an 87% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE – ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 375 & 377 E. Flamingo Road
- Site Acreage: 8
- Number of Units: 368
- Density (du/ac): 45.9
- Project Type: Multi-family residential development
- Number of Stories: Up to 8
- Building Height (feet): Up to 98
- Square Feet: 622,717 (excluding subterranean & podium parking areas)

- Open Space Required/Provided: 36,800/107,928
- Parking Required/Provided: 745/590

### Site Plans

The original plans depict a multi-family residential apartment complex consisting of 368 dwelling units distributed within 2 multi-story buildings. The 2 buildings are in the middle of the site with a central courtyard located between the buildings. The site is 8 acres with a density of 45.9 dwelling units per acre. The project will provide 1, 2, and 3 bedroom units. The setbacks of the buildings are as follows: 92 feet to the north property line (Flamingo Road); 78 feet to the south property line; 63 feet to the east property line; and 58 feet to the west property line. There will be 3 access points to the development from Flamingo Road to the north. The project will include several amenities for residents, including a wellness center, clubhouse with office and meeting space, indoor and outdoor pools and spas, a wine room, game room, yoga and pilates studios, tennis and badminton courts, and resident lounge with rooftop deck. Internal circulation within the project consists of 24 foot wide drive aisles. A subterranean parking garage is provided under Building 1 (the front building) and podium parking is provided for Building 2 (the back building). All other parking areas will consist of covered and surface parking spaces for both residents and visitors, which are provided around the perimeter of the property.

### Landscaping

The original street landscape area along Flamingo Road is shown at a width of 20 feet behind an existing 5 foot wide attached sidewalk. A 5 foot to 10 foot wide landscape buffer per Figure 30.64-11 (1 row of trees spaced 20 feet apart) is proposed along the south, east, and west property lines. Interior to the site, open space and landscaping are equitably distributed throughout the development and consist of active and passive open space areas. The main recreation open space area is designed in a courtyard fashion near the center of the site. These amenities include a swimming pool, spa, cabanas, and deck with extensive landscaping. The amount of passive and active open space is depicted at 107,928 square feet where 36,800 square feet is required.

### Elevations

Building 1 is an 8 story structure with maximum heights up to 98 feet. Above the seventh floor there is a rooftop lounge (indoor/outdoor) that faces northeast towards the "Strip". Building 2 is a 6 story structure with maximum heights up to 76 feet. The proposed building materials include stucco concrete panel walls with multiple surface plane variations consisting of walls that are off-set with varying color schemes. Accents consist of pop-outs, wrought iron railing, stone veneer accents, and metal awnings located at various entrances.

### Floor Plans

The plans show a mix of 1, 2, and 3 bedroom units consisting of 172, one bedroom units, 186, two bedroom units, and 10, three bedroom units. The project will include several amenities for residents, including a wellness center, clubhouse with office and meeting space, indoor and outdoor pools and spas, a wine room, game room, yoga and pilates studios, tennis and badminton courts, and resident lounge with rooftop deck. The rooftop lounge (indoor/outdoor) is a total of 5,000 square feet and is located above the seventh floor of Building 1. The proposed restaurant

will be approximately 10,000 square feet and located on the first floor of Building 1 along Flamingo Road.

#### Signage

Signage is not a part of this request.

#### Previous Conditions of Approval

Listed below are the approved conditions for UC-22-0478:

##### Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

##### Public Works - Development Review

- Continue to work with Public Works - Development Review on cross access, if necessary;
- Drainage study and compliance;
- Traffic study and compliance;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Howard Hughes Parkway improvement project.
- Applicant is advised that off-site improvement permits may be required.

##### Department of Aviation

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height;
- 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 30.48 Part B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments, that the FAA's airspace determinations include expiration dates; that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0447-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### Applicant's Justification

According to the applicant the extension of time is necessary because, although most of the building permits, civil permits and parcel map are submitted and in process, only a few items are completed. The applicant is requesting an additional two years, to allow sufficient time for all permitting processes to be finalized so the project can commence.

