Paradise Town Advisory Board

Paradise Community Center
4775 McLeod Drive
Las Vegas, NV. 89121
October 13, 2026
7:00pm

Note:

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

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

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

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

III. Approval of Minutes for September 29, 2026 (For possible action)

IV. Approval of the Agenda for October 13, 2026 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items (for discussion only)

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

Receive a presentation regarding the ongoing redevelopment efforts, public art initiatives, and infrastructure improvements within the Spring Mountain/Chinatown Cultural Corridor

VI. Planning and Zoning

1. **VS-26-0440-TMC HOLDINGS LLC, SERIES-G, LLC:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Fragrant Spruce Avenue, and Maryland Parkway and Tamarus Street; and a portion of a right-of-way being Serene Avenue located between Maryland Parkway and Tamarus Street within Paradise (description on file). MN/jl/kh (For possible action) **PC 10/6/26**

2. **TA-26-0591-:**
TEXT AMENDMENT to amend Table 30.03-1 and Section 30.03.05.A.1 to allow a banquet facility in the RS80 (Residential Single-Family 80) Zone, RS40 (Residential Single-Family 40) Zone, and RS20 (Residential Single-Family 20) Zone with a special use permit. md (For possible action) **PC 11/3/26**

3. **SDR-26-0585-N&G SHOWCASE, 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 projecting signs in conjunction with an existing shopping center on a 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 11/4/26**

4. **AR-26-400088 (UC-22-0461)-ITAI INVESTMENTS, LLC:**
USE PERMIT THIRD APPLICATION FOR REVIEW for a parking lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** eliminate parking lot landscaping; **3)** reduce setbacks; **4)** increase fence height; and **5)** required trash enclosure.
DESIGN REVIEW for a parking lot on 1.94 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Hacienda Avenue and west of Dean Martin Drive within Paradise. MN/md/kh (For possible action) **BCC 11/4/26**

5. **ET-26-400089 (UC-1721-06)-VENETIAN PROPCO, LLC:**
USE PERMITS SEVENTH EXTENSION OF TIME to commence the following: **1)** resort condominiums in conjunction with an existing resort hotel (The Venetian); **2)** increase building height; **3)** associated accessory and incidental commercial uses, buildings, and structures; and **4)** deviations from development standards.
DEVIATIONS for the following: **1)** reduce on-site parking requirements; **2)** reduce the height setback ratio from an arterial street; **3)** encroachment into airspace; and **4)** all other deviations as shown per plans on file.
DESIGN REVIEWS for the following: **1)** a 632 foot high, high-rise resort condominium tower including kitchens in rooms; **2)** all associated accessory uses, retail areas, and amenity areas (The Venetian/Palazzo); and **3)** revisions to an already approved retail component associated with the Venetian/Palazzo (Walgreens) on a portion of 63.0 acres in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and the south side of Sands Avenue within paradise. TS/rp/kh (For possible action) **BCC 11/4/26**

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: October 27, 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

September 29, 2026

MINUTES

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

Brady Bernhart; Planning, Blanca Vazquez; Community Liaison

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

II. Public Comment:
None

III. Approval of September 8, 2026 Minutes

Moved by: Williams
Action: Approve as submitted
Vote: 3-0 Unanimous

Approval of Agenda for September 29, 2026

Moved by: Kephart
Action: Approve with changes
Vote: 3-0 Unanimous

IV. Informational Items (For Discussion only)

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

DRAFT

V. Planning & Zoning

1. **VS-26-0440-TMC HOLDINGS LLC, SERIES-G, LLC:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Fragrant Spruce Avenue, and Maryland Parkway and Tamarus Street; and a portion of a right-of-way being Serene Avenue located between Maryland Parkway and Tamarus Street within Paradise (description on file). MN/jl/kh (For possible action) **PC 10/6/26**

MOVED BY-Swartzlander
HELD – No applicant
VOTE: 3-0 Unanimous

2. **VS-26-0508-BELL REAL ESTATE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Tamarus Street and Caliente Street, and Rawhide Street and Russell Road; and a portion of a right-of-way being Tamarus Street located between Rawhide Street and Russell Road, and a portion of a right-of-way being Rawhide Street located between Tamarus Street and Caliente Street within Paradise (description on file). JG/rr/kh (For possible action) **BCC 10/7/26**

MOVED BY-Swartzlander
APPROVED
VOTE: 3-0 Unanimous

3. **UC-26-0509-BELL REAL ESTATE, LLC:**
USE PERMIT for a parking lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** eliminate parking lot landscaping; **3)** eliminate landscape buffer; **4)** increase fence height; and **5)** waive off-site improvements (sidewalks and streets).
DESIGN REVIEW for an office and parking lot on 2.46 acres in a CP (Commercial Professional) Zone. Generally located north of Russell Road and east of Tamarus Street within Paradise. JG/rr/kh (For possible action) **BCC 10/7/26**

MOVED BY-Swartzlander
APPROVED – Use permit; Waivers 1, 2, 3, 4, and 5 and Design Review. Applicant was asked to modify WS 2, and plant box trees in the western parking lot.
VOTE: 3-0 Unanimous

4. **TA-26-0567-BSR 6276, LLC ET. AL.:**
TEXT AMENDMENT to amend Section 30.04.10.A.2 to allow a body of water intended for fire suppression and life safety purposes as agreed upon with a State or Federal agency. JJ/md (For possible action) **PC 10/20/26**

MOVED BY-Kephart
DENIED
VOTE: 3-0 Unanimous

5. **UC-26-0514-THOMSEN ROBERT & GAYLE TRUST & THOMSEN ROBERT L & GAYLE M TRS:**
USE PERMIT for a daycare on 0.60 acres in an RS20 (Residential Single-Family 20) Zone. Generally located southeast of Hedgehaven Court and north of Quail Avenue within Paradise. JG/hw/cv (For possible action)
PC 10/20/26

MOVED BY-Swartzlander
APPROVED
VOTE: 3-0 Unanimous

6. **UC-26-0555-TRIADE HOLDINGS, LLC:**
USE PERMIT to allow a vehicle wash on 0.29 acres in a CG (Commercial General) Zone and a CR (Commercial Resort) Zone within the Maryland Parkway (MPO) and Airport Environs (AE-60) Overlays. Generally located east of Cambridge Street and south of Dumont Boulevard within Paradise. TS/rp/cv (For possible action)
PC 10/20/26

MOVED BY-Kephart
APPROVED
VOTE: 3-0 Unanimous

7. **UC-26-0563-LBI HOLDINGS, LLC:**
USE PERMITS for the following: **1)** restaurant and related facilities; **2)** outdoor dining, drinking, and cooking; and **3)** recreational or entertainment facility.
DESIGN REVIEW for a restaurant and related facilities, outdoor dining, drinking and cooking, and a recreational or entertainment facility on 0.47 acres in an IL (Industrial Light) Zone within the (ABO) Adult Business Overlay. Generally located south of Business Lane and east of Aldebaran Avenue within Paradise. MN/rr/cv (For possible action)
PC 10/20/26

MOVED BY-Swartzlander
HELD – Per applicant to 10/13/26 Paradise TAB
VOTE: 3-0 Unanimous

8. **VS-26-0573-SMOKETREE GROUP, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Smoke Tree Lane located between Pecos Road and Tomiyasu Lane within Paradise (description on file). JG/sd/cv (For possible action)
BCC 10/21/26

MOVED BY-Kephart
DENIED
VOTE: 3-0 Unanimous

DRAFT

9. **WS-26-0572-SMOKETREE GROUP, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow attached sidewalks; and **2)** waive full off-site improvements on 39.47 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located south of Sunset Road and west of Pecos Road within Paradise. JG/sd/cv (For possible action) **BCC 10/21/26**

MOVED BY-Kephart
DENIED
VOTE: 3-0 Unanimous

10. **PUD-26-0571-SMOKETREE GROUP, LLC:**
PLANNED UNIT DEVELOPMENT for a 77 lot single-family detached residential development with modified standards on 39.47 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60 & AE-65) Overlay.Generally located south of Sunset Road and west of Pecos Road within Paradise. JG/sd/cv (For possible action) **BCC 10/21/26**

MOVED BY-Kephart
APPROVED
VOTE: 2-1 Swartzlander against

11. **TM-26-500130-SMOKETREE GROUP, LLC:**
TENTATIVE MAP consisting of 77 single-family residential lots and common lot on 39.47 acres in a RS20 (Single-Family Residential 20) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the south of Sunset Road and west of Pecos Road within Paradise. JG/sd/cv (For possible action) **BCC 10/21/26**

MOVED BY-Kephart
DENIED
VOTE: 3-0 Unanimous

VI. General Business (for possible action)
None

VII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be October 13, 2026

IX. Adjournment
The meeting was adjourned at 8:45 p.m.

DRAFT

GET INVOLVED IN YOUR COMMUNITY

APPLY TO SERVE ON A COMMUNITY BOARD TODAY

Town Advisory Board Members Needed

Bunkerville
Enterprise
Indian Springs
Laughlin
Moapa
Mt. Charleston
Paradise
Searchlight
Spring Valley
Sunrise Manor
Whitney
Winchester

Citizens Advisory Council Members Needed

Goodsprings
Lone Mountain
Upper & Lower
Kyle Canyon
Mountain Springs
Red Rock
Sandy Valley

Apply using QR Code

HELP CLARK COUNTY PLAN FOR THE FUTURE

Please submit applications by 5:30 pm on November 14, 2026. Applications are available on the Clark County website at www.clarkcountynv.gov.

