



## Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

December 9, 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 November 25, 2025 (For possible action)
- IV. Approval of the Agenda for December 9, 2025 and Hold, Combine, or Delete any Items.  
(For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning
  1. **UC-25-0668-FASHION SHOW MALL, LLC:**  
**HOLDOVER USE PERMIT** to allow a vehicle rental facility in conjunction with an existing shopping center (Fashion Show Mall) on a portion of 42.8 acres in a CR (Commercial Resort) Zone. Generally located west of Las Vegas Boulevard South and north of Spring Mountain Road within Paradise. TS/hw/cv (For possible action)
  2. **PA-25-700047-COUNTY OF CLARK:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Public Use (PU) to Mid-Intensity Suburban Neighborhood (MN) on a 0.12 acre portion of a 0.70 acre site. Generally located south of Warm Springs Road and east of Topaz Street within Paradise. JG/gc (For possible action)  
PC 12/16/25
  3. **ZC-25-0745-COUNTY OF CLARK:**  
**ZONE CHANGE** to reclassify a 0.12 acre portion of a 0.70 acre site from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Warm Springs Road and east of Topaz Street within Paradise (description on file). JG/gc (For possible action)  
PC 12/16/25
  4. **AR-25-400130 (UC-24-0490)-SDE, LLC:**  
**USE PERMIT FIRST APPLICATION FOR REVIEW** for a massage establishment in conjunction with an existing office complex on a portion of 4.6 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located south of Flamingo Road and west of Spencer Street within Paradise. TS/lm/kh (For possible action)  
PC 1/6/26
  5. **ET-25-400124 (AR-23-400123 (UC-21-0332))-ERBR, LLC:**  
**APPLICATION FOR REVIEW FOR USE PERMITS SECOND EXTENSION OF TIME** for the following: 1) swap meet; 2) fairground; and 3) recreational facility with accessory food, beverage, and retail sales.  
**WAIVER OF DEVELOPMENT STANDARDS** to eliminate landscaping.  
**DESIGN REVIEWS** for the following: 1) swap meet; 2) fairground; and 3) recreational facility on 4.6 acres in a CG (Commercial General) Zone. Generally located west of Boulder Highway and south of Indios Avenue within Paradise. TS/mh/kh (For possible action)  
BCC 1/7/26



6. **ET-25-400128 (UC-23-0637)-LAS VEGAS VALLEY WATER DISTRICT:**  
**USE PERMIT FIRST EXTENSION OF TIME** for public utility structures consisting of a pumping station, electric substation, fences, and walls.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) waive off-site improvements (sidewalk); 2) reduce throat depth; 3) increase driveway width; and 4) allow pan driveways.  
**DESIGN REVIEWS** for the following: 1) public utility and structures (pumping station and electric substation); and 2) finished grade on a 5.9 acre portion of 18.15 acres in a Public Facility (PF) Zone. Generally located north of Monthill Avenue and east of Hazelcrest Drive within Paradise. TS/tpd/kh (For possible action)  
BCC 1/7/26
7. **WS-25-0641-SG ISLAND PLAZA, LLC ETAL & NAKASH SHOWCASE II, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks.  
**DESIGN REVIEW** for the existing and proposed retail kiosks in conjunction with an existing shopping center (Showcase Mall) on a 1.82 acre portion of a 6.0 acre site in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Las Vegas Boulevard South and north of Tropicana Avenue within Paradise. JG/rg/cv (For possible action)  
BCC 1/7/26
8. **SDR-25-0642-SG ISLAND PLAZA, LLC ETAL & NAKASH SHOWCASE II, LLC**  
**SIGN DESIGN REVIEWS** for the following: 1) increase the area of wall signs; 2) electronic sign (electronic message unit, static); and 3) increase the area of roof signs for the proposed retail kiosks in conjunction with an existing shopping center (Showcase Mall) on a 1.82 acre portion of a 6.0 acre site in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Las Vegas Boulevard South and north of Tropicana Avenue within Paradise. JG/rg/kh (For possible action)  
BCC 1/7/26
9. **SDR-25-0801-SG VEGAS OWNER, LLC**  
**SIGN DESIGN REVIEW** to increase the area of animated signs in conjunction with a previously approved comprehensive sign plan for an existing shopping center on 9.46 acres in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and south of Harmon Avenue within Paradise. JG/lm/kh (For possible action)  
BCC 1/7/26
10. **WS-25-0799-TROPICANA LAND, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce electric vehicle (EV)-installed charging spaces in conjunction with a previously approved recreational/entertainment facility (The Ballpark) on a portion of 35.11 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Reno Avenue and east of Las Vegas Boulevard South within Paradise. JG/nm/kh (For possible action)  
BCC 1/7/26

VI. General Business (For possible action)

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

VIII. Next Meeting Date: January 13, 2026.

IX. Adjournment.

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



## Paradise Town Advisory Board

November 25, 2025

### MINUTES

---

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

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

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

---

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

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

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

II. Public Comment:  
**None**

III. Approval of October 28, 2025 Minutes

**Moved by: Woitas**

**Action: Approve as submitted**

**Vote: 4-0 Unanimous**

Approval of Agenda for November 25, 2025

**Moved by: Sheesley**

**Action: Approve as submitted**

**Vote: 3-0 Unanimous**

IV. Informational Items (For Discussion only)

VI. Planning & Zoning

1. **UC-25-0668-FASHION SHOW MALL, LLC:**

**USE PERMIT** to allow a vehicle rental facility in conjunction with an existing shopping center (Fashion Show Mall) on a portion of 42.8 acres in a CR (Commercial Resort) Zone. Generally located west of Las Vegas Boulevard South and north of Spring Mountain Road within Paradise. TS/hw/cv (For possible action)

**PC 11/18/25**

**No show. Return to the December 9, 2025 Paradise TAB meeting**

2. **UC-25-0744-EPD SOLUTIONS, LLC:**

**USE PERMIT** for an office.

**WAIVER OF DEVELOPMENT STANDARDS** to reduce parking in conjunction with an existing office on 0.22 acres in a CR (Commercial Resort) Zone. Generally located north of Twain Avenue and east of Palos Verdes Street within Paradise. TS/mh/kh (For possible action)

**PC 12/2/25**

**MOVED BY-Williams**

**APPROVE- Subject to staff conditions**

**VOTE: 3-0 Unanimous**

3. **ET-25-400112 (UC-19-0624)-TERRACOTTA SIX, LLC:**

**USE PERMITS THIRD EXTENSION OF TIME** for the following: 1) multi-family residential development; 2) increase density; and 3) an accessory commercial use.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase height; 2) reduce parking; 3) allow modified driveway design standards; 4) reduce driveway separation; and 5) reduce commercial driveway radius.

**DESIGN REVIEW** for a multi-family residential development on 6.2 acres in a CR (Commercial Resort) Zone. Generally located south of Highland Drive and west of Morgan Cashmans Way within Paradise. JJ/my/kh (For possible action)

**BCC 12/3/25**

**MOVED BY-Williams**

**DENY**

**VOTE: 2-1**

**Sheesley opposed**

4. **SDR-25-0725-GC VEGAS RETAIL, LLC & NAKASH S&W, LLC**

**SIGN DESIGN REVIEWS** for the following: 1) electronic signs (electronic message unit, video); 2) increase the area of wall signs; and 3) increase the area of a projecting sign in conjunction with a previously approved comprehensive sign package for an existing shopping center on a 1.82 acre portion of a 6.0 acre site in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Las Vegas Boulevard South and north of Tropicana Avenue within Paradise. JG/mh/kh (For possible action)

**BCC 12/3/25**

**MOVED BY-Sheesley**

**APPROVE- Subject to staff conditions**

**VOTE: 3-0 Unanimous**

5. **ET-25-400119 (UC-23-0514)-CAMMARERI, ADRIENNE:**  
**USE PERMIT SECOND EXTENSION OF TIME** to allow a service bay door to face a street.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate screening for mechanical equipment; 2) eliminate gate setback; and 3) reduce the trash enclosure setback.  
**DESIGN REVIEW** for the expansion of an existing vehicle repair facility on 0.46 acres in an IL (Industrial Light) Zone. Generally located west of Wynn Road and south of Cannoli Circle within Paradise. MN/nai/cv (For possible action) **PC 12/16/25**

**MOVED BY-Williams**

**APPROVE- Subject to staff conditions**

**VOTE: 3-0 Unanimous**

6. **PA-25-700047-COUNTY OF CLARK:**  
**PLAN AMENDMENT** to redesignate the existing land use category from Public Use (PU) to Mid-Intensity Suburban Neighborhood (MN) on a 0.12 acre portion of a 0.70 acre site. Generally located south of Warm Springs Road and east of Topaz Street within Paradise. JG/gc (For possible action) **PC 12/16/25**

**No show. Return to the December 9, 2025 Paradise TAB meeting**

7. **ZC-25-0745-COUNTY OF CLARK:**  
**ZONE CHANGE** to reclassify a 0.12 acre portion of a 0.70 acre site from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Warm Springs Road and east of Topaz Street within Paradise (description on file). JG/gc (For possible action) **PC 12/16/25**

**No show. Return to the December 9, 2025 Paradise TAB meeting**

8. **WS-25-0734-YANG, TAYING & VIKTORIYA:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow a 6 foot high non-decorative fence within the front setback in conjunction with an existing single-family residence on 0.98 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Viking Road and east of McLeod Drive within Paradise. TS/my/kh (For possible action) **PC 12/16/25**

**MOVED BY-Sheesley**

**DENY**

**VOTE: 3-0 Unanimous**

9. **ET-25-400116 (WS-23-0593)-MIRAGE PROPCO, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for reduced driveway throat depth.  
**DEVIATION** for existing sidewalk and landscaping.  
**DESIGN REVIEW** for an update to a previously approved resort hotel (Hard Rock Hotel Casino) with all associated and accessory uses, structures, and incidental buildings and structures on 69.88 acres in a CR (Commercial Resort) Zone. Generally located west of Las Vegas Boulevard South and south of Spring Mountain Road within Paradise. TS/rp/cv (For possible action) **BCC 12/17/25**

**MOVED BY-Woitas**

**APPROVE- Subject to staff conditions**

**VOTE: 3-0 Unanimous**

10. **ET-25-400117 (UC-21-0184)-MARIANO MARILOU LIVING TRUST & MARIANO MARILOU TRS:**  
**USE PERMIT SECOND EXTENSION OF TIME** for a place of worship on 0.80 acres in an RS20 (Residential Single-Family 20) Zone. Generally located east of Spencer Street and north of Robindale Road within Paradise. MN/md/cv (For possible action) **BCC 12/17/25**

**MOVED BY-Williams**

**APPROVE- Subject to staff conditions**

**VOTE: 3-0 Unanimous**

11. **ET-25-400118 (WS-23-0544)-MARIANO MARILOU LIVING TRUST & MARIANO MARILOU TRS:**  
**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: 1) eliminate trash enclosure setbacks; 2) screening mechanical equipment; 3) eliminate street landscaping; 4) eliminate parking lot landscaping; 5) eliminate landscaping adjacent to a less intensive use (single-family residences); 6) reduce drive aisle width; and 7) allow modified driveway design standards.  
**DESIGN REVIEW** for a place of worship on 0.8 acres in an R-E (Rural Estates Residential) Zone. Generally located east of Spencer Street and north of Robindale Road within Paradise. MN/al/cv (For possible action) **BCC 12/17/25**

**MOVED BY-Williams**

**APPROVE- Subject to staff conditions**

**VOTE: 3-0 Unanimous**

12. **ZC-25-0774-OCEAN SHOWBOAT, INC.:**  
**ZONE CHANGE** to reclassify 4.91 acres from an RM50 (Residential Multi-Family 50) Zone to a CG (Commercial General) Zone. Generally located north of Spring Mountain Road and east of Wynn Road within Paradise (description of file). JJ/rk (For possible action) **BCC 12/17/25**