#### **Prior Land Use Requests**

Application Number	Request	Action	Date
UC-22-0478 (ADET-24-900557)	Administrative first extension of time for a multi-family residential apartment complex	Approved by ZC	September 2024
UC-22-0478	Original request for a multiple family residential apartment complex	Approved by PC	October 2022
UC-0541-05 (ET-0051-07)	First extension of time of a multi-level resort hotel and condominium project - expired	Approved by BCC	April 2007
UC-0541-05	Multi-level resort hotel and condominium project - expired	Approved by BCC	June 2005
UC-1604-04	Additions including a hotel tower and residential condominiums to the Key Largo Resort Hotel - demolished	Approved by BCC	October 2004

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Retail & restaurants (Howard Hughes Center)
South	Entertainment Mixed-Use	CR	Undeveloped
East	Entertainment Mixed-Use	CR	Retail, restaurant, convenience store, & gasoline station
West	Entertainment Mixed-Use	CR	Undeveloped

### 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

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

The applicant has demonstrated a significant amount of progress towards the commencement of the project. Civil plans for off-site improvements, technical studies and grading have been submitted with the County, coordination with the various utility companies has occurred, and an associated parcel map is currently in process. For these reasons, staff can support the extension of time request.

##### Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

##### 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

- Until October 18, 2027 to commence or the application will expire unless extended with approval of an extension of time.



- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Compliance with previous conditions.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: MICHAEL CROSBY**

**CONTACT: LEBENE AIDAM-OHENE, BROWN BROWN & PREMSRIRUT, 520 SOUTH  
FOURTH STREET, #200, LAS VEGAS, NV 89101**



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101265

ASSESSOR PARCEL #(s): 162-21-504-004 & 162-21-504-014

PROPERTY ADDRESS/ CROSS STREETS: FLAMINGO ROAD AND PARADISE ROAD

## DETAILED SUMMARY PROJECT DESCRIPTION

EXTENSION OF TIME FOR A PREVIOUSLY APPROVED MULTI-FAMILY PROJECT  
(UC-22-0478)

## PROPERTY OWNER INFORMATION

NAME: ILUMINA FLAMINGO LP - MICHAEL CROSBY

ADDRESS: 360 SOUTH ROSEMARY AVENUE SUITE 400

CITY: WEST PALM BEACH

TELEPHONE: N/A CELL N/A STATE: FL ZIP CODE: 33401

## APPLICANT INFORMATION (information must match online application)

NAME: ILUMINA FLAMINGO LP - MICHAEL CROSBY

ADDRESS: 360 SOUTH ROSEMARY AVENUE SUITE 400

CITY: LAS VEGAS

STATE: FL ZIP CODE: 33401

TELEPHONE: N/A CELL 954-531-5388 ACCELA REFERENCE CONTACT ID # N/A

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

NAME: JAY BROWN/LEBENE OHENE

ADDRESS: 520 SOUTH FOURTH STREET

CITY: LAS VEGAS

STATE: NV ZIP CODE: 89101

TELEPHONE: CELL ACCELA REFERENCE CONTACT ID # 173835

\*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)\*

MICHAEL CROSBY  
Property Owner (Print)

8/15/2025  
Date

LAW OFFICE

*Brown, Brown & Premsrirut*

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

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS  
520 SOUTH FOURTH STREET  
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5563  
FACSMILE: (702) 385-1023  
EMAIL: jbrown@brownlawlv.com

August 21, 2025

Clark County Comprehensive Planning  
Current Planning Division  
500 Grand Central Parkway  
Las Vegas, Nevada 89155

**Re: Project: Ilumina Flamingo: APR-25-101265**  
**Location: Flamingo Road and Paradise**  
**Justification Letter: Revised. Second Extension of Time (UC-22-0478)**  
**Assessors' Parcel Numbers: 162-21-504-014 & 162-21-504-004**