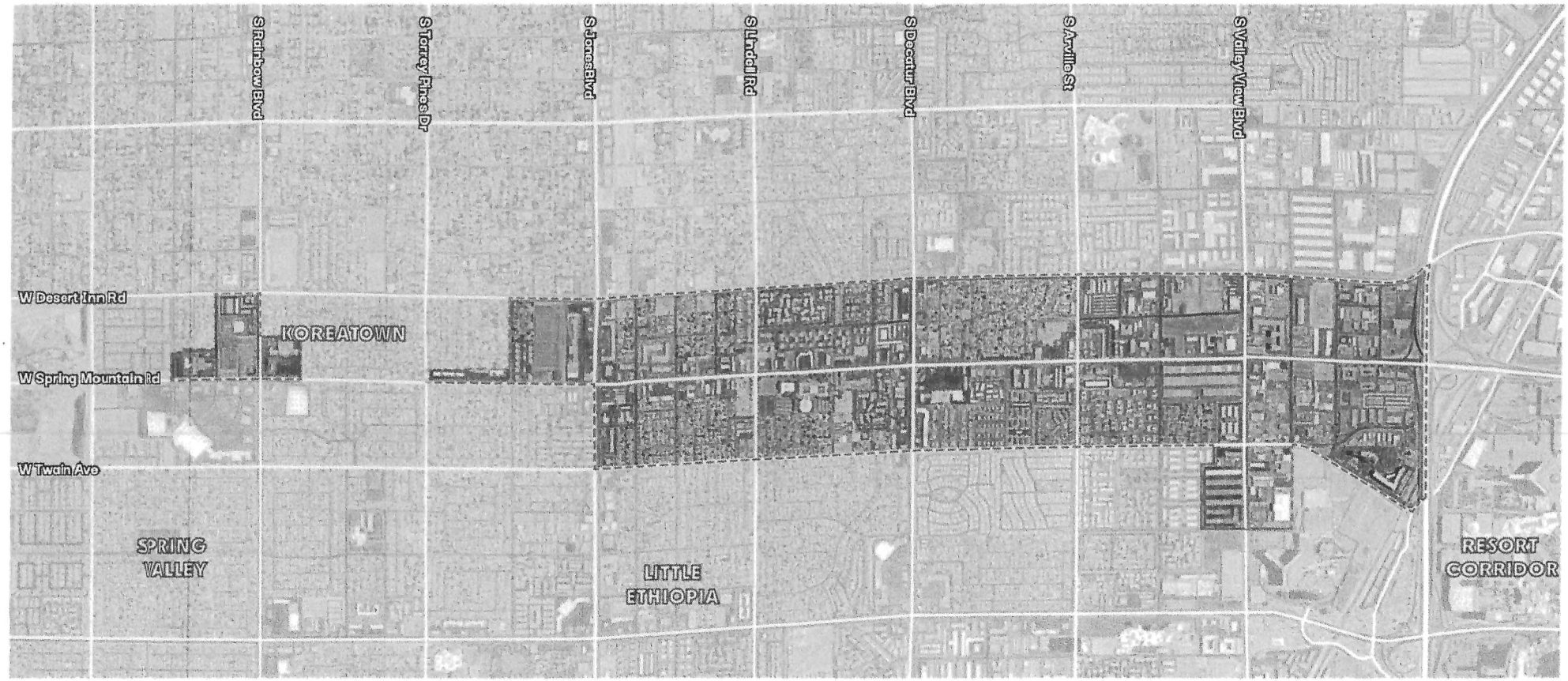


Inspiring Spring Mountain: Updates & What's Next

Paradise TAB Presentation

October 13, 2026

INSPIRING SPRING MOUNTAIN CORRIDOR - STUDY AREA MAP

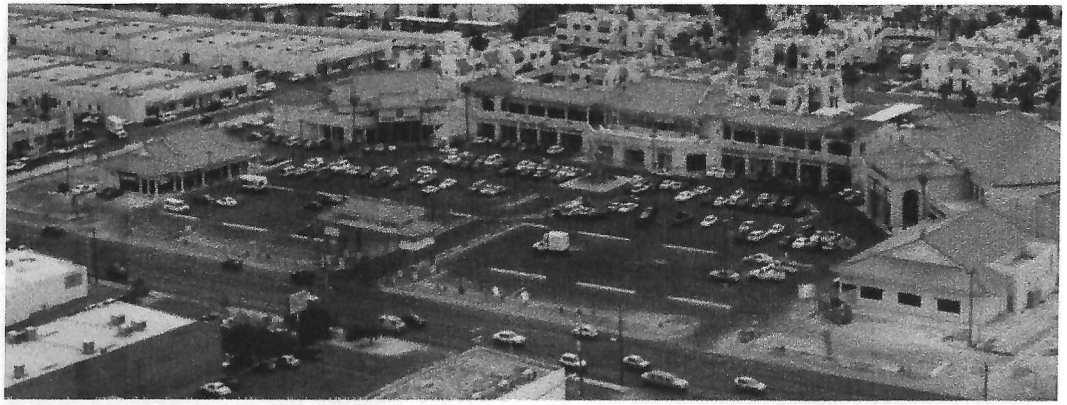


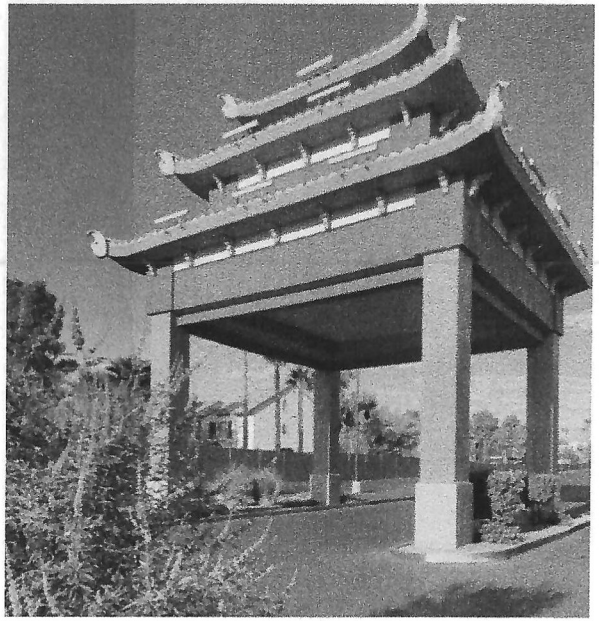
INSPIRING SPRING MOUNTAIN

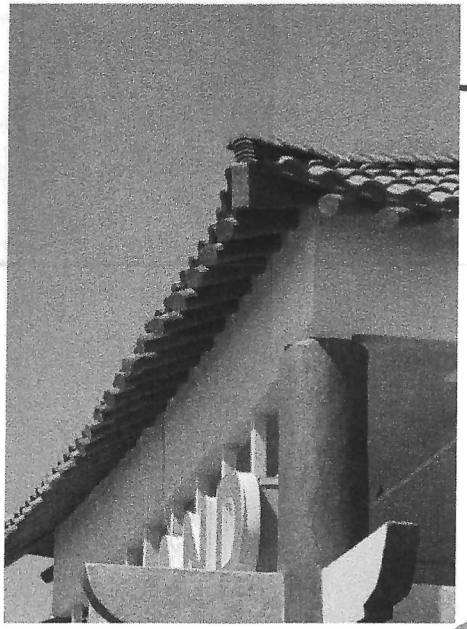
Where Tradition Meets Innovation

Corridor Improvement Grant Program

A signature initiative of the Clark County Redevelopment Agency, this program is designed to catalyze economic reinvestment and reduce urban blight within the Chinatown/Spring Mountain Cultural Corridor.







Core Objectives

- Placemaking & Public Art
- Safety, Lighting, & Circulation Improvements
- Facade & Storefront Enhancement

Total Allocation: $1,500,000
Maximum Award: Up to $75,000 per property owner

CLARK·COUNTY
REDEVELOPMENT AGENCY

INSPIRING SPRING MOUNTAIN
Where Tradition Meets Innovation

By The Numbers

11
MOBILE OFFICE HOURS IN CHINATOWN

338
MEETINGS WITH PROPERTY OWNERS, PROPERTY MANAGERS, AND TENANTS

1992
LETTERS TO PROPERTY OWNERS AND BUSINESSES SENT INFORMING THEM ABOUT THE GRANT

124
APPLICATIONS OPENED

38
COMPLETED APPLICATIONS READY FOR REVIEW

26
APPROVED BY THE RDA BOARD ON 7/22/26

CLARK COUNTY REDEVELOPMENT AGENCY

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INSPIRING SPRING MOUNTAIN

CORRIDOR IMPROVEMENT GRANT PROGRAM

Questions about the program?

Applicants are encouraged to meet with Clark County Community & Economic Development or County Commission District F staff to discuss project scope, eligibility, and permitting needs. Information sessions will also be hosted in Chinatown.



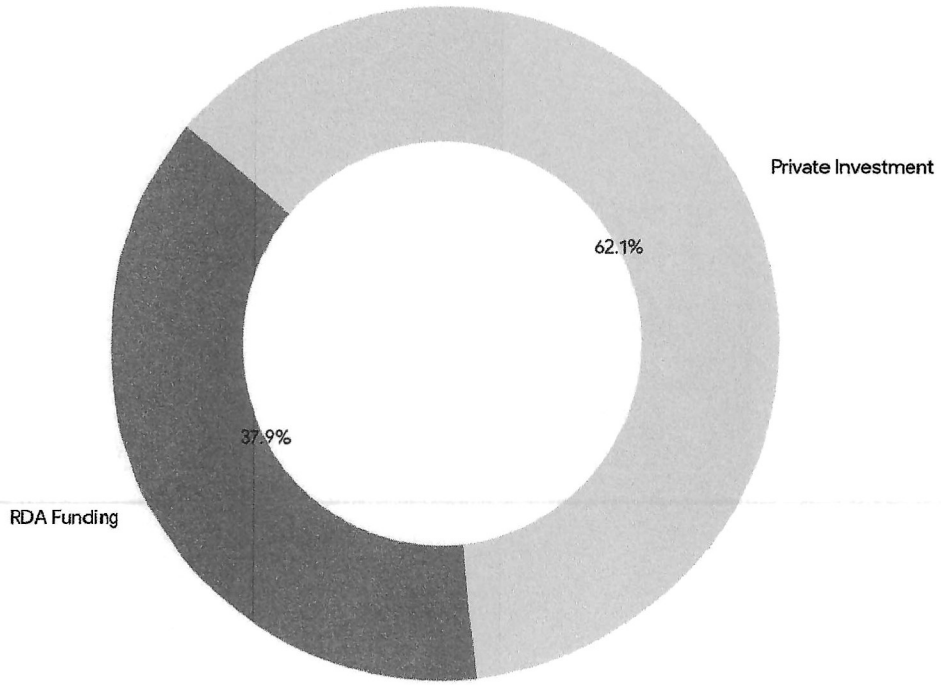
Jayson Dagher
Commission Analyst
Commissioner Justin Jones

Meet with Jayson

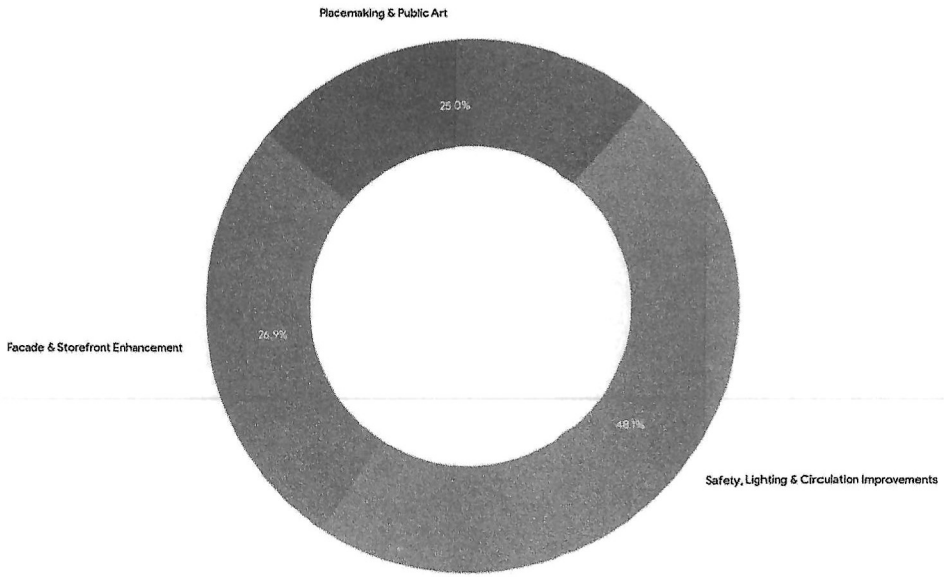
Thursday, Feb. 5 Noon - 4:00 PM	**Pop Cafe** 3910 Spring Mountain Rd, Las Vegas, NV 89102
Tuesday, Feb. 17 Noon - 4:00 PM	**Broken Coffee** 5115 Spring Mountain Rd, Las Vegas, NV 89102
Thursday, Feb. 19 1:00 - 3:00 PM	**Bbear Cafe** 6850 Spring Mountain Rd #103, Las Vegas, NV 89102