**MOVED BY-Sheesley**

**APPROVE- Subject to staff conditions**

**VOTE: 3-0 Unanimous**

13. **VS-25-0773-OCEAN SHOWBOAT, INC.:**  
**VACATE AND ABANDON** a portion of a right-of-way being Wynn Road located between Pioneer Avenue and Spring Mountain Road; and a portion of a right-of-way being Pioneer Avenue located between Wynn Road and Valley View Boulevard within Paradise (description on file). JJ/hw/cv (For possible action) **BCC 12/17/25**

**MOVED BY-Sheesley**

**APPROVE- Subject to staff conditions**

**VOTE: 3-0 Unanimous**



14. **UC-25-0775-OCEAN SHOWBOAT, INC.:**  
**USE PERMITS** for the following: 1) outdoor dining and drinking; 2) recreational and entertainment facilities; and 3) live entertainment.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase drive aisle length; 2) allow an attached sidewalk to remain; and 3) reduce throat depth.  
**DESIGN REVIEW** for a proposed shopping center on a 4.91 acre portion of 7.55 acres in a CG (Commercial General) Zone. Generally located east of Wynn Road and south of Pioneer Avenue within Paradise. JJ/hw/cv (For possible action)  
**BCC 12/17/25**

**MOVED BY-Sheesley**

**APPROVE- Subject to staff conditions**

**VOTE: 3-0 Unanimous**

15. **UC-25-0756 - BP FLAMINGO LLC:**  
**USE PERMIT** for outdoor dining and drinking.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) reduce parking; 3) modify residential adjacency standards; 4) allow an attached sidewalk; and 5) allow a commercial pan driveway.  
**DESIGN REVIEW** for proposed restaurant buildings with drive-thrus within an existing commercial complex on 1.1 acres in a CG (Commercial General) Zone. Generally located north of Flamingo Road and west of Pinecrest Street within Paradise. TS/hw/cv (For possible action)  
**BCC 12/17/25**

**MOVED BY-Williams**

**APPROVE- Use Permit**

**DENY-Waivers and Design Review**

**VOTE: 3-0 Unanimous**

- VI. General Business (for possible action)  
**None**

- VII. Public Comment  
**1 neighbor was upset as applicant for item #6 & #7 was a no show**  
**4 neighbors concerns about the Boring Company illegally dumping toxic waste,**  
**Environmental EPA fines. Would like to have concerns addressed at a town board level.**

- VIII. Next Meeting Date  
**The next regular meeting will be December 9, 2025**

- IX. Adjournment

**The meeting was adjourned at 8:40 p.m.**

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-25-0668-FASHION SHOW MALL, LLC:**

**HOLDOVER USE PERMIT** to allow a vehicle rental facility in conjunction with an existing shopping center (Fashion Show Mall) on a portion of 42.8 acres in a CR (Commercial Resort) Zone.

Generally located west of Las Vegas Boulevard South and north of Spring Mountain Road within Paradise. TS/hw/cv (For possible action)

---

RELATED INFORMATION:

**APN:**

162-16-112-011 through 162-16-112-017; 162-17-510-003; 162-17-510-004 ptn

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3200 Las Vegas Boulevard S.
- Site Acreage: 42.8 (portion)
- Project Type: Vehicle rental facility
- Square Feet: 313 (lease area)
- Parking Required/Provided: 4,830/5,543

**Site Plans & Request**

The plans depict an existing site with 9 different buildings that are individually located on 9 contiguous parcels. The 8 buildings provide interior access to each other, giving the appearance of 1 large building, with a central building connecting the other 8 structures together and providing interior access to the individual buildings. Access to the site is granted via Sammy Davis Jr. Drive, Fashion Show Drive, Las Vegas Boulevard South, Fashion Lane, and Mel Torme Way. The proposed vehicle rental facility will be located within the interior of the shopping center building in an atrium area located in the central building. The vehicle rental facility is on the ground floor of the shopping center with escalator connections to the lower-level parking garage where the rental vehicle fleet will be located directly under the rental desk area. The current parking requirement for the Fashion Show Mall is 4,830 spaces with 5,543 being provided after the 20 proposed rental vehicle spaces are deducted from the overall count.

**Landscaping**

No additional landscaping is proposed or required with this request.

### Floor Plans

The floor plans show the vehicle rental facility will consist of a 313 square foot open air lease area within the western atrium of the central mall building. The lease area will be located under an existing escalator bank with 2 desk structures located at the eastern edge of the lease area. The desks themselves will be 6.45 square feet each and located in front of a 7.8-foot-tall cabinet and storage structure with company branding. The remaining portion of the lease area will be dedicated to a customer queuing and waiting area.

### Applicant's Justification

The applicant will add a car rental desk as an accessory use to the existing Fashion Show Mall, providing visitors with an additional amenity. The proposed use represents a valid use at this property. The desk will be open 7 days a week and will be staffed by a branch manager and two rental agents. Customers will receive their rental agreement and car keys at the Sixt desk inside the mall and then proceed down to the parking garage where 20 parking stalls will be dedicated to the rental vehicle fleet, which represent a minor number of spaces.

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-25-0469	Massage as a primary use	Approved by PC	August 2025
ASDR-24-900863	Administrative sign design review for modifications to a previously approved comprehensive sign package	Approved by ZA	January 2025
ADET-24-900854 (WS-22-0416)	Administrative extension of time for waivers of development standards and a design review for a restaurant addition to an existing shopping center	Approved by ZA	January 2025
UC-24-0584	Urgent care facility	Approved by PC	December 2024
ADR-24-900689	Administrative design review for restaurant outdoor dining remodel/façade change	Approved by ZA	November 2024
ASDR-23-900378	Administrative design review for a new restaurant tenant/façade change	Approved by ZA	September 2023
ADR-22-900536	Administrative design review for a canopy	Approved by ZA	September 2022
WS-22-0416	Waivers of development standards and a design review for a restaurant addition to an existing shopping center	Approved by BCC	September 2022
UC-20-0546	Use permits, waivers of development standards, and a design review for a monorail	Approved by BCC	October 2021
UC-19-0769	Recreational facility (Casino Quest)	Approved by PC	November 2019
UC-19-0526	Tattoo shop	Approved by PC	August 2019

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0221	Recreational facility (escape room)	Approved by BCC	May 2019
UC-0409-17	Museum (outdoor public art display) and design review for a museum - expired	Approved by BCC	July 2017
UC-0792-16	Alcohol sales (packaged beer and wine) within an existing outdoor sales structure/booth (Fabulous Freddy's)	Approved by BCC	January 2017
WS-0740-16	Enclosed existing outdoor sales structures/booths, a shade structure, and reduced parking	Approved by BCC	December 2016
UC-0660-16	Outside dining and drinking areas with on-premises consumption of alcohol to have primary means of access not from the interior of the restaurant and facade changes (Sugar Factory)	Approved by BCC	November 2016
WS-0659-16	Modifications to an approved comprehensive sign package (Sugar Factory)	Approved by BCC	November 2016
DR-0060-15	Modifications to a comprehensive sign package and exterior remodel (Dick's Sporting Goods)	Approved by BCC	March 2015
WS-0663-14	Comprehensive sign package	Approved by BCC	September 2014
UC-0259-14	Expansion and remodel of an existing shopping center with outdoor sales structures/booths and use permits for various uses	Approved by BCC	June 2014
WS-0617-11	Allowed a roof sign in conjunction with a shopping center	Approved by PC	February 2012
WS-0494-11	Increased sign area and allowed portions of the signs to be constructed of temporary materials	Approved by PC	December 2011
UC-0129-11	Movie theaters include production, live entertainment, and on-premises consumption of alcohol	Approved by BCC	May 2011
UC-0507-10	Live entertainment beyond daytime hours for a temporary outdoor commercial event (New Year's Eve Party)	Approved by PC	December 2010
WS-0704-09	Increased the average letter height and increased the projection for wall signs for the Forever 21 store	Approved by PC	February 2010
UC-0641-07	Outside bar in conjunction with an existing restaurant	Approved by PC	July 2007
DR-0539-05	Extension of the pedestrian bridge	Approved by BCC	May 2005
DR-1485-00	Modifications to Fashion Show Mall expansion	Approved by BCC	November 2000

### Prior Land Use Requests

Application Number	Request	Action	Date
DR-0166-00	Parking garage for Fashion Show Mall	Approved by BCC	March 2000
UC-1493-99	Expansion of the Fashion Show Mall and allowed an increase in overall on-premise sign area	Approved by PC	November 1999
UC-31-78	Established and allowed the construction of the Fashion Show Mall shopping center	Approved by BCC	May 1978

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Trump International Hotel & parking lots
South	Entertainment Mixed-Use	CR	Treasure Island Resort Hotel & parking garages
East	Entertainment Mixed-Use	CR	Wynn & Encore Resort Hotels
West	Business Employment	IL	Office/warehouse & retail buildings

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

#### Use Permit

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

The proposed vehicle rental facility, including both the fleet parking and desk area, will be entirely contained within the interior of the Fashion Show Mall building and will not be visible from the street. The proposed structures are essentially moveable desk areas that should not have an impact on the design or floor layout of the building. The existing shopping center is relatively large and already experiences a high amount of car and pedestrian traffic, so the potential increase in both car and pedestrian traffic to access the proposed vehicle facility should be negligible on both the site and the surrounding neighborhood. Additionally, the site will remain well parked even after the fleet spaces are deducted from the overall provided parking space total, so the use of any existing spaces for the 20 fleet vehicles should not be an issue. The use of the site for a vehicle rental facility is both compatible and complementary as the existing shopping center is along the Las Vegas Boulevard South corridor and the proposed site would



allow for both residents and visitors to have convenient access to a rental car. Finally, staff finds the proposed vehicle rental facility would support Master Plan Policies 5.1.3 and 5.1.5 which support the adaptive reuse of existing shopping centers particularly for uses that support the existing economic bases, such as tourism, 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**

- 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; if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TAB/CAC:**

**APPROVALS:** 3 cards, 1 letter

**PROTESTS:**

**PLANNING COMMISSION ACTION:** November 18, 2025 – HELD – To 12/02/25 – per the applicant.

**APPLICANT:** SIXT RENT A CAR, LLC

**CONTACT:** SIXT RENT A CAR, LLC, 1501 NW 49TH STREET, FORT LAUDERDALE, FL 33309



12/16/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**PA-25-700047-COUNTY OF CLARK:**

**PLAN AMENDMENT** to redesignate the existing land use category from Public Use (PU) to Mid-Intensity Suburban Neighborhood (MN) on a 0.12 acre portion of a 0.70 acre site.

Generally located south of Warm Springs Road and east of Topaz Street within Paradise. JG/gc  
(For possible action)

RELATED INFORMATION:

**APN:**

177-12-196-002 ptn

**EXISTING LAND USE PLAN:**

WINCHESTER/PARADISE - PUBLIC USE

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 0.12 (portion)
- Existing Land Use: Flood channel

**Applicant's Justification**

The applicant states the subject area is currently part of a flood channel that is excess land that creates a void between the actual physical flood channel and an approved 5 lot single-family residential subdivision to the east (TM-25-500039). If this request is approved, the void will be eliminated, and the area will be incorporated into the backyards of the 5 lots of the adjacent approved subdivision.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF & RS20	Sunset Park & flood channel
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Approved single-family residential (TM-25-500039)
West	Neighborhood Commercial	RS3.3	Single-family residential

### Related Applications

Application Number	Request
ZC-25-0745	A zone change request to reclassify a portion of the site from RS20 to RS3.3 zoning is a companion item on this agenda.

### STANDARDS FOR ADOPTION:

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

### Analysis

#### Comprehensive Planning

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

The applicant requests a change from Public Use (PU) to Mid-Intensity Suburban Neighborhood (MN). Intended primary land uses in the proposed Mid-Intensity Suburban Neighborhood (MN) land use category include single-family attached and detached, and duplexes. Supporting land uses include accessory dwelling units and neighborhood serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff can support the proposed request. The request will allow for an unused portion of the flood channel to be incorporated with the approved single-family residential subdivision to the east. Eliminating the void between the approved subdivision and the physical flood channel will improve safety in the area and eliminate an area for trash to gather or people to loiter. Furthermore, with the area being transferred over to private use as part of the approved subdivision, the land use category of Public Use (PU) is no longer appropriate. The proposed Mid-Intensity Suburban Neighborhood (MN) land use category will match the existing land use category of the adjacent approved subdivision to the east. For these reasons, staff finds the request for the Mid-Intensity Suburban Neighborhood (MN) land use category is appropriate for this location.