**To Whom It May Concern:**

On behalf of our Client, Ilumina Flamingo, LP, please accept this letter and application package for a second extension of time (ET) for UC-22-0478, for an approved multi-family residential development including a restaurant, and on-premises consumption of alcohol; located on the south side of Flamingo Road and 260 feet west of Paradise Road. A subsequent application UC-23-0157 approved revisions to the project and additional uses (offices as a principal use and a health club open to the public). **This ET request is for all the applications included in the original application consisting of Special Use Permits, Waivers of Development Standards and Design reviews.**

The first ET application for the subject application UC-22-0478 was an Administrative Extension of Time (ADET-24-900557) approved in September 2024, until October 18, 2025. Subsequently, an ADET (25-900427) was approved for the second application for the project (UC-23-0157) in July 2025 until June 2026 to commence the project. Additionally, an Administrative Design Review (ADR-25-900543) was approved in July 2025, until July 2027, to commence the project. The approved application combined both approvals and design elements of the project. The project as approved by the ADR is a multi-family residential project consisting of 364 units within two buildings at a density of 45.5 dwelling

units per acre. The maximum height approved is up to 87 feet. Below is the list of permits and required studies submitted and in process with some items completed.

**The Permits Submitted and Under Review.**

- **PW23-14492 Civil:** Construction Agreement mutually executed, and Bond is posted. Awaiting resolution of grading permit comments for final sign off.
- **BD23-56168:** Early Grading: Working towards resubmittal within the next 4 weeks. Due to a comment, we must redesign structural elements of the project.
- **BD24-07103:** Life Safety: Approved pending payment of fees.
- **BD24-09131:** Foundation Only Building 1: Resubmittal to finalize structural redesign.
- **BD24-09137:** Foundation Only Building 2: Will resubmit once we finalize structural redesign.
- **BD24-10705:** Final Grading: Will resubmit once we finalize structural redesign.
- **BD25-28299:** Building 1 Structural and Build-Out: Submitted and currently under review.
- **BD25-28307:** Building 2 Structural and Build-Out: Submitted and currently under review.

**Additional Submittals and Processes:**

- **PW22-19566:** CC Public Works: - Technical Drainage. Approval Letter provided.
- **PW22-19413:** CC Public Works: - Plan Review & Mitigation Fee Acceptance Letter provided.
- **PW-MSM-22-600109: Parcel Map:** CCPW: - Waiting on sign off on civil plans to record map. All other requirements are completed.
- **LVVWD:** Las Vegas Valley Water District: Approval Received, and fees paid.
- **NVE:** NVEnergy: - Permits submitted.
- **Southwest Gas:** Permits submitted.

The application is necessary because, although most building permits, civil permits required and the Parcel Map are submitted and are in process, however, only a few items are completed. The Applicant is requesting an additional two (2) years, until October 18, 2027, to allow sufficient time for all permitting processes to be finalized so the project can commence as defined by Code.

The number of permits already submitted and under review, along with the progress on other required items, demonstrates that the Applicant is diligently pursuing all necessary approvals. Additional time is needed to record the parcel map, complete technical studies, and secure both building and civil permits.

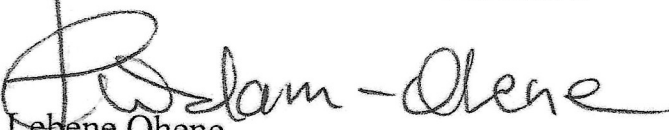
Aligning the UC extension with the ADR approval period through 2027 ensures consistency and adequate time to commence the project.

We appreciate your review and approval of the application as requested.

Please contact me at 702-598-1429 if you have questions or concerns with the application.

Sincerely,

BROWN, BROWN & PREMSRIRUT

A handwritten signature in black ink, appearing to read "Lebene Ohene". The signature is fluid and cursive, with a large initial "L" and "O".

Lebene Ohene

Land Use and Development Consultant