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Program-Wide Leverage: RDA Funding vs. Private Investment



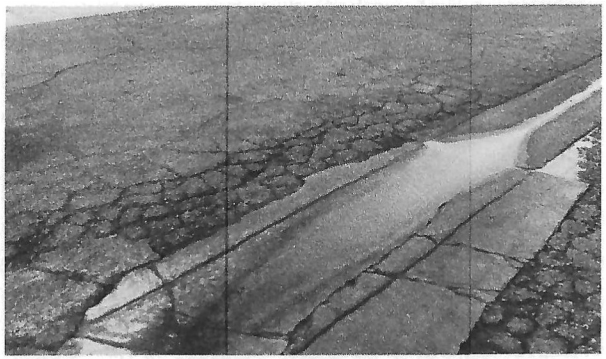
Distribution of Project Scopes by Grant Category

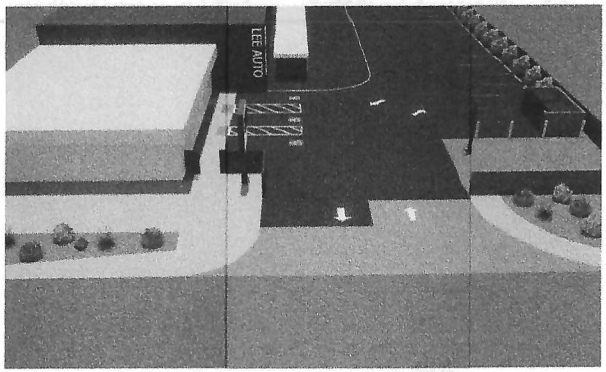


$3,370,295.69 in Total Improvements
$2,094,078.62 In Private Investment

Examples of Scope of Work

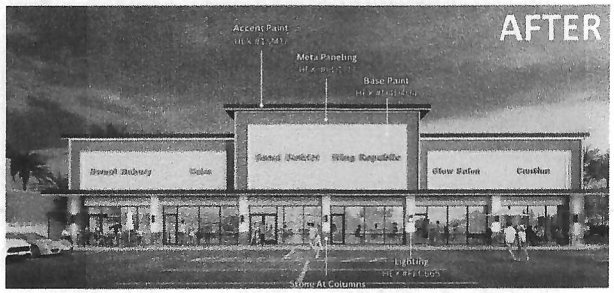
SAFETY, LIGHTING, & CIRCULATION





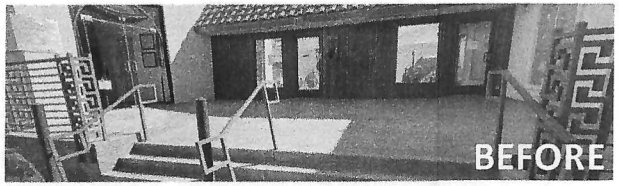
FACADE & STOREFRONT







PLACEMAKING & PUBLIC ART









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REDEVELOPMENT AGENCY

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Where Tradition Meets Innovation

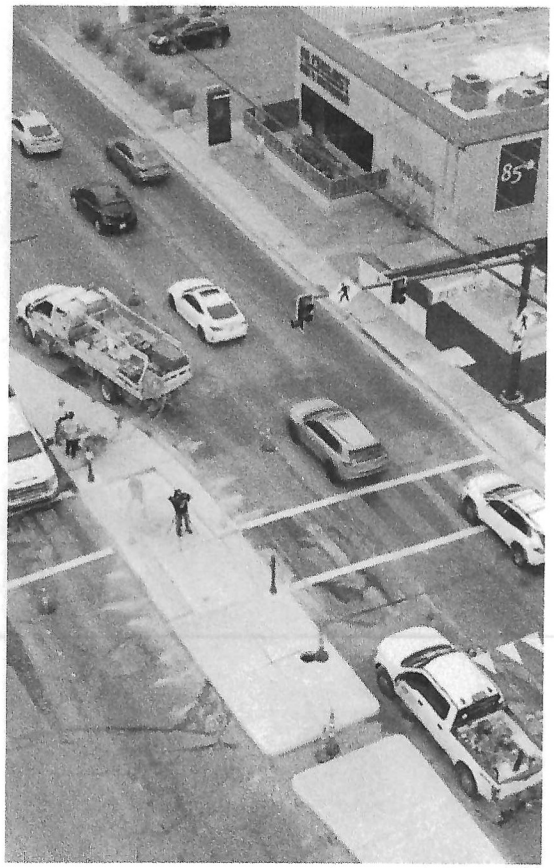
Property/Business Name	Grant Amount	Total Project Cost	Grant Funding per Annual Visitor	LVMPD calls for service (2025–Present)	Annual Foot Traffic
Palette Tea Lounge	$65,760.00	$82,187.00	$0.66	17	99,100
Dragon Gateway Plaza	$55,474.00	$73,966.00	$0.45	18	164,500
Lee Auto	$30,095.50	$81,452.50	$2.71	3	11,100
Decatur Twain Shopping Center	$75,000.00	$315,501.14	$0.08	33	979,800
Lee & Yu Investments (Koreatown)	$75,000.00	$265,000.00	$0.31	22	239,600
Nasri Academy Gifted Children	$26,088.01	$32,250.00	$10.75	3	3,000
Sayo Plaza	$16,000.00	$100,000.00	$0.68	18	111,100
Arville Plaza (on Arville)	$24,750.00	$96,000.00	$0.81	4	30,400
Golden Spring Mountain Plaza	$40,000.00	$84,853.00	$0.04	15	989,200
Mountain View Plaza	$75,000.00	$220,765.51	$0.06	33	1,300,000
Shanghai Plaza	$75,000.00	$125,128.51	$0.03	169	2,700,000
Spring Oaks Shopping Center	$72,000.00	$96,000.00	$0.03	23	2,300,000
Decatur Marketplace	$75,000.00	$666,641.00	$3.07	9	24,400
AM Plaza	$8,199.56	$10,932.74	$0.03	35	261,900
4810 Spring Mountain Road	$18,291.00	$24,388.00	$0.12	17	150,100
6000 Spring Mountain	$75,000.00	$106,000.00	$0.15	39	492,700
Culinary Workers Union local 226	$75,000.00	$195,527.00	$0.97	0	77,200
Chinatown Plaza	$56,801.25	$75,735.00	$0.04	121	2,000,000
Korea Town Plaza	$67,800.00	$67,800.00	$0.14	39	477,500
Shea at Spring Mountain	$75,000.00	$242,285.80	$2.93	4	25,600
Shuntai Plaza	$17,000.00	$50,000.00	$0.10	29	164,800
Golden Dragon Park	$55,385.25	$73,847.00	$0.10	67	538,200
Valley View Investments	$29,512.50	$73,847.00	$0.16	72	179,000
GC Plaza/4355 Spring Mountain	$75,000.00	$73,847.00	$0.24	43	313,800
Chinatown Retail Plaza	$20,060.00	$73,847.00	$0.07	21	343,900
Arville Plaza (on SMR)	$16,000.00	$73,847.00	$0.12	23	130,300

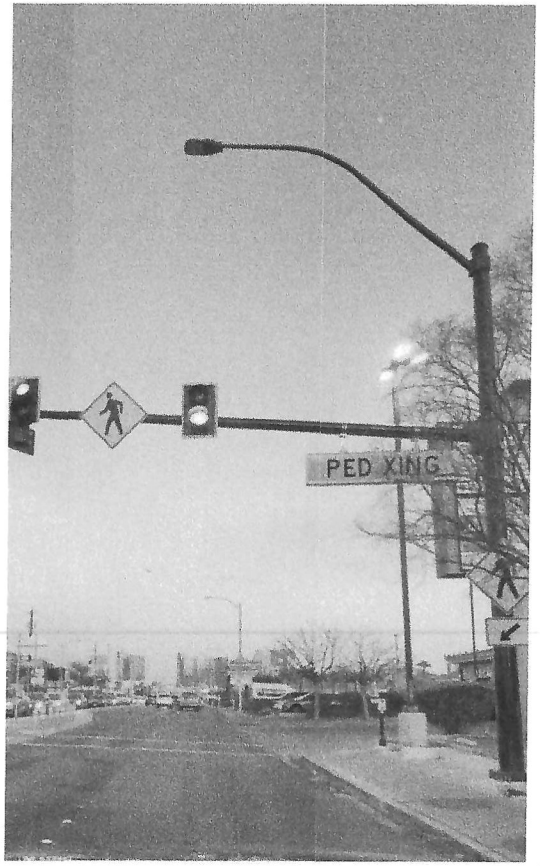
Public Safety

The Las Vegas Metropolitan Police Department (LVMPD) utilizes closed-circuit security cameras, automatic license plate readers, gunshot detection, and crime pattern analysis software, managed in a 24/7 real-time crime center named Fusion Watch, to help deter crime and engage in proactive crime control.

Clark County Redevelopment Agency, in partnership with LVMPD Fusion Watch, **added four (4) public safety cameras to the pedestrian crosswalk on Spring Mountain & Arville.**

The deployment of the security cameras and license plate readers are a benefit to the Redevelopment Area by deterring criminal conduct, helps to encourage the creation of new businesses, and increase pedestrian activity.