**Staff Recommendation**

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 21, 2026 at 9:00 a.m., unless otherwise announced.

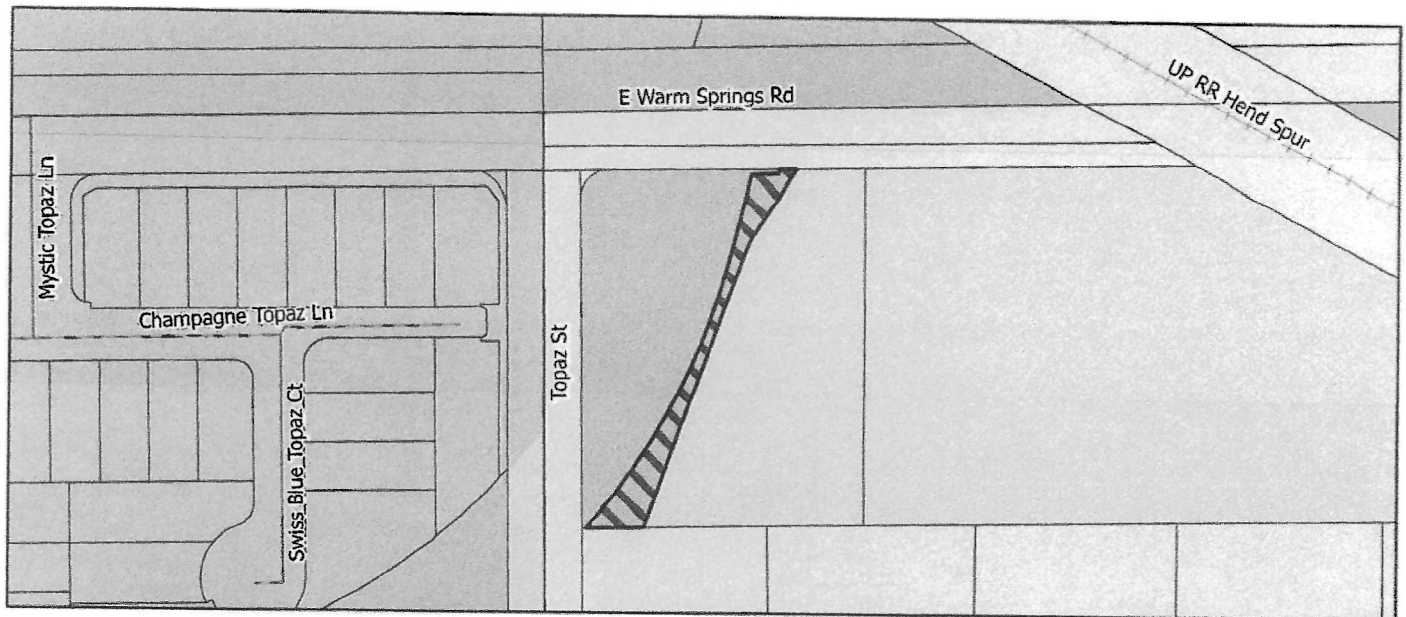
If this request is adopted, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

**STAFF ADVISORIES:****Clark County Water Reclamation District (CCWRD)**

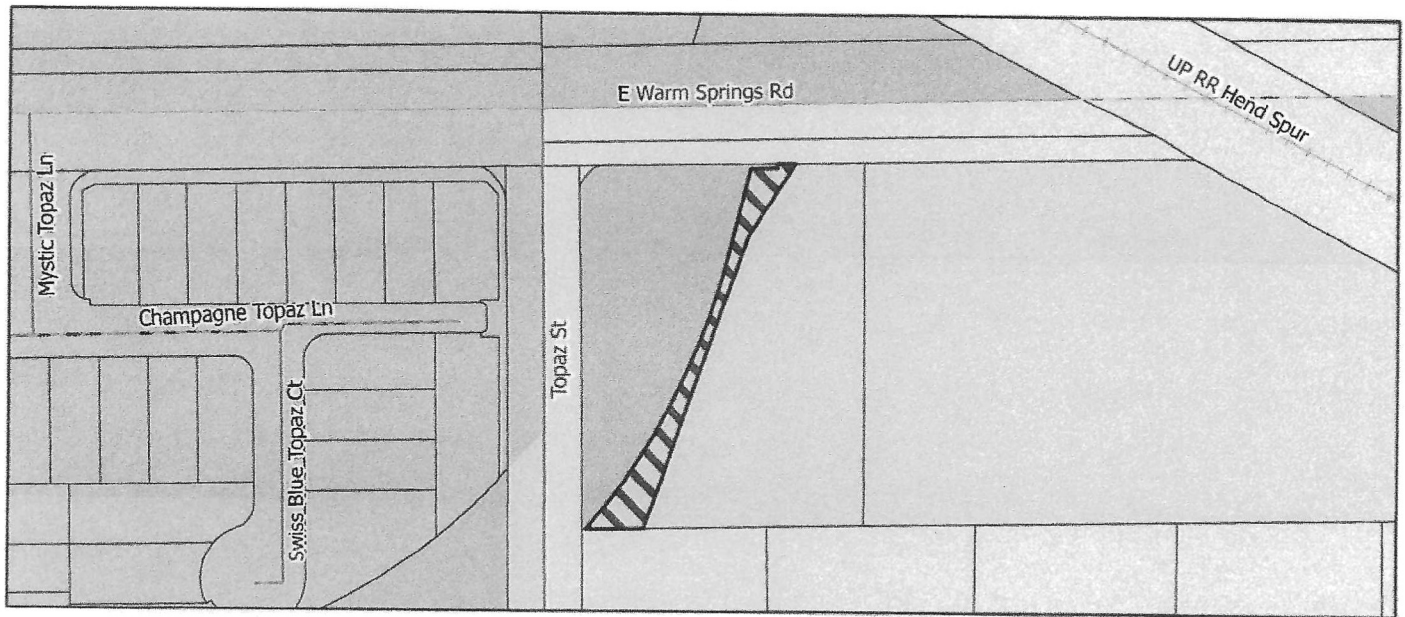
- No comment.

**TAB/CAC:****APPROVALS:****PROTEST:****APPLICANT: COUNTY OF CLARK (PUBLIC WORKS)****CONTACT: NATHAN WHITE, ADAVEN HOMES, 3425 CLIFF SHADOWS PARKWAY,  
SUITE 110, LAS VEGAS, NV 89129**

# Planned Land Use Amendment PA-25-700047



**Current**



**Requested**

- Requested Area To Change
- Planning Areas

## Neighborhoods

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

## Commercial and Mixed Use

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

## Employment

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

## Other

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

**DRAFT**

Winchester Paradise  
Clark County, Nevada

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

12/16/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0745-COUNTY OF CLARK:**

**ZONE CHANGE** to reclassify a 0.12 acre portion of a 0.70 acre site from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located south of Warm Springs Road and east of Topaz Street within Paradise (description on file). JG/gc (For possible action)

RELATED INFORMATION:

**APN:**

177-12-196-002 ptn

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 0.12 (portion)
- Existing Land Use: Flood channel

**Applicant's Justification**

The applicant states the subject area is currently part of a flood channel that is excess land that creates a void between the actual physical flood channel and an approved 5 lot single family residential subdivision to the east (TM-25-500039). If this request is approved, the void will be eliminated, and the area will be incorporated into the backyards of the 5 lots of the adjacent approved subdivision.

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF & RS20	Sunset Park & flood channel
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Approved single-family residential (TM-25-500039)
West	Neighborhood Commercial	RS3.3	Single-family residential



### Related Applications

Application Number	Request
PA-25-700047	A plan amendment to redesignate a portion of the site from Public Use (PU) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

##### Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for RS3.3 zoning is compatible with the surrounding area. The request will allow for an unused portion of the flood channel to be incorporated with the approved single-family residential subdivision to the east. Eliminating the void between the approved subdivision and the physical flood channel will improve safety in the area and eliminate an area for trash to gather or people to loiter. Furthermore, the proposed RS3.3 zoning will match the existing RS3.3 zoning of the adjacent approved subdivision to the east. For these reasons, staff finds the request for RS3.3 zoning is appropriate for this location.

##### Department of Aviation

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

##### Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 21, 2026 at 9:00 a.m., unless otherwise announced.

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

### PRELIMINARY STAFF CONDITIONS:

#### Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that



funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

**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 #0090-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: COUNTY OF CLARK (PUBLIC WORKS)**

**CONTACT: NATHAN WHITE, ADAVEN HOMES, 3425 CLIFF SHADOWS PARKWAY,  
SUITE 110, LAS VEGAS, NV 89129**

DRAFT

01/06/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-25-400130 (UC-24-0490)-SDE, LLC:**

**USE PERMIT FIRST APPLICATION FOR REVIEW** for a massage establishment in conjunction with an existing office complex on a portion of 4.6 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays.

Generally located south of Flamingo Road and west of Spencer Street within Paradise. TS/lm/kh  
(For possible action)

---

RELATED INFORMATION:

**APN:**

162-23-103-008 ptn

**LAND USE PLAN:**

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 1601 E. Flamingo Road, Suite 20
- Site Acreage: 4.6 (portion)
- Project Type: Massage establishment
- Number of Stories: 1
- Square Feet: 3,000 (lease area)
- Parking Required/Provided: 126/203

**History & Request**

Massage as principal use on the subject site was originally permitted in October 2009 through UC-0504-09 but this application expired in September 2016 as no follow-up review was conducted, as was required by the Notice of Final Action. A subsequent application for massage as a principal use was approved for Suite 20 (the subject suite) in December 2018 through UC-18-0805. With this approval, a temporary business license was issued pending approval of a follow-up review in 2020. That follow-up review was never completed so both UC-18-0805 and the temporary business license expired in December 2020. The applicant then returned with UC-24-0490 to reinstate the previous approval for massage as primary use within Suite 20. UC-24-0490 was approved in November 2024 and has received a temporary business license to conduct business activities but the approval of both permits is conditional upon a follow-up review after 1 year. As a result, the applicant is now requesting the required application for review for UC-24-0490.

### Site Plans

The previously approved plans show a proposed massage establishment located in the northwestern most tenant space (Suite 20) of an existing commercial building. Access to the site is from Flamingo Road. The site has adequate parking and there were no previously proposed or required changes to the existing site.

### Landscaping

No changes were previously proposed or required to the existing landscaping.

### Elevations

The previously provided photos depict an existing 1 story building constructed of brick, aluminum storefront systems, and pitched tile roofing.

### Floor Plans

The previously approved plans show an approximate 3,000 square foot massage establishment consisting of a waiting room, lobby, massage rooms, and a breakroom/storage room within Suite 20.

### Previous Conditions of Approval

Listed below are the approved conditions for UC-24-0490:

#### Comprehensive Planning

- 1 year to review as a public hearing.
- 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.

#### 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

The previously approved massage establishment has obtained a business license for their business activities and currently operates 7 days a week between 9:00 a.m. and 9:00 p.m. There has been County violations or disciplinary action against the applicant. The current location is already being used as a massage establishment and remains harmonious with the existing area. The continue use of the site for a massage establishment will not interfere or detract from the overall character of the site.

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-24-0490	Massage establishment as a primary use within Suite 20 of an existing office complex	Approved by PC	November 2024
UC-18-0805	Massage establishment as a primary use within Suite 20 of an existing office complex - expired	Approved by BCC	December 2018
UC-0504-09 (ET-0065-11)	First extension of time to review a massage establishment subject to September 6, 2016 to review - expired	Approved by PC	September 2011
UC-0504-09	Massage establishment in conjunction with a proposed wellness center within an existing office complex - expired	Approved by PC	October 2009
UC-0371-99	Psychic arts & hypnotherapy business in conjunction with an existing office complex - expired	Approved by PC	April 1999
AC-186-88	Office complex consisting of 4 9,100 square foot office buildings.	Approved by PC	October 1988
ZC-106-88	Zone change from R-1 to C-2 for a 100,000 square foot office complex with a restaurant and outside dining	Approved by BCC	May 1988

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG (AE-60 & MPO)	Shopping center, restaurant, & office complex
South	Urban Neighborhood (Greater than 18 du/ac)	RM32 (AE-60 & MPO)	Multi-family residential
East	Corridor Mixed-Use	CG (MPO)	Office complex
West	Corridor Mixed-Use	CG (AE-60 & MPO)	Office complex

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

Staff finds there have been no documented complaints regarding the operation of the massage establishment at this location. Additionally, there have been no issues reported regarding the hours of operation or other issues related to noise or odors. The establishment has not impacted the exterior appearance of the office building in a meaningful way and continues to not place additional demands on the site in terms of additional parking, traffic, or similar operational issues. Given the lack of reported complaints within the last year and the high number of similar office and medical/wellness uses in the area, staff can support the request and recommends removing the time limit to review.

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

- Remove the time limit.

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

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** LAS VEGAS THAI MASSAGE & SPA, LLC

**CONTACT:** KIRK KENNEDY, 815 S. CASINO CENTER BOULEVARD, LAS VEGAS, NV 89101



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # \_\_\_\_\_

ASSESSOR PARCEL #(s): 162-23-103-008

PROPERTY ADDRESS/ CROSS STREETS: 1601 E. Flamingo Road, Ste. 20, Las Vegas, NV 89119

## DETAILED SUMMARY PROJECT DESCRIPTION

The property is a licensed massage establishment called LV Thai Massage & Spa, at 1601 E. Flamingo Road, Ste. 20, LV, NV 89119. The business has a Special Use Permit UC-24-0490, which is due for an application review by public hearing by November 5, 2025. The Applicant files this Application Review to have the SUP reviewed and approved for continued use of the location as a licensed massage establishment.

## PROPERTY OWNER INFORMATION

NAME: SDE LLC

ADDRESS: 535 S. Parish Place

CITY: Burbank

STATE: CA

ZIP CODE: 91506

TELEPHONE: 702-454-7788 CELL \_\_\_\_\_

## APPLICANT INFORMATION (information must match online application)

NAME: LV Thai Massage & Spa LLC, managing member Mark Buonanno

ADDRESS: 1601 E. Flamingo Road, Ste. 20

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: 702-463-9532

CELL 702-600-6005

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

NAME: Kirk T. Kennedy, Esq.,

ADDRESS: 815 S. Casino Center Blvd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89101

TELEPHONE: 7023855534

CELL 7025249358

ACCELA REFERENCE CONTACT ID # 165299

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

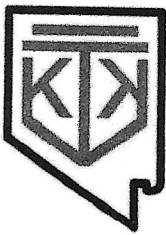
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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.

(see attached)  
Property Owner (Signature)\*

Eric Hsu  
Property Owner (Print)

11/1/25  
Date





**KIRK T. KENNEDY**

ATTORNEY AT LAW

*Licensed in Nevada since 1993*

815 S. Casino Center Blvd.,  
Las Vegas, NV 89101

Phone: (702) 385-5534  
Facsimile: (702) 385-1869  
Email: [ktkennedylaw@gmail.com](mailto:ktkennedylaw@gmail.com)

November 10, 2025

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

RE: Justification Letter- LV Thai Massage & Spa LLC dba LV Thai Massage & Spa  
1601 E. Flamingo Road, Ste. 20, Las Vegas, NV 89119  
Special Use Permit Application Review; UC-24-0490

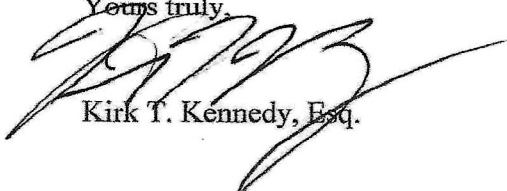
Dear Zoning Dept.

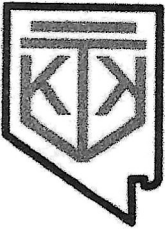
I am Counsel for LV Thai Massage & Spa LLC, which currently has a massage establishment business license for their business known as LV Thai Massage & Spa at the address noted above. This business operates seven days each week with operating hours of 9am to 9pm, as permitted by County Code. The business has had no County violations or disciplinary action against the entity. This location has a Special Use Permit granted by the County for its licensed massage activities. An application review is now required for approval and extension of the existing Special Use Permit under UC-24-0490. The business location is currently zoned as C-G.

The current location is already being used for the approved use as a full massage establishment which remains harmonious with the existing area and the existing zoning status. The continued use requiring the above referenced Special Use Permit will not interfere with or detract from the overall nature and character of the commercial use area. My client requests that the existing Special Use Permit be allowed to continue and, further, that any future review be extended for at least 3 years.

Kindly advise of any questions or concerns regarding this SUP application review for LV Thai Massage & Spa LLC. Thank you.

Yours truly,

  
Kirk T. Kennedy, Esq.



**KIRK T. KENNEDY**  
ATTORNEY AT LAW  
*Licensed in Nevada since 1993*

815 S. Casino Center Blvd.,  
Las Vegas, NV 89101

Phone: (702) 385-5534  
Facsimile: (702) 385-1869  
Email: [ktkennedylaw@gmail.com](mailto:ktkennedylaw@gmail.com)

November 10, 2025

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

RE: Justification Letter- LV Thai Massage & Spa LLC dba LV Thai Massage & Spa  
1601 E. Flamingo Road, Ste. 20, Las Vegas, NV 89119  
Special Use Permit Application Review; UC-24-0490

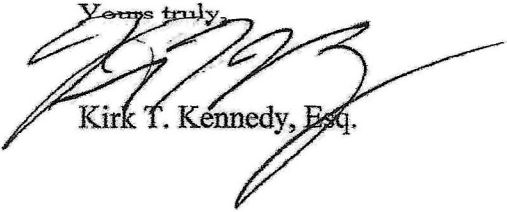
Dear Zoning Dept.

I am Counsel for LV Thai Massage & Spa LLC, which currently has a massage establishment business license for their business known as LV Thai Massage & Spa at the address noted above. This business operates seven days each week with operating hours of 9am to 9pm, as permitted by County Code. The business has had no County violations or disciplinary action against the entity. This location has a Special Use Permit granted by the County for its licensed massage activities. An application review is now required for approval and extension of the existing Special Use Permit under UC-24-0490. The business location is currently zoned as C-G.

The current location is already being used for the approved use as a full massage establishment which remains harmonious with the existing area and the existing zoning status. The continued use requiring the above referenced Special Use Permit will not interfere with or detract from the overall nature and character of the commercial use area. My client requests that the existing Special Use Permit be allowed to continue and, further, that any future review be extended for at least 3 years.

Kindly advise of any questions or concerns regarding this SUP application review for LV Thai Massage & Spa LLC. Thank you.

Yours truly,

  
Kirk T. Kennedy, Esq.

01/07/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-25-400124 (AR-23-400123 (UC-21-0332))-ERBR, LLC:**

**APPLICATION FOR REVIEW FOR USE PERMITS SECOND EXTENSION OF TIME**  
for the following: 1) swap meet; 2) fairground; and 3) recreational facility with accessory food, beverage, and retail sales.

**WAIVER OF DEVELOPMENT STANDARDS** to eliminate landscaping.

**DESIGN REVIEWS** for the following: 1) swap meet; 2) fairground; and 3) recreational facility on 4.6 acres in a CG (Commercial General) Zone.

Generally located west of Boulder Highway and south of Indios Avenue within Paradise.  
TS/mh/kh (For possible action)

---

RELATED INFORMATION:

**APN:**

161-17-702-006; 161-17-801-002

**WAIVER OF DEVELOPMENT STANDARDS:**

Eliminate parking lot landscaping where landscaping is required per Figure 30.64-14.

**LAND USE PLAN:**

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4700 Boulder Highway
- Site Acreage: 4.6
- Project Type: Swap meet, fairground, & recreational facility
- Number of Stories: 2
- Building Height (feet): 20
- Square Feet: 6,375 (existing building)/19,380 (temporary structures)
- Parking Required/Provided: 105/109

**History & Request**

The site consists of 2 parcels that were previously utilized as a swap meet, fairground, and recreational facility. The previous use permit for the swap meet (UC-0090-17) expired in March 2020; therefore, the applicant applied for a new use permit to continue the previously approved use except for live entertainment, which was no longer a part of the operational plan. The new use permit request was approved via UC-21-0332, with a condition of approval to review the

application as a public hearing in 2 years. Also, waivers of development standards to eliminate street landscaping along Boulder Highway and landscaping adjacent to a less intensive use were denied. Subsequently, the application for review (AR-23-400123) was approved by the Board of County Commissioners in October 2023, with a condition of approval requiring the applicant to install 15 feet of on-site landscaping along Boulder Highway and required landscaping per Figure 30.64-11 and Figure 30.64-17 as applicable by October 18, 2024. The applicant completed the landscaping along Boulder Highway, but not the landscaping required adjacent to a less intensive use. As a result, the applicant requested an extension of time (ET-24-400130), which was approved with a condition for an application for review to verify that the required landscaping has been provided. The applicant is now requesting a second extension of time to complete the landscaping required adjacent to a less intensive use, along with the corresponding application for review as required by AR-23-400123.

#### Site Plans

The approved plans depict parking for the site to be located along the northern portion of the parcel. Access to the parking lot is from a driveway located between the existing building and the plaza area. The plans depict an 82,200 square foot area allocated for temporary retail booths, located to the west of the building and plaza area. The cumulative area for all temporary retail booths consists of 19,000 square feet. The plans also depict a snack bar (100 square feet), food vending area Coco Loco (400 square feet), and a ticket booth (80 square feet). An area for a food truck, that will only be on-site during the operating hours of the swap meet, is depicted along the northwest side of the plaza. No on-premises consumption of alcohol or the sale of alcoholic beverages will occur on-site. The swap meet requires a total of 105 parking spaces and 109 parking spaces are provided for the site. The hours of operation for the swap meet are 7:00 a.m. to 2:00 p.m., Friday through Sunday, weather permitting. The rear (west) and south portions of the site are partially paved and secured with a chain-link fence. There are no buildings on this portion of the site. Access to this site is granted via 2 existing driveways along Boulder Highway.

#### Landscaping

There are existing trees located around the plaza (courtyard) at the southeast portion of the site. The applicant initially requested to waive required street landscaping along Boulder Highway, landscaping adjacent to a less intensive use along the rear property line, and parking lot landscaping. The Board only approved the waiver for parking lot landscaping and denied the other requests. As a result, the applicant needed to comply with the landscaping requirements of Title 30, Figures 30.64-11 and 30.64-17.

#### Elevations

The approved plans depict an existing building that is 2 stories, approximately 20 feet in height, and constructed of block with a pitched roof. The existing building is painted white with a red trim. The temporary structures are tents with nylon covers supported by metal posts. The ticket booth is 8 feet in height and consists of a white painted wood exterior with an asphalt shingled roof. The snack bar is 11 feet in height and consists of a green painted wood exterior with an orange painted trim and a metal roof. The food vending area (Coco Loco) is 8 feet in height and consists of metal poles with a nylon roof.

### Floor Plans

The approved plans depict an existing 6,375 square foot building to be utilized for offices, retail sales, and storage. Eighty-two spaces consisting of 200 square feet each, and 8 spaces consisting of 300 square feet each are used for the temporary structures for the retail sales of the swap meet.

### Previous Conditions of Approval

Listed below are the approved conditions for ET-24-400130 (AR-23-400123 (UC-21-0332)):

#### Comprehensive Planning

- Until October 18, 2025 to review compliance with the conditions for landscaping per Figures 30.64-11 and 30.64-17.
- Applicant is advised that 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.