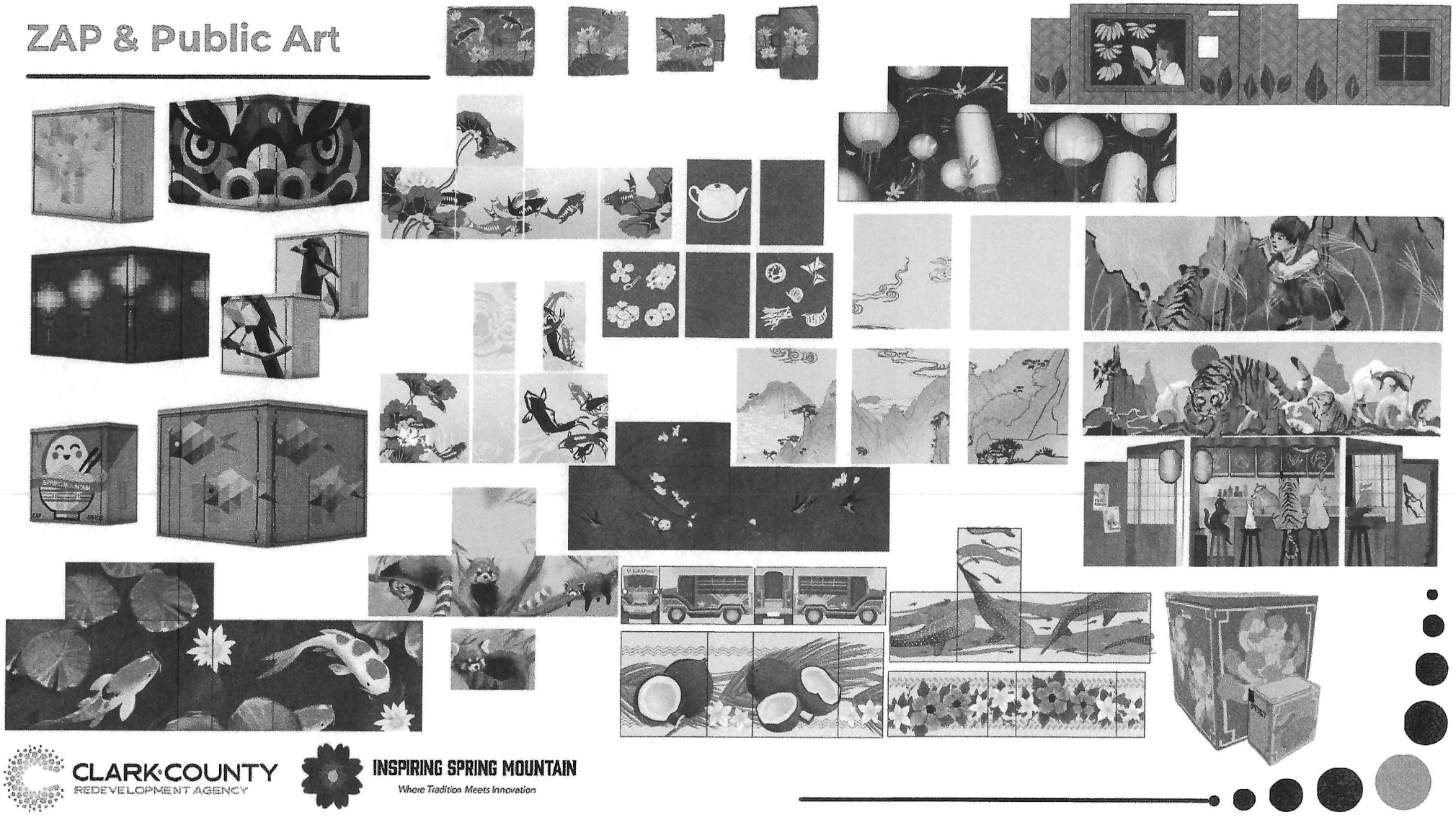




CLARK COUNTY
REDEVELOPMENT AGENCY

INSPIRING SPRING MOUNTAIN
Where Tradition Meets Innovation

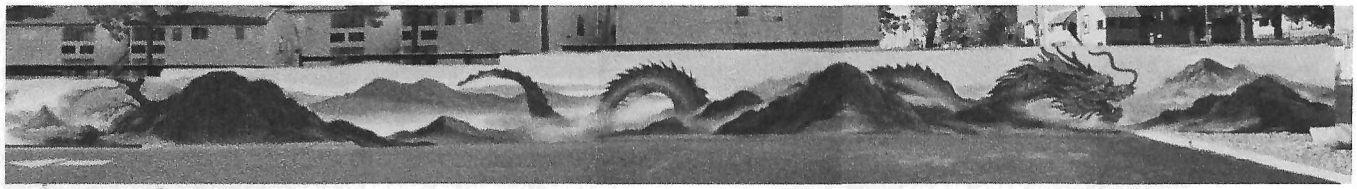
ZAP & Public Art

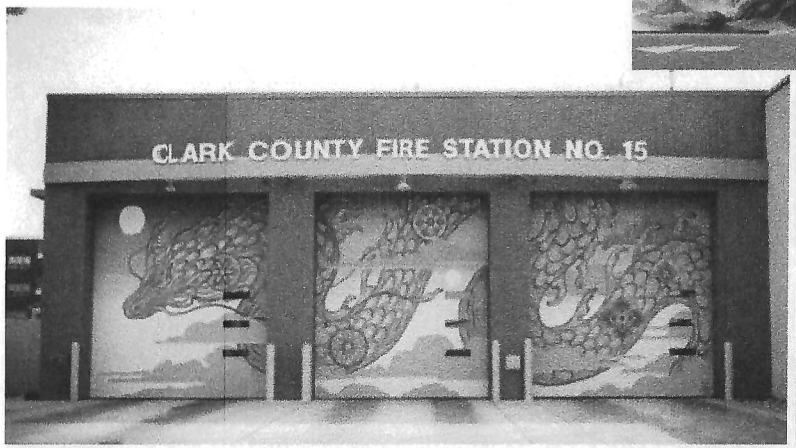


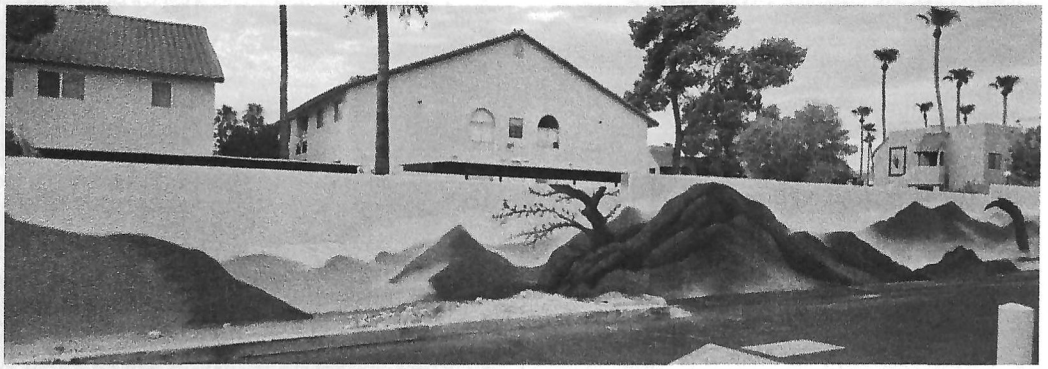
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Where Tradition Meets Innovation

ZAP & Public Art





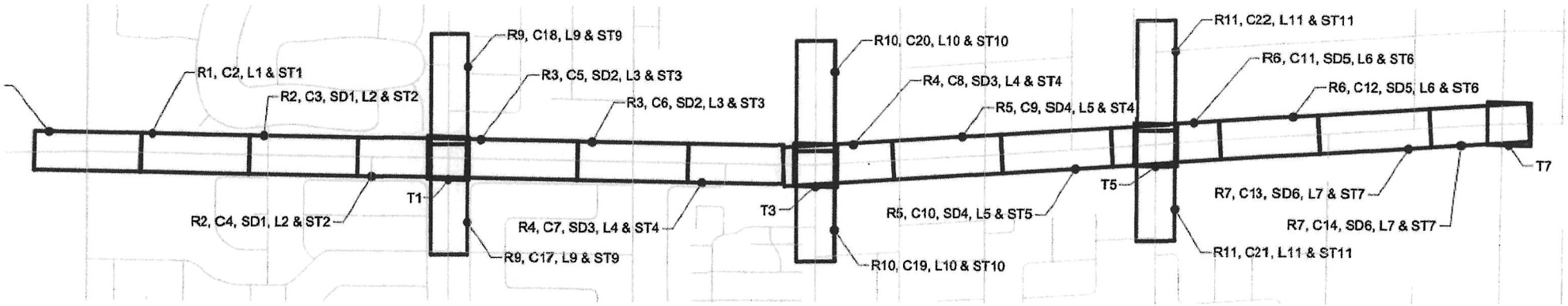




CLARK COUNTY
REDEVELOPMENT AGENCY

INSPIRING SPRING MOUNTAIN
Where Tradition Meets Innovation

Spring Mountain Road Improvements Coming Soon!



Clark County has approved a $5.7 million contract for upgrades to Spring Mountain Road, clearing the way for a new phase of construction in Las Vegas' Chinatown.

The project includes milling and overlaying asphalt, pavement reconstruction, raised center medians, driveway replacements and upgrades required under the Americans with Disabilities Act. Crews will also improve existing streetlights, modify traffic signals, add intelligent transportation system infrastructure and replace signs, traffic control devices and pavement markings.

Construciton will begin soon and last 200 calendar days.

CLARK COUNTY
REDEVELOPMENT AGENCY

INSPIRING SPRING MOUNTAIN
Where Tradition Meets Innovation

Chinatown Identity & Overlay Plan

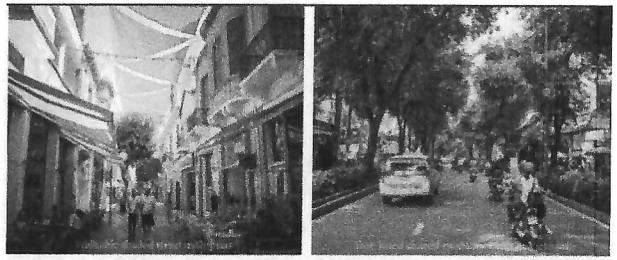
Building on the Inspiring Spring Mountain Redevelopment Plan, Clark County is now implementing the standards and designs that will define Chinatown's future.

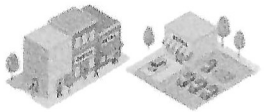
The Strategy:

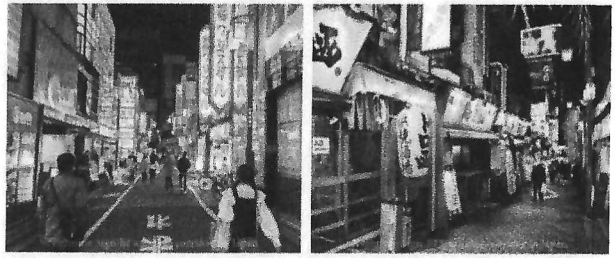
- **Chinatown Overlay District (Standards)** - Updating the Unified Development Code (Title 30) to ensure future development respects Chinatown's cultural character and supports the nighttime economy.
- **Branding & Wayfinding (Identity)** - Creating a "Chinatown Red" visual brand with cultural motifs, pedestrian kiosks, and gateway markers to help visitors discover local gems.
- **Placemaking & Streetscape (Public Realm)** - Designing custom transit shelters, artistic streetlight banners, and multilingual safety signage in partnership with LVMPD.

Next steps: The Clark County Redevelopment Agency will soon select a multidisciplinary team to lead the Overlay & Placemaking development.