Listed below are the approved conditions for AR-23-400123 (UC-21-0332):

#### Comprehensive Planning

- 2 year review as a public hearing;
- Until October 18, 2024 to install 15 feet of on-site landscaping along Boulder Highway and required landscaping per Figure 30.64-11 and Figure 30.64-17 as applicable.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

Listed below are the approved conditions for UC-21-0332:

#### Current Planning

- 2 years to commence and review as a public hearing;
- No sale of live animals;
- Uniformed theme for the temporary structures to include aluminum metal support poles, durable, fabric membrane canopies with a consistent and neutral color.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; 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 and application for review; and that 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.

Applicant's Justification

The applicant states that delays have led to the need for a 1 year extension of time to complete the required landscaping.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-24-400130 (AR-23-400123 (UC-21-0332))	First extension of time of an application for review for use permits for a swap meet, fairground, and recreational facility with waivers for landscaping along with a design review	Approved by BCC	January 2025
AR-23-400123 (UC-21-0332)	First application for review for a swap meet, fairground, and recreational facility with waivers for landscaping along with a design review	Approved by BCC	October 2023
UC-21-0332	Swap meet, fairground, and recreational facility with waivers for landscaping along with a design review	Approved by BCC	August 2021
ET-18-400079 (UC-0090-17)	First application for review for swap meet, live entertainment, fairground, recreational facility - expired	Approved by BCC	March 2020
UC-0090-17	Second application for a swap meet, live entertainment, fairground, and recreational facility with waivers for reduced separation for live entertainment to a residential use, reduced parking, and alternative landscaping along with a design review - expired	Approved by BCC	March 2017
UC-0759-13 (ET-0002-15)	First extension of time to commence and review the swap meet, live entertainment, fairground, and recreational facility - expired	Approved by BCC	March 2015
UC-0759-13 (WC-0011-14)	Waived conditions for a drainage study, traffic study, replaced existing driveways, and NDOT approval, adding a condition that off-sites and technical studies may be required with future development - expired	Approved by BCC	January 2014
UC-0759-13	Original application for a swap meet, live entertainment, fairground, and recreational facility with waivers for reduced separation for live entertainment to a residential use, reduced parking, and alternative landscaping along with a design review - expired	Approved by BCC	January 2014
ZC-1087-02	Reclassified the site to C-2 zoning for vehicle sales	Approved by BCC	September 2002



### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	H-2	Skating rink & tavern
South	Corridor Mixed-Use	CG	Recreational vehicle sales
East	Corridor Mixed-Use	CG	Recreational vehicle park
West	Corridor Mixed-Use	RM18	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.

While the applicant states that progress has been made on completing the landscaping requirements, staff is unable to verify if the street landscaping along Boulder Highway meets the requirements of Title 30, which includes providing 1 large tree and 3 shrubs for every 30 linear feet of street frontage. Staff finds that the site has been operating for several years without meeting the conditions of approval for AR-23-400123, specifically the provision of a landscape buffer adjacent to a less intensive use. The applicant has had ample time to provide the required landscaping and submit an application for review as required by the Notices of Final Action for UC-21-0332, AR-23-400123, and ET-24-400130. The applicant has not provided a compelling justification for why an additional extension of time is necessary. For these reasons, staff cannot support this extension of time request.

#### Staff Recommendation

Denial.

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

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

If approved:

- Until April 18, 2026 to review compliance with the previously imposed conditions for landscaping.

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** DAVID ANDERSON

**CONTACT:** DAVID ANDERSON, BOULDER SWAP MEET, 4700 BOULDER HIGHWAY,  
LAS VEGAS, NV 89121

DRAFT



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101652

ASSESSOR PARCEL #(s): 161-17-801-002

161-17-702-006

PROPERTY ADDRESS/ CROSS STREETS: 4700 Boulder Highway

## DETAILED SUMMARY PROJECT DESCRIPTION

Second Extension Of Time request to install landscaping Per Figure 30.64-11 as required by AR-23-400123 which was a review for UC-21-0332

## PROPERTY OWNER INFORMATION

NAME: Ezabel Razy

ADDRESS: 4201 Emory Road

CITY: El Paso,

STATE: TX

ZIP CODE: 79901

TELEPHONE: 915-383-8024

CELL 915-383-8024

## APPLICANT INFORMATION (information must match online application)

NAME: David Anderson

ADDRESS: 4700 Boulder highway

CITY: Las vegas

STATE: NV

ZIP CODE: 89121

TELEPHONE: 702-557-4888

CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

NAME: David Anderson

ADDRESS: 4700 Boulder HWY

CITY: Las vegas

STATE: NV

ZIP CODE: 89121

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

CELL \_\_\_\_\_

ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

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

*Ezabel Razy*

Property Owner (Signature)\*

Ezabel Razy

Property Owner (Print)

October 15, 2025

Date

Boulder Highway Swapmeet

4700 Boulder Highway

Las Vegas, Nevada 89121

October 14, 2025

Clark County Comprehensive Planning

500 Grand Central Parkway

Las Vegas, NV 89155-1744

To the Clark County Comprehensive Planning Dept,

I am seeking approval for a second extension of time to complete the required landscaping shown in figure 30.64-11 at the rear of the property on 4700 Boulder Highway. The initial extension request, ET-24-400130 from AR-23-400123, which was required for review of UC-21-0332, is still unfinished.

Although we've faced setbacks, our business still supports the community by helping local entrepreneurs launch small businesses. These businesses create affordable shopping opportunities for families in the area. In addition to these efforts, we remain committed to fostering a positive environment for both vendors and customers, ensuring that our operations contribute to the vitality and growth of the Boulder Highway community.

We are grateful for the continued support provided by Clark County. Should a one-year extension be approved, I will ensure that the landscaping is completed within the established timeline.

Thank you,

David Anderson

Management

**PUBLIC HEARING**

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

**ET-25-400128 (UC-23-0637)-LAS VEGAS VALLEY WATER DISTRICT:**

**USE PERMIT FIRST EXTENSION OF TIME** for public utility structures consisting of a pumping station, electric substation, fences, and walls.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) waive off-site improvements (sidewalk); 2) reduce throat depth; 3) increase driveway width; and 4) allow pan driveways.

**DESIGN REVIEWS** for the following: 1) public utility and structures (pumping station and electric substation); and 2) finished grade on a 5.9 acre portion of 18.15 acres in a Public Facility (PF) Zone.

Generally located north of Monthill Avenue and east of Hazelcrest Drive within Paradise.  
TS/tpd/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

161-19-502-001 ptn

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Waive off-site improvements (sidewalk) where required per Chapter 30.52.
2. Reduce throat depth to 2.5 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 90% reduction).
3. Increase driveway width to 145 feet where a maximum of 40 feet is allowed per Uniform Standard Drawing 222.1 (a 263% increase).
4. Allow pan driveways where commercial curb return driveways are required per Uniform Standard Drawings 222.1 and 225.

**DESIGN REVIEWS:**

1. Public utility and structures (pumping station and electric substation).
2. Increase finished grade up to 10 feet where a maximum of 3 feet is permitted per Section 30.32.040 (a 234% increase).

**LAND USE PLAN:**

WINCHESTER/PARADISE - PUBLIC USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4095 E. Flamingo Road

- Site Acreage: 5.9 (portion)/18.15 (overall site)
- Project Type: Water pump station and electrical substation
- Building Height (feet): 48 (pumping station)
- Square Feet: 18,870 (pumping station)

### Site Plan

The approved site is an 18.15 acre parcel that contains an existing pumping station, electric substation, and reservoir for the Las Vegas Valley Water District. Records indicate that the facility was constructed in the 1960's. The approved development is on a 5.9 acre portion of the site located on the south side of the site adjacent to Monthill Avenue. The approved plans depict a new building for an additional pumping station, an additional electric substation, a rate of flow control station, and a fenced area for maintenance vehicles. Access to the 5.9 acre portion of the site will primarily be from 2 proposed driveways on Monthill Avenue, with additional access provided from the north via the existing driveway on Flamingo Road. The western driveway will be used by staff arriving in passenger vehicles while the eastern driveway will be used for maintenance vehicles. Both driveways are access controlled by security gates.

### Landscaping

Landscaping was approved along the Monthill Avenue frontage with landscape planters ranging in width from 6 feet to 10 feet. Acacia trees and complementary shrubs will be provided. An 11 foot, 4 inch high decorative block wall is shown behind the landscape planters to provide extra security for the facility.

### Elevations

The pumping station was originally approved for a height ranging from 39 feet to 46 feet. Materials consisted of desert tone brick and stone. Although the roof was mostly flat, a 3:12 pitched roof was shown on the east and west sides of the building.

An administrative design review (ADR-25-900693) was approved in October 2025 for modifications to the original design. The modification changed the approved maximum height from 46 feet to 48 feet. The structure will now range in height from 39 feet to 48 feet.

### Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0637:

#### Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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**

- Coordinate with Public Works – Development Review for the design and construction of the westerly Monthill Avenue driveway;
- Coordinate with Public Works – Development Review for the design and construction of a public crosswalk along Monthill Avenue;
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0453-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**Applicant's Justification**

The applicant (Southern Nevada Water Authority) states that a new design was recently submitted for review. The approved redesign changed the overall height of the pumping station. The applicant is now ready to begin constructing the new design and request more time for this development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-25-900693	Administrative design review for modifications to UC-23-0637	Approved by ZA	October 2025
UC-23-0637	Use permits, waivers of development standards, and design reviews for a public utility substation	Approved by BCC	December 2023

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (MN) (up to 8 du/ac)	RS3.3	Undeveloped
South & West	Mid-Intensity Suburban Neighborhood (MN) (up to 8 du/ac)	RS5.2	Single-family residential
East	Mid-Intensity Suburban Neighborhood (MN) (up to 8 du/ac)	RS5.2	Single-family residential

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Comprehensive Planning**

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 finds an application (ADR-25-900693) was recently submitted and approved for modifications to the elevations of the pumping station. Additionally, this is the first extension of time request. Therefore, staff can support the request.

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

The applicant has complied with all of Public Works conditions. Therefore, 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 December 6, 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; 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**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** SOUTHERN NEVADA WATER AUTHORITY

**CONTACT:** YVONNE HAND, SNWA, 1001 SOUTH VALLEY VIEW BOULEVARD, LAS VEGAS, NV 89153

DRAFT



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101652

ASSESSOR PARCEL #(s): APN: 161-19-502-001

161-17-702-006

PROPERTY ADDRESS/ CROSS STREETS: Flamingo Road/US 93/95/515/Monthill Avenue

## DETAILED SUMMARY PROJECT DESCRIPTION

An extension of time to UC-23-0637 is requested to run concurrently with our recently submitted Administrative Design Review application 25-900693 to allow time for construction to commence.

## PROPERTY OWNER INFORMATION

NAME: Las Vegas Valley Water District

ADDRESS: 1001 South Valley View Blvd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89153

TELEPHONE: 702-822-8587

CELL N/A

## APPLICANT INFORMATION (information must match online application)

NAME: Southern Nevada Water Authority c/o Jonathan Tull

ADDRESS: 1001 South Valley View Blvd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89153

TELEPHONE: 702-691-5228

CELL N/A

ACCELA REFERENCE CONTACT ID #

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

NAME: Southern Nevada Water Authority c/o Yvonne Hand

ADDRESS: 1001 South Valley View Blvd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89153

TELEPHONE: 702-822-8587

CELL N/A

ACCELA REFERENCE CONTACT ID #

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

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

  
Property Owner (Signature)\*

Ezabel Ray  
Property Owner (Print)

October 15, 2025  
Date

6



SOUTHERN NEVADA WATER AUTHORITY

1001 South Valley View Boulevard • Las Vegas, NV 89153  
(702) 258-3939 • srwa.com

September 23, 2025

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

Attention: Current Planning Division

SUBJECT: PROJECT 3147S: STAGE II RELIABILITY UPGRADES – MONTHILL  
PUMPING STATION - EXTENSION OF TIME REQUEST  
APN: 161-19-502-001/ UC-23-0637/ADR-25-90063

The Southern Nevada Water Authority (Authority) recently submitted an Administrative Design Review application (ADR-25-900693) for changes to the height of the previously approved Stage II Reliability Upgrades - Monthill Pumping Station (UC-23-0637). The Use Permit is set to expire on December 06, 2025. The Authority respectfully requests an Extension of Time for UC-23-0637 to allow time for construction to commence.

Construction on the Monthill Pumping Station is expected to begin September 2026 with completion slated around December 2029, and commissioning estimated around mid-2030.

If you have any questions, please contact me at (702) 691-5228 or Yvonne Hand, Permit Coordinator at (702) 822-8587.

Sincerely,

Jonathan Tull, P.E.  
Senior Program Engineer

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0641-SG ISLAND PLAZA, LLC ETAL & NAKASH SHOWCASE II, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks.

**DESIGN REVIEW** for the existing and proposed retail kiosks in conjunction with an existing shopping center (Showcase Mall) on a 1.82 acre portion of a 6.0 acre site in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay.

Generally located east of Las Vegas Boulevard South and north of Tropicana Avenue within Paradise. JG/rg/cv (For possible action)

---

RELATED INFORMATION:

**APN:**

162-21-301-014; 162-21-401-005; 162-21-401-007; 162-21-401-023; 162-21-401-028 through 162-21-401-029

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce the front setback for Kiosk #1 to 3 feet where 10 feet is required per Section 30.02.17 (a 70% reduction).
- b. Reduce the front setback for Kiosk #2 to 6 feet where 10 feet is required per Section 30.02.17 (a 40% reduction).
- c. Reduce the front setback for Kiosk #3 to 6 feet where 10 feet is required per Section 30.02.17 (a 40% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3785 & 3791 Las Vegas Boulevard South
- Site Acreage: 1.82 (portion)/6 (overall site)
- Project Type: Retail kiosks in conjunction with the Showcase Mall
- Building Height (feet): Up to 13 (Kiosks)

**History & Site Plan**

The existing kiosk (Kiosk #1) is located on APN 162-21-401-007 in conjunction with the Showcase Mall. The retail kiosk was originally approved via UC-0125-14 by the Board of County Commissioners in September 2014 with a condition requiring 1 year to commence and review as a public hearing. Subsequently, the applicant applied for an application for review



(AR-400068-15) and was approved for a review until September 17, 2018. A subsequent application, AR-18-400206, was also approved which included a condition requiring another review until September 17, 2023. The required application of review did not occur, resulting in the expiration of UC-0125-14.

The site plan identifies the existing kiosk (Kiosk #1) for Tix4 Everything is located south of the 2 proposed retail kiosks to the north. The kiosk is set back 3 feet from the right-of-way and is adjacent to the RTC bus shelter along Las Vegas Boulevard. Two additional kiosks (Kiosk #2 and #3) are proposed to replace the current subway entrance and will be set back 6 feet from the right-of-way.

#### Elevations

The two proposed kiosks are modular, freestanding structures up to 10 feet high, constructed from stitch-welded steel plate over a metal stud frame with flat and radius metal panel cladding. Each unit includes roll-up access doors, modular shelving, display cabinetry, forklift pockets, and wall-mounted air conditioning units.

The submitted photographs show the existing kiosk is a modular, freestanding structure with the height measuring up to 12 feet. The material comprises of metal with flat roof and sectional door facing east towards the Showcase Mall. The elevation of the kiosk is covered by vinyl wrap as part of the wall sign with red texture color, which is not a part of this application.

#### Floor Plans

The proposed kiosks comprise of 160 square foot each, includes a single-room layout with a roll-up access door, interior shelving along the walls, and display cabinetry. The existing kiosk measures up to 258 square feet.

#### Applicant's Justification

The applicant requested to re-establish entitlements for an existing kiosk previously approved under UC-0447-09 and UC-0125-14, which expired in September 2023. The kiosk remains in place and requires a 3 foot setback waiver from Las Vegas Boulevard South, positioned behind an existing bus shelter. Two additional kiosks are proposed to replace the current subway entrance, which would be removed and filled with stamped concrete. Each unit includes dual entry doors to avoid queuing within the pedestrian easement. Setback waivers of 6 feet are requested, with all kiosks maintaining over 18 feet of clearance from the adjacent building.

#### Prior Land Use Requests

Application Number	Request	Action	Date
SDR-25-0725	Sign design review for increase of the wall sign area, and increase the number of electronic signs	Scheduled to BCC	December 2025
SDR-25-0549	Sign design review to increase the height of freestanding sign, reduce setback	Approved to BCC	September 2025
SDR-24-0637	Sign design review to increase the area of an electronic sign, increased area of wall signs and allowed roof signs	Approved by BCC	January 2025

### Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0372	Increased the number of animated signs, increased wall sign area, and a design review for modifications to a previously approved comprehensive sign package	Approved by BCC	August 2023
WS-23-0108	Reduced setbacks, projecting signs, and modifications to an approved comprehensive sign package	Approved by BCC	May 2023
WS-22-0099	Roof signs, encroachment into airspace and modifications to an approved comprehensive sign package (Brewdog Brew Pub)	Approved by BCC	April 2022
UC-22-0066	Brew pub, craft distillery, and outside dining and drinking	Approved by BCC	April 2022
WS-21-0607	Modification to an approved comprehensive sign plan (Fly Over Las Vegas)	Approved by BCC	December 2021
VS-21-0608	Vacated and abandoned a portion of a pedestrian easement which includes air space (11 feet above existing grade) and a portion of the ground easement area (Fly Over Las Vegas signage recorded)	Approved by BCC	December 2021
WS-21-0312	Modification to an approved comprehensive sign plan (Olive Garden)	Approved by BCC	August 2021
WS-21-0231	Modification to an approved comprehensive sign plan (Raising Canes/Restaurant)	Approved by BCC	July 2021
WS-21-0117	Modification to an approved comprehensive sign plan (T-Mobile projecting sign)	Approved by BCC	June 2021
WS-21-0019	Modification to an approved comprehensive sign package to increase wall sign area	Approved by BCC	March 2021
WS-19-0866	Amended sign plan for the Showcase Mall	Approved by BCC	December 2019
WS-19-0837	Modification to an approved comprehensive sign plan (Burlington)	Approved BCC	December 2019
WS-21-0117	Modification to an approved comprehensive sign plan (T-Mobile projecting sign)	Approved by BCC	June 2021
WS-21-0019	Modification to an approved comprehensive sign package to increase wall sign area	Approved by BCC	March 2021
WS-19-0866	Amended sign plan for the Showcase Mall	Approved by BCC	December 2019
WS-19-0837	Modification to an approved comprehensive sign plan (Burlington)	Approved BCC	December 2019
WS-19-0239	Amended sign plan for the Showcase Mall	Approved by BCC	May 2019
AR-18-400206 (UC-0125-14)	Second application review for UC-0125-14 - expired	Approved by BCC	November 2018

### Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0245	Amended sign plan for the Showcase Mall	Approved by BCC	May 2018
WS-18-0165	Reduced parking and design review for modifications to a parking lot in conjunction with an approved expansion of the Showcase Mall	Approved by BCC	April 2018
DR-0819-17	Remodeled and modified entrance of a retail space for the Designer Shoe Warehouse in the Showcase Mall	Approved by BCC	November 2017
UC-0657-17	Expansion of the Showcase Mall	Approved by BCC	September 2017
AR-400068-15 (UC-0125-14)	First application review for UC-0125-14 - expired	Approved by BCC	October 2015
UC-0125-14	Use permit for retail sales/display, waiver of development standards to allow retail uses not within a permanent enclosed building, reduced setbacks, allow a roof sign and design review for outdoor sales structure/booth in conjunction with an existing shopping center (Showcase Mall) - expired	Approved by BCC	September 2014
WS-0410-13	Modification to an approved sign package	Approved by BCC	August 2013
ET-400047-13 (WS-0104-11)	First extension of time for modifications to an approved sign package	Approved by BCC	July 2013
WS-0154-13	Modifications to an approved sign package	Approved by BCC	May 2013
WS-0683-12	Reduce setbacks and eliminate landscaping for new access and entry features	Approved by BCC	January 2013
WS-0332-12	Modifications to an approved sign package	Approved by BCC	August 2012
WS-0104-11	Modifications to an approved sign package	Approved By BCC	May 2011
UC-0447-09 (ET-400097-10)	First extension of time to review an outdoor retail sales structure/booth - until June 16, 2012 to review as a public hearing and no solicitation - expired	Approved by BCC	August 2010
UC-0447-09	Outdoor retail sales structure/booth and roof sign subject to 9 months to review as a public hearing, ticket sales only, and hours of operation limited to 8:00 a.m. to 9:00 pm. - expired	Approved by BCC	September 2009

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Shopping center (Boulevard Mall)
South & West	Entertainment Mixed-Use	CR (AE-60)	MGM Grand Resort Hotel
East	Entertainment Mixed-Use	CR (AE-60)	MGM Grand Resort Hotel

### Related Applications

Application Number	Request
SDR-25-0642	Sign design review for signage for the existing and proposed retail kiosks is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

##### 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 is seeking waivers under Title 30 to reduce the required 10-foot front setback to 3 feet for an existing kiosk (Kiosk #1) and 6 feet for two proposed kiosks (Kiosks #2 and #3). These reductions accommodate the placement of kiosks within an existing pedestrian realm, with a resulting width of more than 18 feet after the placement of them, while maintaining adequate separation from adjacent structures. The proposed setbacks align with existing site conditions, and do not obstruct pedestrian flow or access to public infrastructure. Therefore, staff recommends approval.

##### Design Review

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

The proposed kiosk structures have been reviewed for compatibility with adjacent development and overall harmony within the surrounding area. The modular design, consistent height, and use of metal panel cladding reflect existing site conditions and integrate appropriately with nearby commercial elements. Elevations and architectural features are clean and functional, without unsightly or undesirable characteristics. The placement of the kiosks preserves pedestrian circulation and maintains adequate separation from adjacent buildings and public infrastructure. No adverse impacts to site access or neighborhood traffic are anticipated. Therefore, staff recommends approval of this request.

#### **Staff Recommendation**

Approval.

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

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

##### **Comprehensive Planning**

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

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

- Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes.

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

- No comment.

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

- Applicant is advised that the property is already connected to the CCWRD sewer system; and 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:** WESTGATE RESORTS, INC.

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

DRAFT



**PUBLIC HEARING**

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

**SDR-25-0642-SG ISLAND PLAZA, LLC ETAL & NAKASH SHOWCASE II, LLC**

**SIGN DESIGN REVIEWS** for the following: **1)** increase the area of wall signs; **2)** electronic sign (electronic message unit, static); and **3)** increase the area of roof signs for the proposed retail kiosks in conjunction with an existing shopping center (Showcase Mall) on a 1.82 acre portion of a 6.0 acre site in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay.

Generally located east of Las Vegas Boulevard South and north of Tropicana Avenue within Paradise. JG/rg/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

162-21-301-014; 162-21-401-005; 162-21-401-007; 162-21-401-023; 162-21-401-028 through 162-21-401-029

**SIGN DESIGN REVIEWS:**

1. Increase the area of wall signs to 63,308 square feet where 63,253 square feet was previously approved.
2.
  - a. Allow electronic signs (electronic message unit, static) in conjunction with roof signs where not permitted per Section 30.05.02G.
  - b. Increase the sign area of electronic signs (electronic message unit, static) to 271 square feet where 150 square feet is the maximum permitted per Section 30.05.02G.
  - c. Allow the height of the electronic signs (electronic message unit, static) to exceed the height of the buildings (proposed kiosks) where not allowed per Section 30.05.03G.
  - d. Increase the number of the electronic signs (electronic message unit, static) to 10 where 1 is the maximum allowed per site per Section 30.05.02G.
3. Increase the area of roof signs to 1,185 square feet where 969 square feet was previously approved.