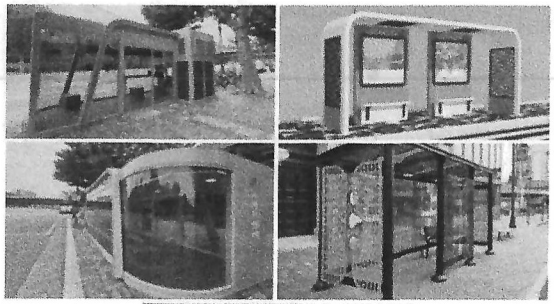


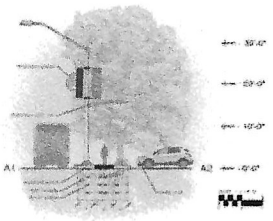








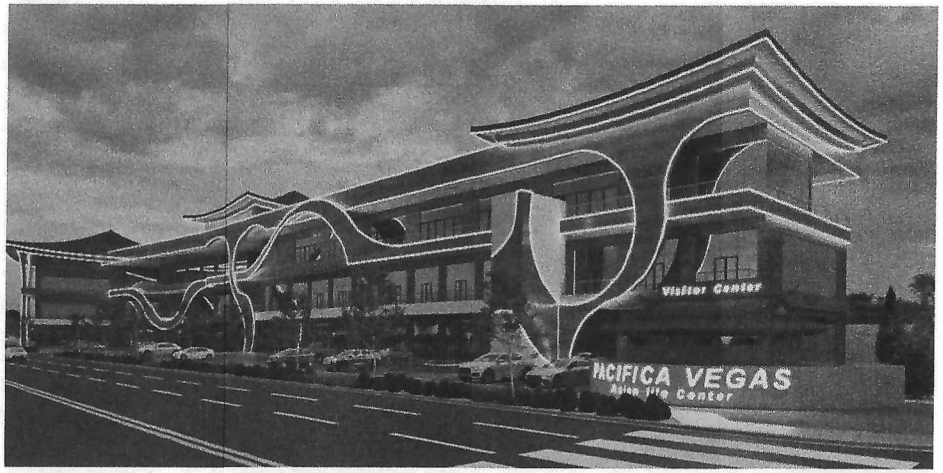


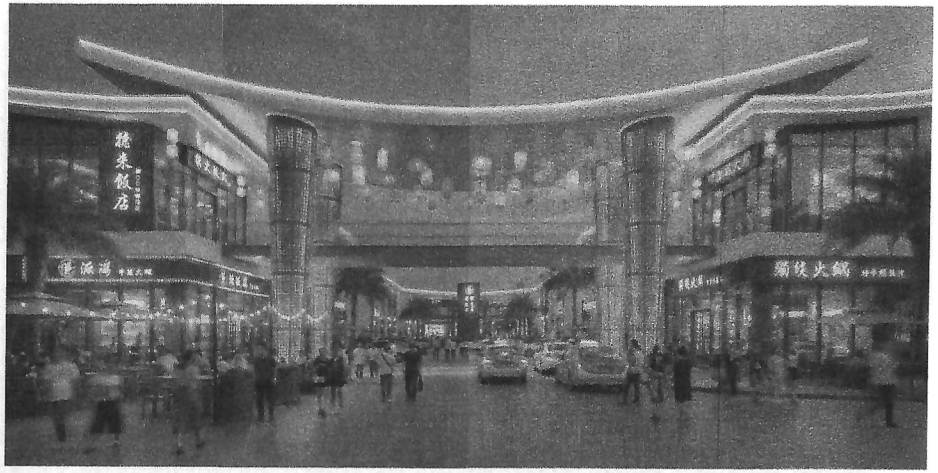


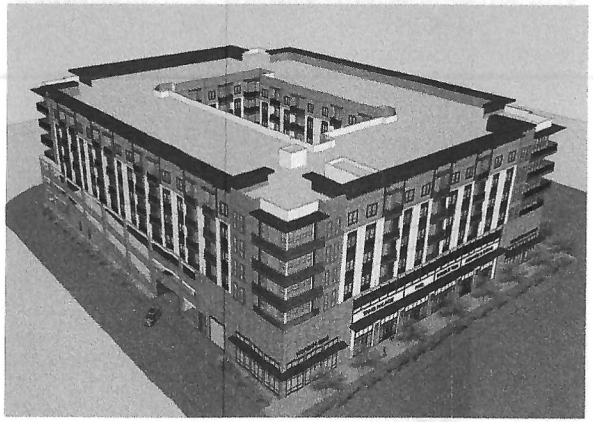
CLARK COUNTY
REDEVELOPMENT AGENCY

INSPIRING SPRING MOUNTAIN
Where Tradition Meets Innovation

New Plazas









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INSPIRING SPRING MOUNTAIN
Where Tradition Meets Innovation



Inspiring Spring Mountain: Updates & What's Next

Questions?

10/06/26 PC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0440-TMC HOLDINGS LLC, SERIES-G, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Fragrant Spruce Avenue, and Maryland Parkway and Tamarus Street; and a portion of a right-of-way being Serene Avenue located between Maryland Parkway and Tamarus Street within Paradise (description on file). MN/jl/kh (For possible action)

RELATED INFORMATION:

APN:
177-23-209-005

LAND USE PLAN:
WINCHESTER/PARADISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:
Project Description
The applicant requests to vacate and abandon easements and a portion of the existing right-of-way to accommodate detached sidewalks and develop the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1306-98	Vacate and abandon portions of right-of-way for Serene Avenue and Escondido Street - recorded	Approved by BCC	October 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Single-family residential
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10 & RS20	Single-family residential
West	Public Use	RS20	Place of worship

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

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Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS: 2
PROTESTS: 2

PLANNING COMMISSION ACTION: September 1, 2026 – HELD – To 10/06/26 – per the applicant.

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APPLICANT: TMC HOLDINGS LLC, SERIES-G, LLC
CONTACT: CIVILONE, 333 N. RANCHO DRIVE, SUITE 900, LAS VEGAS, NV 89106

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11/03/26 PC AGENDA SHEET

BANQUET FACILITY
(TITLE 30)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TA-26-0591-:

TEXT AMENDMENT to amend Table 30.03-1 and Section 30.03.05.A.1 to allow a banquet facility in the RS80 (Residential Single-Family 80) Zone, RS40 (Residential Single-Family 40) Zone, and RS20 (Residential Single-Family 20) Zone with a special use permit. md (For possible action)

RELATED INFORMATION:

BACKGROUND:
Project Description
Table 30.03-1 (Summary Table of Allowed Uses) within Title 30 currently reads:

Civic and Institutional Uses						
Group Assembly						
	CG	**CC**	**CU**	**CR**	**IP**	**IL**
Banquet Facility	S	C	C	C	S	S

C=Permitted with conditions
S=Special Use

Section 30.03.05.A.1 currently reads:

Banquet Facility

Zoning District	CG	CC	CU	CR	IP	IL
	S	C	C	C	S	S

i. Location and Access
   (a) Shall be accessed from an arterial or collector street.
   (b) A facility shall not be located within 200 feet of areas subject to §30.04.06, *Residential Adjacency* unless separated by an arterial or collector street.

The applicant is proposing that this table and section of code be amended to read:

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Table 30.03-1 (Summary Table of Allowed Uses):

Civic and Institutional Uses									
Group Assembly									
	RS80	**RS40**	**RS20**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**
Banquet Facility	S	S	S	S	C	C	C	S	S

C=Permitted with conditions
S=Special Use

Section 30.03.05.A.1:

Zoning District	**RS80**	**RS40**	**RS20**	**CG**	**CC**	**CU**	**CR**	**IP**	**IL**
	S	S	S	S	C	C	C	S	S

i. Location and Access

(a) Shall be accessed from an arterial or collector street.

(b) A facility shall not be located within 200 feet of areas subject to §30.04.06, *Residential Adjacency* unless separated by an arterial or collector street.

(c) In the RS20, RS40 and RS80 zoning districts, the property shall be a minimum of 5 acres. This condition shall not be waived.

Applicant's Justification

The applicant states the proposed text amendment serves the general prosperity, health, safety, and/or welfare of the entire County. As proposed, only properties meeting the minimum size requirement of 5 acres in the RS20, RS40, and RS80 zoning districts would be permitted to apply for a banquet facility. Further, the approval of a banquet facility for properties in RS20, RS40 and RS80 zoning district would be through a special use permit, which allows the determination on a case-by-case basis whether a proposed banquet facility is compatible with the surrounding area. The proposed text amendment is necessary to address a demonstrated community need. Clark County is home to a wide variety of wedding, event and celebration venues. This text amendment would provide an option for another type of banquet facility to host weddings, events and celebrations. Additional banquet facilities on larger properties will offer more choices to both residents and visitors alike.

The proposed text amendment is necessary to respond to substantial changes in conditions and/or policy. A banquet facility is currently allowed in certain zoning districts. However, it is a category that naturally lends itself to being permitted in the RS20, RS40 and RS80 zoning districts that meet the proposed minimum size requirements. This amendment may serve to assist in the preservation of larger tracts of land with well established, mature landscaping, particularly in areas that are developing or are slated for development in the future. It may also help to preserve existing properties that want to redevelop as a banquet use but maintain the character of the property.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

A banquet facility, as currently stated within Title 30, is classified within the land use category of Civic and Institutional Uses and the sub-category of Group Assembly. More specifically, this

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sub-category includes buildings, structures, or facilities that provide a service to the public. A special use permit is currently required for a banquet facility within the CG (Commercial General), IP (Industrial Park), and IL (Industrial Light) zoning districts. A banquet facility is classified as a conditional use within the CC (Commercial Core), CU (Commercial Urban) and CR (Commercial Resort) zoning districts. Title 30 currently prohibits banquet facilities in all other zoning districts. The applicant is proposing to allow special use permits to be requested for banquet facilities within the RS80, RS40, or RS20 zoning districts subject to 3 conditions. of which the minimum site acreage cannot be waived or varied. The intent of requiring a special use permit to evaluate these types of facilities is threefold. First, the proposed use shall be in harmony with the purpose, goals, objectives and standards of the Clark County Master Plan and Title 30. Secondly, the proposed 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 rights-of-way, or other matters affecting the public health, safety, and general welfare. Third, the proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

There are multiple Group Assembly uses within Title 30 that require approval of a special use permit within the RS80, RS40, and RS20 zoning districts prior to operation such as daycare facilities, funeral homes, museums, and places of worship. Furthermore, a commercial use such as recreational or entertainment facility also requires approval of a special use permit within the RS80, RS40, and RS20 zoning districts. Although the intent of these residential zoning districts is to accommodate low-density, single-family residential development and agricultural uses, staff finds the conditions associated with the proposed text amendment should provide appropriate assurances to mitigate any impact on surrounding properties with a less intense use. Therefore, staff recommends approval.

Staff Recommendation
Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 2, 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

- No comment.

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TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LAS VEGAS RACQUET CLUB, INC.
CONTACT: ELIZABETH SOROKAC, REISMAN SOROKAC, 8965 S. EASTERN AVENUE, SUITE 382, LAS VEGAS, NV 89123

DRAFT

Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 177-20-107-001, 177-20-107-002 and 177-20-103-009

PROPERTY ADDRESS/ CROSS STREETS: 3333 Raven Ave., Las Vegas, NV 89139/Raven Ave. & Polaris Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

Text amendment to allow a banquet facility in RS20, RS40 and RS80.

PROPERTY OWNER INFORMATION

NAME: Kelli Van Dette, Co-Trustee of the "Miller Family Trust" originally dated February 17, 1999, as amended, et al.

ADDRESS: 3444 W. Mardon Ave.

CITY: Las Vegas STATE: NV ZIP CODE: 89139

TELEPHONE: (702) 469-1878 CELL (702) 469-1878

APPLICANT INFORMATION (information must match online application)

NAME: Las Vegas Racquet Club Inc

ADDRESS: 3333 Raven Ave.

CITY: Las Vegas STATE: NV ZIP CODE: 89139

TELEPHONE: (702) 469-1878 CELL (702) 469-1878 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Elizabeth M. Sorokac, Esq.

ADDRESS: 8965 S. Eastern Ave., Suite 382

CITY: Las Vegas STATE: NV ZIP CODE: 89123

TELEPHONE: (702) 727-6258 CELL (702) 245-5075 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)*	Kelli Van Dette Property Owner (Print)	09 / 01 / 2026 Date

Doc ID: d5ac903574f0053912442c62284b40471aff3875

REISMAN SOROKAC

Elizabeth M. Sorokac, Esq.
Email: esorokac@rsnvlaw.com

8965 South Eastern Avenue, Suite 382
Las Vegas, Nevada 89123
Phone: (702) 727-6258
Cell: (702) 245-5075
Fax: (702) 446-6756

September 1, 2026

Via email: jad@clarkcountynv.gov
Jennifer Ammerman
Deputy Director
Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89155

Re: ***Southwest corner of Dean Martin Drive and Raven Avenue ("Property")***
Text Amendment ("Applications")
Justification Letter

Dear Ms. Ammerman:

This office represents the Miller Family Trust ("Applicant")—the owner of the Property. The Property consists of two parcels (APN 177-201-07-001 and 177-201-07-002) with two addresses 3333 Raven Avenue, Las Vegas, Nevada 89139 (-001 parcel) and 9001 Dean Martin Drive, Las Vegas, Nevada 89139 (-002 parcel). The Property is currently planned Ranch Estate Neighborhood (RN) and zoned Residential Single-Family 20 (RS-20).

The Property is a total of 8.11 acres and is adjacent to dedicated right-of-way on all four sides. The east boundary of the Property is adjacent to Dean Martin Drive – a collector street. The north boundary of the Property is adjacent to Raven Avenue. The west boundary of the Property is adjacent to Polaris Avenue. The south boundary of the Property is adjacent to Agate Avenue.

The Applicant proposes an amendment to Title 30 that would permit a banquet facility in RS20, RS40 and RS80 with a special use permit and subject to certain non-waivable conditions.

The proposed text amendment may benefit the Property by permitting the filing of an application for a banquet facility. The proposed text amendment to Title 30.03.05(1) is included below.

30.03.05 Civic and Institutional Uses

1. Banquet Facility

Zoning District	RS80	RS40	RS20	RS10	RS5.2	RS3.3	RS2	RM18	RM32	RM50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
													S	C	C	C	S	S				

Amend the use table for banquet facility to include an "S" for the RS20, RS40 and RS80 zoning district.

i. Location and Access

(a) Shall be accessed from an arterial or collector street.

(b) A facility shall not be located within 200 feet of areas subject to §30.04.06, Residential Adjacency unless separated by an arterial or collector street. This condition may be waived in RS20, RS40 and RS80 zoning districts.

(c) in the RS20, RS40 and RS80 zoning districts, the property shall be a minimum of 5 acres. This condition shall not be waivable.

Amend the Summary Table of Allowed Uses to allow a banquet facility in the RS20, RS40 and RS80 zoning categories by including an "S" for those zoning districts. A banquet facility in these zoning districts would be subject to the additional conditions in Title 30.03.05(1).

Text Amendment Criteria

The proposed text amendment serves the general prosperity, health, safety, and/or welfare of the entire County. As proposed, only properties meeting the minimum size requirement of 5 acres in the RS20, RS40, and RS80 zoning districts would be permitted to apply for a banquet facility. Further, the approval of a banquet facility for properties in RS20, RS40 and RS80 zoning district would be through a special use permit, which allows the determination on a case-by-case basis whether a proposed banquet facility is compatible with the surrounding area.

The proposed text amendment is consistent with the Master Plan and other County plans. It would promote Master Plan Core Value 1 for unique communities, neighborhoods and lifestyles and Master Plan Core Value 5 for a diverse and resilient economy. It would also promote Enterprise Planning Area's plan Goal 6 to facilitate orderly, incremental growth in Enterprise.

The proposed amendment to permit banquet facilities in the RS20, RS40 and RS80 zoning districts does not conflict with other subsections of this Title or other Chapters in the Clark County Code. It will provide a zoning approval for the banquet facility use that is determined on a case-by-case basis pursuant to a special use permit. It is not a blanket, by right permitted use, so there should not be an issue with applications proposed in different types of residentially zoned areas. It gives the Planning Commission or the Board the discretion it needs to ensure that a proposed banquet facility in the RS20, RS40 and RS80 zoning districts is appropriate for a particular area.

The proposed text amendment is necessary to address a demonstrated community need. Clark County is home to a wide variety of wedding, event and celebration venues. This text amendment would provide an option for another type of banquet facility to host weddings, events and celebrations. Additional banquet facilities on larger properties will offer more choices to both residents and visitors alike.

The proposed text amendment is necessary to respond to substantial changes in conditions and/or policy. A banquet facility is currently allowed in certain zoning districts. However, it is a category that naturally lends itself to being permitted in the RS20, RS40 and RS80 zoning districts that meet the proposed minimum size requirements. This amendment may serve to assist in the preservation of larger tracts of land with well established, mature landscaping, particularly in areas that are developing or are slated for development in the future. It may also help to preserve existing properties that want to redevelop as a banquet use but maintain the character of the property.

The Applicant respectfully requests the approval of the proposed text amendment. I can be reached at esorokac@rsnvlaw.com, (702) 727-6258 (office) or (702) 245-5075 (cell) to discuss the text amendment further.

Very Truly Yours,

REISMAN·SOROKAC

Elizabeth M. Sorokac

Elizabeth M. Sorokac, Esq.

cc Mark Donohue (*via email: mdonohue@clarkcountynv.gov*)
Zoning (*via email: zoning@clarkcountynv.gov*)

11/04/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
SDR-26-0585-N&G SHOWCASE, 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 projecting signs in conjunction with an existing shopping center on a 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)

RELATED INFORMATION:

APN:
162-21-401-005; 162-21-401-023

RELATED APNs:
162-21-301-014; 162-21-401-007; 162-21-401-028; 162-21-401-029

SIGN DESIGN REVIEWS:

1. a. Allow electronic signs (electronic messaging unit, video) in conjunction with projecting signs and a wall sign.
   b. Increase the sign area of electronic signs (electronic message unit, video) to 54,500 square feet where 150 square feet is the maximum permitted per Section 30.05.02H and 50,611 square feet was previously approved.
   c. Increase the number of electronic signs (electronic messaging unit, video) to 66 feet where 62 feet was previously approved.
2. Increase the area of wall signs to 67,046 square feet where 63,253 square feet was previously approved.
3. Increase the area of projecting signs to 3,066 square feet where 2,970 square feet was previously approved.

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

BACKGROUND:
Project Description
General Summary

- Site Address: 3785 Las Vegas Boulevard South
- Site Acreage: 6
- Project Type: Signage update for Showcase Mall

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- Sign Height (feet): 58.5 (proposed wall sign)/8 (proposed projecting sign P-3)/4 (proposed projecting signs P-4 & P-5)
- Square Feet: 3,793 (proposed wall sign)/64 (proposed projecting sign P-3)/16 (proposed projecting signs P-4 & P-5)

Site Plan

The site is an existing shopping center (Showcase Mall) located east of Las Vegas Boulevard South and north of Tropicana Avenue. Access to the site is provided via existing driveways along Las Vegas Boulevard South, which lead to existing parking garages. The applicant is requesting to revamp the existing Showcase Mall with new signage for a new retail store along the west elevation.

Sign Plan

- W-7: Wall sign consisting of an electronic sign (electronic message unit, video) with an overall area of 3,793 square feet. The sign is located on the west elevation of the building.
- P-3: Projecting sign consisting of an electronic sign (electronic message unit, video) with an overall area of 64 square feet. The sign faces south and is located on the west elevation of the building.
- P-4 & P-5: Projecting signs consisting of electronic signs (electronic message unit, video), each with an area of 16 square feet. The signs face south and are located on the west elevation 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	6,000	0	6,000	N/A	6	0	6
Wall	63,253	3,793	67,046	6%	106	1	107
Directional	35	0	35	N/A	6	0	6
Projecting	2,970	96	3,066	3.23%	15	3	18
Hanging	34	0	34	N/A	5	0	5
Roof	969	0	969	N/A	3	0	3
Overall Total	73,261	3,889	77,150	N/A	141	4	145
Animated LED (Wall display)	42,977	3,793	46,770	8.8.%	57	1	58
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	96	2,611	N/A	2	3	5
Overall Animated	50,611	3,889	54,500	N/A	62	4	66

Applicant's Justification

The proposed signage requests are appropriate for the site and will not create any negative impact to the area. The Development Code allows for alternative sign standards within the Resort Corridor

if the signs result in the development having a visual character compatible with adjacent developments. The proposed signs are compatible with other signs in the area and are in harmony with the unique nature of signage along Las Vegas Boulevard South and within the Resort Corridor. The site is located on the Las Vegas Strip and is compatible with the surrounding uses. Las Vegas Boulevard South is designated and recognized as a National Scenic Byway and the proposed signs further promote this designation.

Prior Land Use Requests

Application Number	Request	Action	Date
SDR-25-0725	Sign design review for electronic wall and electronic projecting signs	Approved by BCC	December 2025
SDR-25-0549	Sign design review for a freestanding sign, projecting sign, and wall signs	Approved by BCC	September 2025
SDR-24-0637	Sign design review for an electronic sign, wall signs, and 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	Approved by BCC	April 2022
UC-22-0066	Use permit for 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 and a portion of the ground easement area	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

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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	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 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
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 sign and projecting signs (all with electronic video and message units) are complementary to the previously approved comprehensive sign plan for the shopping center. Staff does not anticipate the proposed signage to have any adverse effects on other properties in the vicinity. Therefore, staff can support this request.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

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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: KAEMPFER-CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 162-21-401-005 and 023

PROPERTY ADDRESS/ CROSS STREETS: LVB / Tropicana Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

Sign Design Review

PROPERTY OWNER INFORMATION

NAME: N&G Showcase, LLC
ADDRESS: 1385 Broadway, 7th Floor
CITY: New York STATE: NY ZIP CODE: 10018
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: SG Vegas Owner, LLC
ADDRESS: 19 W 34th Street, 11th Floor
CITY: New York STATE: NY ZIP CODE: 10001 REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Liz Olson - Kaempfer Crowell
ADDRESS: 1980 Festival Plaza Dr4ive, Suite 650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-792-7000 CELL _____ EMAIL: [redacted]

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

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

Property Owner (Signature) | Jack Broh — Property Owner (Print) | 6.6.25 — Date

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER _____

APPLICATION # (s) _____ ACCEPTED BY _____
PC MEETING DATE _____ DATE _____
BCC MEETING DATE _____ FEES _____
TAB/CAC LOCATION _____ DATE _____

Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 162-21-401-007

PROPERTY ADDRESS/ CROSS STREETS: LVB / Tropicana Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

Sign Design Review

PROPERTY OWNER INFORMATION

NAME: SG Island Plaza, LLC et al and Nakash Showcase II, LLC
ADDRESS: 19 W 34th Street, 11th Floor
CITY: New York STATE: NY ZIP CODE: 10001
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: SG Vegas Owner, LLC
ADDRESS: 19 W 34th Street, 11th Floor
CITY: New York STATE: NY ZIP CODE: 10001 REF CONTACT ID # _____
TELEPHONE: _____ CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Liz Olson - Kaempfer Crowell
ADDRESS: 1980 Festival Plaza Dr4ive, Suite 650
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-792-7000 CELL _____ EMAIL [redacted]

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

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

Property Owner (Signature) Jack Broker Property Owner (Print) 6-6-25 Date

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER _____

APPLICATION # (s) _____ ACCEPTED BY _____
PC MEETING DATE _____ DATE _____
BCC MEETING DATE _____ FEES _____
TAB/CAC LOCATION _____ DATE _____

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

KAEMPFER
CROWELL

ELISABETH E. OLSON
eolson@kcnvlaw.com
D: 702.792.7039

August 25, 2026

VIA HAND DELIVERY

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

Re: Justification Letter – Design Review for Signage
Las Vegas Boulevard and Harmon
APNs: 162-21-401-005, and 023

To Whom It May Concern:

Please be advised this office represents Showcase 1415, LLC (the "Applicant") in the above referenced matter. The Applicant is requesting a review for signage on property located near the northeast corner of Las Vegas Boulevard and Tropicana Avenue. The property is more particularly described as Assessor's Parcel Numbers 162-21-401-005, and 023, and known as the Showcase Mall (the "Site").