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3785 & 3791 Las Vegas Boulevard South
- Site Acreage: 1.82 (portion)/6 (overall site)
- Project Type: Signage for the proposed kiosks
- Sign Height (feet): 3 (roof signs)

- Square Feet: 55 (wall signs)/216 (roof signs)/271 (electronic signs)

#### Site Plan

The site is an existing shopping center, Showcase Mall, located east of Las Vegas Boulevard South and north of Tropicana Avenue. Access is provided via existing driveways along Las Vegas Boulevard South, which connect to adjacent parking garages. The applicant is installing 2 new kiosks along Las Vegas Boulevard South on APNs 162-21-401-023 and 162-21-401-005. The 2 new kiosks, along with an existing kiosk, are subject of a companion application (WS-25-0641). Signage is proposed to be installed on the two new kiosks. The signage on west, north, and south elevations are subject of the review with this application. The east facing signs for all the three proposed and existing kiosks are not visible from the adjacent right-of-way; and therefore, are exempted from the sign regulations. Additionally, all the faces of the existing and proposed kiosks are covered by graphic wraps.

#### Sign Plan

- Wall signs consist of 2 electronic signs (electronic message unit, static) for a total of 27.5 square feet on the west elevation of each proposed kiosk.
- Roof signs consist of electronic signs (electronic message unit, static) located above the walls on all elevations of the proposed kiosks. A total of 108 square feet of electronic message unit, static signs are proposed on the west, north, and south elevations of each of the proposed kiosks.

Tables summarizing the signage are provided below:

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Percent Increase	# of Existing Signs	# of Proposed Signs	Total # of Signs
Freestanding	6,000	0	6,000	N/A	6	0	6
Wall	63,253	55	63,308	0.09%	106	4	110
Directional	35	0	35	N/A	6	0	6
Projecting	2,970	0	2,970	N/A	15	0	15
Hanging	34	0	34	N/A	5	0	5
Roof	969	216	1,185	100%	3	6	9
<b>Overall Total</b>	<b>73,261</b>	<b>271</b>	<b>73,532</b>	<b>N/A</b>	<b>141</b>	<b>10</b>	<b>151</b>
Animated LED (Wall display)	42,977	0	42,977	N/A	59	0	59
Animated (Freestanding)	4,993	0	4,993	N/A	1	0	1
Animated (Lettering)	126	0	126	N/A	2	0	2
Animated (Projecting)	2,515	0	2,515	N/A	2	0	2
electronic message unit, static	0	271	271	N/A	0	10	10
<b>Overall Animated</b>	<b>50,611</b>	<b>271</b>	<b>50,882</b>	<b>N/A</b>	<b>64</b>	<b>10</b>	<b>74</b>

### Applicant's Justification

The applicant's request for sign design review states that the proposed signage is appropriate for the Las Vegas strip and will help elevate the success of future tenants.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
SDR-25-0725	Sign design review for increase of the wall sign area, and increase the number of electronic signs.	Scheduled to BCC	December 2025
SDR-25-0549	Sign design review to increase the height of freestanding sign, reduce setback	Approved to BCC	September 2025
SDR-24-0637	Sign design review to increase the area of an electronic sign, increased area of wall signs and allowed roof signs	Approved by BCC	January 2025
WS-23-0372	Increased the number of animated signs, increased wall sign area, and a design review for modifications to a previously approved comprehensive sign package	Approved by BCC	August 2023
WS-23-0108	Reduced setbacks, projecting signs, and modifications to an approved comprehensive sign package	Approved by BCC	May 2023
WS-22-0099	Roof signs, encroachment into airspace and modifications to an approved comprehensive sign package (Brewdog Brew Pub)	Approved by BCC	April 2022
UC-22-0066	Brew pub, craft distillery, and outside dining and drinking	Approved by BCC	April 2022
WS-21-0607	Modification to an approved comprehensive sign plan (Fly Over Las Vegas)	Approved by BCC	December 2021
VS-21-0608	Vacated and abandoned a portion of a pedestrian easement which includes air space (11 feet above existing grade) and a portion of the ground easement area (Fly Over Las Vegas signage recorded)	Approved by BCC	December 2021
WS-21-0312	Modification to an approved comprehensive sign plan (Olive Garden)	Approved by BCC	August 2021
WS-21-0231	Modification to an approved comprehensive sign plan (Raising Canes Restaurant)	Approved by BCC	July 2021
WS-21-0117	Modification to an approved comprehensive sign plan (T-Mobile projecting sign)	Approved by BCC	June 2021
WS-21-0019	Modification to an approved comprehensive sign package to increase wall sign area	Approved by BCC	March 2021
WS-19-0866	Amended sign plan for the Showcase Mall	Approved by BCC	December 2019
WS-19-0837	Modification to an approved comprehensive sign plan (Burlington)	Approved BCC	December 2019

### Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0117	Modification to an approved comprehensive sign plan (T-Mobile projecting sign)	Approved by BCC	June 2021
WS-21-0019	Modification to an approved comprehensive sign package to increase wall sign area	Approved by BCC	March 2021
WS-19-0866	Amended sign plan for the Showcase Mall	Approved by BCC	December 2019
WS-19-0837	Modification to an approved comprehensive sign plan (Burlington)	Approved by BCC	December 2019
WS-19-0239	Amended sign plan for the Showcase Mall	Approved by BCC	May 2019
UC-0125-14 (AR-0206-18)	Second application review for UC-0125-14 expired	Approved by BCC	November 2018
WS-18-0245	Amended sign plan for the Showcase Mall	Approved by BCC	May 2018
WS-18-0165	Reduced parking and design review for modifications to a parking lot in conjunction with an approved expansion of the Showcase Mall	Approved by BCC	April 2018
DR-0819-17	Remodeled and modified entrance of a retail space for the Designer Shoe Warehouse in the Showcase Mall	Approved by BCC	November 2017
UC-0657-17	Expansion of the Showcase Mall	Approved by BCC	September 2017
UC-0125-14 (AR-0068-15)	First application review for UC-0125-14 - expired	Approved by BCC	October 2015
UC-0125-14	Use permit for retail sales/display, waiver of development standards to allow retail uses not within a permanent enclosed building, reduced setbacks, allow a roof sign and design review for outdoor sales structure/booth in conjunction with an existing shopping center (Showcase Mall) - expired	Approved by BCC	September 2014
WS-0410-13	Modification to an approved sign package	Approved by BCC	August 2013
WS-0104-11 (ET-0047-13)	First extension of time for modifications to an approved sign package	Approved by BCC	July 2013
WS-0154-13	Modifications to an approved sign package	Approved by BCC	May 2013
WS-0683-12	Reduce setbacks and eliminate landscaping for new access and entry features	Approved by BCC	January 2013
WS-0332-12	Modifications to an approved sign package	Approved by BCC	August 2012
WS-0104-11	Modifications to an approved sign package	Approved By BCC	May 2011

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-0447-09 (ET-400097-10)	First extension of time to review an outdoor retail sales structure/booth - until June 16, 2012 to review as a public hearing and no solicitation - expired	Approved by BCC	August 2010
UC-0447-09	Outdoor retail sales structure/booth and roof sign subject to 9 months to review as a public hearing, ticket sales only, and hours of operation limited to 8:00 a.m. to 9:00 p.m. - expired	Approved by BCC	September 2009

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Shopping center
South & West	Entertainment Mixed-Use	CR (AE-60)	MGM Grand Resort Hotel
East	Entertainment Mixed-Use	CR (AE-60)	Park MGM & New York New York Resort Hotels

### Related Applications

Application Number	Request
WS-25-0641	Waiver of development standards and design review for an existing kiosk and 2 proposed kiosks is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

The proposed signage on the subject property is reviewed to determine 1) compatibility, in terms of scale and architectural features, with the site and surrounding area; 2) harmony with the character of the neighborhood; 3) impact on the surrounding land uses; and 4) the health, safety, and welfare of the inhabitants of the area. Additionally, comprehensive sign plans shall demonstrate the proposal will improve the aesthetics of the development and will not have an adverse impact on the use, enjoyment, or value of property.

Previously approved signs within this shopping center are harmonious with existing signage along the Resort Corridor and within the immediate area along Las Vegas Boulevard South. Staff finds the proposed wall signs and roof sign (all with electronic message unit, static signs) are complementary to the previously approved comprehensive sign plan for the shopping center. Staff does not anticipate the proposed signage having any adverse effects on surrounding signage or other properties in the vicinity. 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 Statute.

**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**

- Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes;
- No commercial messages are permitted on signs within the right-of-way.
- Applicant is advised that signs are not permitted within the right-of-way.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** WESTGATE RESORTS, INC.

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



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**SDR-25-0801-SG VEGAS OWNER, LLC**

**SIGN DESIGN REVIEW** to increase the area of animated signs in conjunction with a previously approved comprehensive sign plan for an existing shopping center on 9.46 acres in a CR (Commercial Resort) Zone.

Generally located east of Las Vegas Boulevard South and south of Harmon Avenue within Paradise. JG/lm/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

162-21-318-001

**SIGN DESIGN REVIEWS:**

Increase the area of animated signs to 29,745.3 square feet where 29,515.9 square feet was previously approved (a 1% increase).

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3747 Las Vegas Boulevard South
- Site Acreage: 9.46
- Project Type: Animated signs, wall signs, and canopy signs
- Square Feet: 229.4 (animated signs)/1,146.4 (wall sign)/89.5 (canopy signs)

**History & Site Plan**

The site is an existing shopping center that was approved in August 2022 via UC-22-0410. Access to the site is provided via existing driveways along Las Vegas Boulevard South. A comprehensive sign plan was approved in December 2023 via WS-23-0752. The applicant is now requesting to reconfigure the wall signs, increase the number of animated signs, and add canopy signs to the comprehensive sign plan for a portion of the third level (In-N-Out). The signs are located on the south, east, and west sides of the tenant. The applicant is proposing to separate the previously approved east and west wall signs based on their tenant suite space boundary. This would add 2 wall signs to the originally approved 88, for a total of 90 wall signs; however, the area of the wall signs is proposed to decrease.

### Sign Plan

- A: Animated wall sign with an overall area of 114.7 square feet, located in the southeast corner of the building.
- B: Animated wall sign with an overall area of 114.7 square feet, located in the southwest corner of the building.
- C: Wall sign with an area of 76.2 square feet, located along the west side of the building.
- D: Wall sign with an area of 60.3 square feet, located along the west side of the building.
- E: Wall sign with an area of 780.5 square feet, located along the east side of the building.
- F1: Illuminated canopy sign with an overall area of 5.7 square feet on all its 3 faces. The sign is located along the east side of the building.
- F2: Illuminated canopy sign with an overall area of 19.8 square feet on all its 3 faces. The sign is located along the east side of the building.
- F3: Illuminated canopy sign with an overall area of 24.3 square feet on all its 3 faces. The sign is located along the south side of the building.
- F4: Illuminated canopy sign with an overall area of 28.3 square feet on all its 3 faces. The sign is located along the west side of the building.
- F5: Illuminated canopy sign with an overall area of 11.4 square feet on all its 3 faces. The sign is located along the west side of the building.

Tables summarizing the signage are provided below:

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Percent Increase	# of Existing Signs	# of Proposed Signs	Total # of Signs
Freestanding	7,788.3	0	7,788.3	N/A	4	0	4
Wall	46,694	-734.9	45,959.1	-2%	88	2	90
Directional	382.5	0	382.5	N/A	15	0	15
Monument	0	0	0	N/A	0	0	0
Projecting	1,040	0	1,040	N/A	20	0	20
Hanging	63	0	63	N/A	1	0	1
Roof	0	0	0	N/A	0	0	0
Canopy	0	89.5	89.5	N/A	0	5	5
Overall Total	55,967.8	-645.4	55,322.4	N/A	128	7	135
Animated	29,515.9	229.4	29,745.3	1%	88	2	90

### Applicant's Justification

The applicant states that the proposed signage supports the tenant's established branding and enhances the visual appeal of the property. The animated wall signs are integral to In-N-Out's historic and recognizable aesthetic, while being compatible with other signs in the area. The channel wall sign complements the building's architecture and creates a more engaging space for visitors. Canopy signs were not included in the approved master sign program, though the proposed canopy signs comply with Title 30 standards. The proposed additions to the site's sign program are high-quality, distinctive, and cohesive.