The Applicant is in the process of revamping the building with new signage for various tenants. The current request is to update the existing M&M signage. These updates will bring new life to the Showcase Mall and overall portion of the Las Vegas Strip. The Applicant is requesting additional signage along various areas of the store frontages on Las Vegas Boulevard. The details of the existing signage and requested signage are located within the charts below:

Type of sign	Approved/ Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent Increase	# of existing signs	# of proposed signs	Total # of signs
Freestanding	6,000	0	6,000	3,890	0	6	0	6
Wall*	63,253	4,564	67,817	4,320	7.215	106	2	108
Directional	35	0	35	32	0	6	0	6
Projecting**	2,970	64	3,034	32	2.154	15	1	16
Rooftop	969	0	969	0	0	3	0	3
Hanging	34	0	34	32	0	5	0	5
Overall Total	73,261	4,628	77,889	N/A	N/A	141	3	144

*Animated LED: 4,564 SQ. FT.
**Animated Lighting: 64 SQ. FT.

The details for animated signs are listed below:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent Increase	# of existing signs	# of proposed signs	Total # of signs
Animated (Freestanding)	4,993	0	4,993	150	N/A	1	0	1
Animated (Wall LED Display)	42,977	4,564	47,541	150	N/A	57	2	59
Animated (Lighting)	126	64	190	150	N/A	2	1	3
Animated (Projecting)	2,515	0	2,515	150	N/A	2	0	2
Overall Animated Total	50,611	4,628	55,239	150	N/A	62	3	65

11/04/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
AR-26-400088 (UC-22-0461)-ITAI INVESTMENTS, LLC:

USE PERMIT THIRD APPLICATION FOR REVIEW for a parking lot.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** eliminate parking lot landscaping; **3)** reduce setbacks; **4)** increase fence height; and **5)** required trash enclosure.
DESIGN REVIEW for a parking lot on 1.94 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay.

Generally located north of Hacienda Avenue and west of Dean Martin Drive within Paradise. MN/md/kh (For possible action)

RELATED INFORMATION:

APN:
162-29-205-008

WAIVERS OF DEVELOPMENT STANDARDS:
1. Eliminate street landscaping where required per Table 30.64-2.
2. Eliminate parking lot landscaping where required per Figure 30.64-14.
3. a. Reduce the front and side street corner setbacks for an existing chain-link fence to 5 feet where 10 feet is required per Table 30.40-6 (a 50% reduction).
   b. Reduce the setback from the right-of-way (Dean Martin Drive and Hacienda Avenue) for an existing chain-link fence to 5 feet where 10 feet is required per Section 30.56.040 (a 50% reduction).
   c. Reduce the setback for existing access gates along Dean Martin Drive and Hacienda Avenue to 6 feet where access gates shall be set back a minimum of 18 feet from the property line only if the gates remain open during business hours per Section 30.64.020 (a 66.7% reduction).
4. Permit an existing non-decorative 6 foot high chain-link fence within the required zoning district setbacks where a maximum fence or wall height of 3 feet is permitted per Section 30.64.020 (a 100% increase).
5. Waive the trash enclosure required per Section 30.56.120.

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

BACKGROUND:
Project Description
General Summary
- Site Address: 5285 Dean Martin Drive

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- Site Acreage: 1.94
- Project Type: Parking lot

History & Request

ADR-20-900225 was approved by the Zoning Administrator (ZA) in April 2020 for a temporary parking lot with a condition to file the applicable land use application within 1 year. Subsequently, ADR-21-900233 was approved by the ZA in May 2021 with a condition to file the applicable land use application within 1 year. UC-22-0461 was approved by the Board of County Commissioners (BCC) in November 2022 for a use permit, waivers of development standards, and a design review for an existing parking lot with a condition to file an application for review as a public hearing. The applicant subsequently filed for the corresponding application for review, AR-23-400046 (UC-22-0461), which was approved by the BCC in June 2023 subject to another application for review as a public hearing and payment to the tree fund for street trees that were not being installed. The tree fee was paid on January 18, 2024. AR-25-400063 (UC-22-0461), which was approved by the BCC in August 2025 subject to another application for review as a public hearing. That application was subject to Public Works - Development Review conditions requiring 1 year to design and construct a crosswalk and pedestrian flashers across Hacienda Avenue with a 1 year review to ensure the pedestrian flashers were installed. Furthermore, the applicant was required to coordinate with Public Works within 90 days to enter into an agreement for the pedestrian flasher on Hacienda Avenue/Al Davis Way. This request fulfills the obligation to return the original application to the BCC for review.

Site Plan

The site is north of Allegiant Stadium. The previously approved plans depict an existing paved parking lot consisting of 1.9 acres located at the northwest corner of Dean Martin Drive and Hacienda Avenue. Existing parking spaces are located around the perimeter of the site. Three double rows and a single row of parking spaces, oriented in an east/west direction, are located interior to the site. Access to the site is granted via 2 existing driveways adjacent to Dean Martin Drive, necessitating a waiver of development standards to reduce the setback for the existing access gates. A third access point is granted via an existing driveway adjacent to Hacienda Avenue. A waiver of development standards was also required to reduce the setback for the existing access gate along Hacienda Avenue. A total of 223 parking spaces are provided within the interior of the project site. An existing 6 foot high chain-link fence is located along the south and east property lines of the site, with corresponding waivers of development standards to reduce the zoning district and right-of-way setbacks. The chain-link fence has been removed from the west property line of the subject parcel to permit cross access to the adjacent site to the west, APN: 162-29-205-005, for a parking lot (WS-22-0458). Attached sidewalks measuring a minimum width of 6 feet are located adjacent to Dean Martin Drive and Hacienda Avenue. No site or landscaping improvements were proposed with the original application.

Landscaping

A small landscape area along Dean Martin Drive measures 5 feet in width and features limited groundcover. The existing landscape area along the southeast corner of the site, adjacent to Hacienda Avenue and Dean Martin Drive, measures 7 feet in width and also contains limited groundcover and 2 palm trees. Aerial photographs also depict 170 linear feet of an improved surface (parking spaces) located immediately behind the existing attached sidewalk along

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Hacienda Avenue. Due to the very limited landscaping along Dean Martin Drive and Hacienda Avenue, a waiver of development standards was requested to eliminate street landscaping. Landscape finger islands are not provided within the interior of the parking lot and also required a waiver of development standards to eliminate parking lot landscaping. A waiver of development standards was required to permit the existing 6 foot high chain-link fence within the required zoning district setback and street landscape area along Dean Martin Drive and Hacienda Avenue.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for AR-25-400063 (UC-22-0461):

Comprehensive Planning

- 1 year to review or the application will expire.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review; the application for review may be denied if the applicant has not demonstrated compliance with conditions of approval; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- 1 year to design and construct a crosswalk and pedestrian flashers across Hacienda Avenue;
- 1 year review to ensure the construction of pedestrian flasher on Hacienda Avenue;
- Applicant to coordinate with Public Works within 90 days to enter into an agreement for the pedestrian flasher on Hacienda Avenue/Al Davis Way.

Listed below are the approved conditions for AR-23-400046 (UC-22-0461):

Current Planning

- ~~Until~~ May 17, 2025 to review as a public hearing;
- Applicant offered and agreed to coordinate with County staff to determine a cost contribution for street landscaping based on the most current Job Order Contract – Construction Task Catalog for the rate and costs for specific tasks related to the installation of what would have been required street landscaping trees.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time 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-22-0461:

Current Planning

- Until May 17, 2023 to review as a public hearing;
- Areas for trash collection to be provided on-site.

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- Applicant is advised they are responsible to submit review application in a timely manner; 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; 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.

Applicant's Justification

UC-22-0461 has been before the BCC for an application for review on multiple occasions since then, most recently in August 2025 at which time the Board approved the item and set another application review for 1 year. The Board's August 2025 approval set forth several conditions from Public Works - Development Review which have subsequently been addressed. More specifically, the agreement for the pedestrian flashers was entered into in November 2025, the design for the crosswalk and flashers was approved in June 2026, and the construction of the crosswalk and flashers is substantially completed.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-25-400063 (UC-22-0461)	Second application for review of a parking lot	Approved by BCC	August 2025
AR-23-400046 (UC-22-0461)	First application for review of a parking lot	Approved by BCC	June 2023
UC-22-0461	Use permit for a parking lot with waivers of development standards to eliminate street landscaping, eliminated parking lot landscaping, reduced setbacks, increased fence height, and eliminated trash enclosure with a design review	Approved by BCC	November 2022
ADR-21-900233	Parking lot	Approved by ZA	May 2021
ADR-20-900225	Parking lot - expunged	Approved by ZA	April 2020
VC-0289-93	Freestanding sign	Approved by PC	April 1993

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR (AE-60)	Motel
South	Entertainment Mixed-Use	CR (AE-60)	Allegiant Stadium
East	Entertainment Mixed-Use	CR (AE-60)	Luxor Resort Hotel

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Entertainment Mixed-Use	IL (AE-60)	Parking lot

*Immediately to the east is I-15

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

Analysis
Comprehensive Planning
A review was required for AR-25-400063 (UC-22-0461). The applicant has demonstrated compliance with the previously approved conditions by entering into an agreement with Public Works to install the pedestrian flashers in November 2025, with the design for the crosswalk and flashers approved in June 2026. The construction of the crosswalk and flashers is substantially completed. Due to the fulfillment of the Public Works - Development Review conditions, and the continued use of the parking lot, staff recommends approval of this 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
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review
- 1 year review of pedestrian flasher and dedication of Hacienda Avenue/Mandalay Bay Road;
- Right-of-way dedication to include 40 feet for Hacienda Avenue/Mandalay Bay Road;
- Compliance with previous conditions.

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

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TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: LV STADIUM EVENTS, CO.
CONTACT: DON BURNETTE, 422 PORT REGGIO STREET, LAS VEGAS, NV 89138

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Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 162-29-205-008

PROPERTY ADDRESS/ CROSS STREETS: Hacienda Ave. & Dean Martin Dr.

DETAILED SUMMARY PROJECT DESCRIPTION

Stadium off-site parking lot, Application Review for UC-22-0461

PROPERTY OWNER INFORMATION

NAME: Itai Investments LLC
ADDRESS: 2006 N Sepulveda Blvd #641
CITY: Manhattan Beach STATE: CA ZIP CODE: 90266
TELEPHONE: 310-529-8233 CELL N/A EMAIL: marcus@almeragroup.net

APPLICANT INFORMATION (must match online record)

NAME: LV Stadium Events Co. LLC
ADDRESS: 1475 Raiders Way
CITY: Henderson STATE: NV ZIP CODE: 89052 REF CONTACT ID #
TELEPHONE: (702) 804-5900 CELL EMAIL: [redacted]

CORRESPONDENT INFORMATION (must match online record)

NAME: Don Burnette
ADDRESS: 522 Port Reggio St.
CITY: Las Vegas STATE: NV ZIP CODE: 89138 REF CONTACT ID #
TELEPHONE: N/A CELL (702) 606-0804 EMAIL: [redacted]

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

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

Property Owner (Signature)* | Joseph Ivan (Property Owner (Print)) | 08/20/2026 (Date)

DEPARTMENT USE ONLY:

☐ AC	☐ AR	☐ ET	☐ PUDD	☐ SN	☐ UC	☐ WS
☐ ADR	☐ AV	☐ PA	☐ SC	☐ TC	☐ VS	☐ ZC
☐ AG	☐ DR	☐ PUD	☐ SDR	☐ TM	☐ WC	OTHER

APPLICATION # (s) _____ ACCEPTED BY _____
PC MEETING DATE _____ DATE _____
BCC MEETING DATE _____ FEES _____
TAB/CAC LOCATION _____ DATE _____

September 20, 2026

Current Planning Division
Department of Comprehensive Planning
500 Grand Central Pkwy
Las Vegas, Nevada 89155-1841

Re: Revised Justification Letter – Application Review for AR-23-400046 (UC-22-0461);

Assessors' Parcel Number: 162-29-205-008

To Whom It May Concern:

On behalf of my client, LV Stadium Events Co, LLC. (Stadco), please accept this justification letter for an Application Review related to UC-22-0461.