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-25-0035	Recreation and entertainment facilities within an existing shopping center	Approved by PC	March 2025
WS-23-0752	Comprehensive sign package for a previously approved shopping center	Approved by BCC	December 2023
UC-23-0553	Retail sales (kiosks)	Approved by PC	October 2023
VS-22-0411	Vacated pedestrian access easements	Approved by BCC	August 2022
TM-22-500143	1 lot commercial subdivision	Approved by BCC	August 2022
UC-22-0410	Showcase 5 shopping center, with waivers for setbacks, alternative landscaping, non-standard improvements, and reduced parking	Approved by BCC	August 2022
UC-0476-17	Recreational facility (amusement ride/virtual reality motion machine)	Approved by BCC	July 2017
UC-0711-15	Outside dining and drinking associated with a supper club with direct access within existing an shopping center (Hawaiian Marketplace)	Approved by BCC	December 2015
UC-0375-11	Allowed various uses within H-1 zoning for a shopping center including restaurant, on-premises consumption of alcohol, and outside dining uses	Approved by PC	October 2011
DR-1705-04	Reviewed the sidewalk location and temporary structures	Approved by BCC	November 2004
UC-1096-03	Modified landscaping, permit temporary structures, and reduced setbacks in conjunction with the shopping center	Approved by BCC	February 2004
UC-1227-02	Expansion and remodel of an existing shopping center, a banquet facility, and covered outdoor shopping area	Approved by PC	October 2002
UC-1226-02	Parking reduction for the Hawaiian Marketplace and an existing and proposed hotel timeshare development on adjacent parcels (Polo Towers)	Approved by PC	October 2002
UC-0235-02	Expansion to a shopping center, permit modular structure, reduced on-site parking, and allowed off-site parking on the adjacent parcel to the north (The Travelodge)	Approved by PC	June 2002
AR-17-400003 (WS-0332-15)	First application for review for a redesign of the site frontage (sidewalk and pedestrian access easement), a new plaza area with outside dining, and façade changes at an existing retail center (Cable Center) subject to removing the time limit	Approved by BCC	May 2018
WS-0815-16	Reduced the special setback to Las Vegas Boulevard South and allowed a roof sign	Approved by BCC	January 2017

**Prior Land Use Requests**

Application Number	Request	Action	Date
WC-400072-16 (WS-0332-15)	Waived the minimum 5 foot high fence around the outside dining area	Approved by BCC	July 2016
WS-0332-15	Alternative landscaping and screening with reduced setbacks and non-standard improvements within the right-of-way for a new plaza area, and façade changes to a portion of the existing retail center	Approved by BCC	July 2015
UC-0095-14	Amusement/theme park with waivers and design review for an amusement park with associated buildings and structures	Denied by BCC	November 2014
WS-0044-13	Outside retail sales structures in conjunction with an existing shopping center - expired	Approved by BCC	March 2013
RS-500025-08	Record of Survey	Reviewed by staff	February 2008

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Parking lot & undeveloped
South	Entertainment Mixed-Use	CR (AE-60)	Showcase Mall
East	Entertainment Mixed-Use	CR	MGM Resort Hotel
West	Entertainment Mixed-Use	CR	City Center Resort Hotel complex & Park MGM Resort Hotel

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

Previously approved signs within this shopping center are harmonious with existing signage along the Resort Corridor and within the immediate area along Las Vegas Boulevard South. Staff finds the proposed wall signs, animated wall signs, and canopy signs are complementary to the previously approved comprehensive sign plan for the shopping center. Staff does not anticipate the proposed signage having any adverse effects on surrounding signage or other properties in the vicinity. Therefore, staff recommends approval.

**Staff Recommendation**

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

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

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

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

### **Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SG VEGAS OWNER, LLC

**CONTACT:** WILLIAMS SIGN CO., 111 S. HUNTINGTON STREET, POMONA, CA 91766



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0799-TROPICANA LAND, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce electric vehicle (EV)-installed charging spaces in conjunction with a previously approved recreational/entertainment facility (The Ballpark) on a portion of 35.11 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay.

Generally located north of Reno Avenue and east of Las Vegas Boulevard South within Paradise.  
JG/nm/kh (For possible action)

---

RELATED INFORMATION:

**APN:**

162-28-112-002; 162-28-112-003 ptn

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the number of electric vehicle (EV)-installed charging spaces to 22 spaces where a minimum of 230 spaces are required per Table 30.04-5 (a 90.5% reduction), and 75 spaces were previously approved.

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 35.11
- Project Type: Recreational facility (The Ballpark)

**History, Site Plan, & Request**

In April 2025, UC-25-0125 was approved by the Board of County Commissioners for a stadium (The Ballpark) and a multi-level parking garage on a portion of a 35.11 acre site. The remainder of the site will be developed as a resort hotel, for which an application is currently in Pre-Review stage.

The site is located on the south side of Tropicana Avenue, the east side of Las Vegas Boulevard South, and the north side of Reno Avenue. The dome-shaped ballpark will be centrally located within the site, covering approximately 9.0 acres. A multi-level parking garage is located on the southeast side of The Ballpark. The site is accessible via driveways from Reno Avenue, Las Vegas Boulevard South, and Tropicana Avenue, with the primary means of vehicular access to



The Ballpark being from Reno Avenue to the south. The site is also accessible for pedestrian traffic from all perimeter streets as well as the existing pedestrian bridges over Tropicana Avenue and Las Vegas Boulevard South.

Originally, 2,470 parking spaces were designated for The Ballpark within the multi-level parking garage, as approved with UC-25-0125, and supported by a parking demand study. Additionally, a waiver was approved to reduce the number of EV-installed charging spaces to 75 where 230 were required. In November 2025, ADR-25-900931 was approved for modifications to the previously approved application. One of the changes included in that approval was an increase in the number of parking spaces designated for The Ballpark to 2,500 spaces.

Currently, the applicant is seeking a waiver to further reduce the number of EV-installed charging spaces to 22.

#### Floor Plans

The submitted floor plans indicate the elimination of some EV-installed spaces previously shown on the approved plans for ADR-25-900931, resulting in 22 parking EV-installed spaces dispersed throughout the basement level and levels 2, 3, and 4 of the parking garage.

#### Applicant's Justification

The applicant states the waiver is appropriate given the abundant transportation options available to The Ballpark. In addition, The Ballpark is located within the Resort Corridor, a heavily pedestrian-oriented area. Therefore, the requested reduction is justified.

#### Prior Land Use Requests

Application Number	Request	Action	Date
ADR-25-900931	Revised plans for UC-25-0125	Approved by ZA	November 2025
UC-25-0125	Use permits, waivers, and design reviews for a recreational/entertainment facility (The Ballpark)	Approved by BCC	April 2025

#### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR (AE-60)	MGM Grand Resort Hotel
South	Entertainment Mixed-Use; Corridor Mixed-Use; & Public Use	CR (AE-60)	Parking lot, multi-family residential, & place of worship
East	Entertainment Mixed-Use	CR (AE-60) & CG (AE-60)	OYO Hotel & Casino & a timeshare motel
West	Entertainment Mixed-Use	CR (AE-60)	Excalibur Resort Hotel

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

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

## **Analysis**

### **Comprehensive Planning**

#### Waiver of Development Standards

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

Staff finds that event attendees of the baseball stadium development will have numerous travel options other than driving and parking a personal or rental vehicle. As stated in the previously submitted parking demand study, these options include Transportation Network Company (TNC) vehicles (Uber/Lyft), taxis, RTC transit, shuttle buses, limousines, the Vegas Loop (The Boring Company), and walking. Additionally, the project is located directly across the street from the MGM Grand Monorail Station. Staff does not anticipate any adverse impacts on surrounding properties from reducing the number of EV-installed charging spaces, as the site remains consistent with other developments in the vicinity. Therefore, staff can support the request.

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

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

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

- No comment.

#### **Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that 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 #0206-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ATHLETICS STADCO, LLC

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



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # \_\_\_\_\_

ASSESSOR PARCEL #(s): 162-28-112-002 and 003

PROPERTY ADDRESS/ CROSS STREETS: 3833 Las Vegas Blvd So.

## DETAILED SUMMARY PROJECT DESCRIPTION

Changes to design of an approved ballpark (UC-25-0125)

## PROPERTY OWNER INFORMATION

NAME: Tropicana Land, LLC, c/o Maren Parry, Ballard Spahr LLP

ADDRESS: 1980 Festival Plaza Dr. Suite 900

CITY: Las Vegas

STATE: NV ZIP CODE: 89135

TELEPHONE: 702-387-3096 CELL 000-000-0000

## APPLICANT INFORMATION (information must match online application)

NAME: Athletics Stadco, LLC

ADDRESS: 400 Ballpark Drive

CITY: Sacramento

STATE: CA

ZIP CODE: 95691

TELEPHONE: 000-000-0000

CELL 000-000-000

ACCELA REFERENCE CONTACT ID # n/a

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

NAME: Kaempfer Crowell -- Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Dr. Suite 650

CITY: Las Vegas

STATE: Nevada

ZIP CODE: 89135

TELEPHONE: 702-792-7000

CELL 702-792-7048

ACCELA REFERENCE CONTACT ID # 164674

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

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

[Signature]  
Property Owner (Signature)\*

Brandon J. Moore, VP & Secretary  
Tropicana Land, LLC  
Property Owner (Print)

8/12/2025  
Date

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

KAEMPFER

CROWELL

JENNIFER LAZOVICH  
[jlazovich@kcnvlaw.com](mailto:jlazovich@kcnvlaw.com)  
D: 702.792.7050

November 5, 2025

**VIA EMAIL**

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

**Re: *Justification Letter –Waiver of Development Standards to Reduce the Number of EV Installed Parking Spaces (Athletics Ballpark)***  
***Athletics StadCo, LLC***  
***Las Vegas Boulevard/Tropicana Avenue***  
***APN: 162-28-112-002 & 003***

To Whom It May Concern:

Please be advised this office represents Athletics StadCo, LLC (the “Applicant”) in the above-referenced matter. By way of background, on April 2, 2025, the Clark County Board of County Commissioners approved UC-25-0125 allowing for the development of a multi-purpose, enclosed ballpark with a capacity of 33,000 (the “Ballpark”) for the relocation of the Athletics’ baseball team to Southern Nevada. The Ballpark will be located on property located on the southeast corner of Las Vegas Boulevard and Tropicana Avenue, more particularly described as a portion of APN: 162-28-112-002 & 003 (collectively the “Site”). The Applicant will be constructing a parking garage on the south side of the Ballpark along Reno Avenue. The parking garage currently shows a total of 75 EV installed parking spaces. The Applicant is requesting to reduce the number of EV installed parking spaces to 22. The EV installed parking spaces will be dispersed throughout the parking garage on the following levels:

- Basement Level – 10 EV installed parking spaces.
- Level 2 – 4 EV installed parking spaces.
- Level 3 – 4 EV installed parking spaces.
- Level 4 – 4 EV installed parking spaces.

The waiver to reduce the required EV installed parking spaces to 22 EV installed parking spaces is appropriate as there will be an abundant number of transportation options to the Ballpark. The Ballpark is in the Resort Corridor, where in addition to transportation options, is a heavily pedestrian trafficked area. Therefore, the reduction is appropriate.

LAS VEGAS • RENO • CARSON CITY

[www.kcnvlaw.com](http://www.kcnvlaw.com)

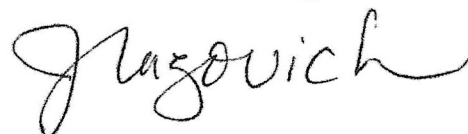
KAEMPFER

CROWELL

We thank you in advance for your time and consideration. Should you have any further questions, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc

10