Project Description:
The parking lot is generally located on the northwest corner of remnant Hacienda Ave. and Dean Martin Dr. The parcel dimensions are approximately 291 feet in length from north to south and approximately 260 feet east to west. The site is zoned Commercial Resort (CR) and is surrounded by undeveloped and developed commercial/industrial parcels.

This parcel has been designed as a parking lot, but on Stadium event days it is used solely for rideshare services in support of the transportation needs of Allegiant Stadium. The lot's close proximity to Allegiant Stadium has provided Stadium attendees arriving by rideshare with convenient access to the Stadium site. Attendees utilizing this lot are able to make the very short walk across Hacienda Ave. to the Stadium site. During Stadium events, there are Stadium attendants stationed at this site augmented by Officers from the Las Vegas Metropolitan Police Department in the area to direct traffic and pedestrian movement on-site and on area roadways.

Under the NOFA issued on November 29, 2022 for UC-22-0461, the Use Permit and Design Review, along with the Waivers of Development Standards, were approved by the Board on November 16, 2022 subject to conditions including the submission of a future Application Review. Stadco has been before the Board for an Application Review on multiple occasions since then, most recently in August of 2025 at which time the Board approved the item and set another Application Review for 1 year. The Board's August of 2025 approval also set the following conditions for approval:

- 1 year to design and construct a crosswalk and pedestrian flashers across Hacienda Ave;
- 1 year review to ensure the construction of the pedestrian flasher on Hacienda Ave.; and,
- Applicant to coordinate with Public Works within 90 days to enter into an agreement for the pedestrian flasher on Hacienda Ave./Al Davis Way.

The Agreement for the pedestrian flashers was entered into in November of 2025, the design for

the crosswalk and flashers was approved in June of 2026, and the construction of the crosswalk and flashers is substantially completed.

I appreciate your consideration of the application. Please call me at 702-606-0804 if you have any questions or need additional information.

Sincerely,

Donald G. Burnette
Burnette Consulting

11/04/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-26-400089 (UC-1721-06)-VENETIAN PROPCO, LLC:

USE PERMITS SEVENTH EXTENSION OF TIME to commence the following: **1)** resort condominiums in conjunction with an existing resort hotel (The Venetian); **2)** increase building height; **3)** associated accessory and incidental commercial uses, buildings, and structures; and **4)** deviations from development standards.
DEVIATIONS for the following: **1)** reduce on-site parking requirements; **2)** reduce the height setback ratio from an arterial street; **3)** encroachment into airspace; and **4)** all other deviations as shown per plans on file.
DESIGN REVIEWS for the following: **1)** a 632 foot high, high-rise resort condominium tower including kitchens in rooms; **2)** all associated accessory uses, retail areas, and amenity areas (The Venetian/Palazzo); and **3)** revisions to an already approved retail component associated with the Venetian/Palazzo (Walgreens) on a portion of 63.0 acres in a CR (Commercial Resort) Zone.

Generally located east of Las Vegas Boulevard South and the south side of Sands Avenue within paradise. TS/rp/kh (For possible action)

RELATED INFORMATION:

APN:
162-16-213-010

RELATED APN:
162-16-213-002 through 162-16-213-004 162-16-213-006; 162-16-213-010 through 162-16-213-012; 162-16-213-021 through 162-16-213-047 162-16-213-050 through 162-16-213-051; 162-16-301-011; 162-16-311-003 through 162-16-311-006; 162-16-311-009; 162-16-311-011 through 162-16-311-012; 162-16-702-002 ptn

USE PERMITS:
1. Allow 280 resort condominiums with kitchens in rooms.
2. Increase building height to 632 feet where 100 feet is the standard in an H-1 zone without use permit (a 532% increase).
3. Allow for accessory uses including commercial/retail restaurants, meeting rooms, and recreational areas.
4. Deviations from development standards.

DEVIATIONS:
1. Reduce the on-site parking requirement for the Palazzo Resort condominium tower from 178 spaces to 157 spaces (a 12% reduction).
2. Reduce the height setback ratio from Las Vegas Boulevard South to 100 feet where 200 feet is the standard (a 50% reduction).

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3. Permit encroachment into airspace.
4. All other deviations as shown per plans on file.

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

BACKGROUND:
Project Description
General Summary

- Site Address: 3377 Las Vegas Boulevard South
- Acreage: 63 (portion)
- Number of Units: 280 (resort condominiums)
- Project Type: High-rise resort tower including kitchens
- Building Height (feet): 632
- Parking Required/Provided: 11,990/12,025

Site Plan & History
The original application UC-1721-06 was approved by the Board of County Commissioners in January 2007. The request consisted of use permits, deviations, and design reviews to allow construction of a 632 foot high resort condominium tower with retail areas. Construction was completed on the lower level retail portion of the project; however, construction on the condominium tower was halted with the downturn of the economy in 2008. The land use requests have been extended 6 times, the last of which was approved in September 2024 via UC-1721-06 (ET-22-400017). The original plans depicted a resort condominium tower located on a portion of the west side of the existing resort hotel adjacent to Las Vegas Boulevard South. The approved tower included 280 resort condominium units as well as retail and restaurant uses. The resort condominium portion of the tower is located above the existing Walgreens and other commercial areas of the Palazzo Resort Hotel.

Elevations
The approved tower has an overall height of 632 feet with the first stories consisting of traditional design which includes brick facades, extended vertical windows, pillars, and other enhancements. Above the first stories and podium, the remainder of the tower consists of condominium units with modern glass and steel facade. Vertical fins and thick decorative cornice cap the top of the tower. No revisions to the previously approved elevations are proposed with this application.

Previous Conditions of Approval
Listed below are the approved conditions for UC-1721-06 (ET-22-400017):
Comprehensive Planning

- Until September 4, 2026 to commence.
- 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

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application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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.

Public Works - Development Review

- Compliance with previous conditions.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77;
- Applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 PART B of the Clark County Unified Development Code;

Listed below are the approved conditions for UC-1721-06 (ET-0021-17):

Current Planning

- Until January 17, 2022 to commence.
- Applicant is advised that finalized Development Agreement is required prior to any additional permits; substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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.

Public Works Development Review

- Compliance with previous conditions

Listed below are the approved conditions from UC-1721-06 (ET-0053-15):

Current Planning

- Until January 17, 2017 to commence.
- Applicant is advised that finalized Development Agreement is required prior to any additional permits; substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works Development Review

- Compliance with previous conditions.

Building/Fire Prevention

- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

Listed below are the approved conditions from UC-1721-06 (ET-0001-13):

Current Planning

- Until January 17, 2015 to commence;
- Crane used when construction recommences shall be removed months after or suspension of construction.

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- Applicant is advised that finalized Development Agreement is required prior to any additional permits; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to existing public sanitary sewer; at the time of restart of construction of the unfinished condo tower, CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates from all phases of the proposed project at build-out to verify sewer point-of-connection; connection fees at the current CCWRD rates will also need to be addressed at restart; and that CCWRD) has no objection to the time extension.

Listed below are the approved conditions from UC-1721-06 (ET-0004-11):

Current Planning

- Until January 17, 2013 to commence;
- All applicable standard conditions for this application type.
- Applicant is advised to dismantle the cranes for the condominium tower until construction commences per conditions of DR-0563-10; finalize Development Agreement prior to any permits; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works Development Review

- Compliance with previous conditions.

Listed below are the approved conditions from UC-1721-06 (ET-0008-09):

Current Planning

- Until January 17, 2011 to commence;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Civil Engineering

- Compliance with previous conditions.

Listed below are the approved conditions from UC-1721-06:

Current Planning

- Expunge UC-1191-06;
- Design review as public hearing for any significant changes to the plans;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within years of approval date or it will expire.

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Civil Engineering

- Coordinate additional off-site improvements required by UC-2002-04 and revise off-site plans, if necessary.

Department of Aviation

- No building permits shall be released for the project prior to the Department of Aviation notifying Zoning Plan Check that the applicant has received all necessary airspace approvals;
- Applicant is required to file valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to "Property Owner's Shielding Determination Statement," then applicant must also receive either Permit from the Director of Aviation or Variance from the Airport Hazard Areas Board of Adjustment prior to construction as required by Section 30.48 Part of the Clark County Unified Development Code.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or AHABA Variance will be approved.

Applicant's Justification

The applicant is requesting additional time to begin development on a property located near Las Vegas Boulevard South and Sands Avenue. The project originally began years ago but was paused due to market conditions; however, the owners maintained the site visually with a protective wrap and completed initial floors, obtaining a Certificate of Completion from the County. The project is now undergoing ownership transfer and broader resort upgrades, including interior renovations of rooms and convention areas. These improvements are ongoing, and construction on the remaining portion will start once those upgrades are complete.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1721-06 (ET-22-400017)	Sixth extension of time for 280 resort condominiums with kitchens	Approved by BCC	September 2024
UC-1721-06 (ET-0021-17)	Fifth extension of time for 280 resort condominiums with kitchens	Approved by BCC	April 2017
UC-1721-06 (ET-0053-15)	Fourth extension of time for 280 resort condominiums with kitchens	Approved by BCC	September 2015
UC-1721-06 (ET-0001-13)	Third extension of time for 280 resort condominiums with kitchens	Approved by BCC	February 2013
UC-0591-12	Use permit primary means of access to an outside November dining/drinking area from the exterior of the resort hotel and waiver of conditions of a use permit (UC-0214-12) limiting temporary events longer than 10 days to 1 event per year	Approved by BCC	November 2012

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Prior Land Use Requests

Application Number	Request	Action	Date
DR-0231-12	Design Review for an animated sign and revisions to a previously approved comprehensive sign package	Approved by BCC	November 2012
UC-0214-12	Use permit for an outdoor festival	Approved by BCC	June 2012
UC-0052-12	Use permit for an animated sign and revisions to a previously approved comprehensive sign package	Approved by BCC	March 2012
UC-1721-06 (ET-0004-11)	Second extensions of time for 280 resort condominiums with kitchens - until January 17, 2013	Approved by BCC	March 2011
DR-0140-11	Design review for a redesign and modifications to the exterior and interior of the existing resort hotel	Approved by BCC	May 2011
DR-0562-10	Design review for a sign package	Approved by BCC	January 2011
WS-0017-09	Waivers of development to reduce a setback along Las Vegas Boulevard South and a design review for revisions/additions to a previously approved comprehensive sign package	Approved by BCC	February 2009
UC-1721-06 (ET-0008-09)	First extension of time for 280 resort condominiums with kitchens	Approved by BCC	February 2009
UC-0347-08	Use permit top allow 421 resort condominiums with kitchens in the units where 280 were previously approved with UC-1721-06 - expired	Approved by BCC	May 2008
UC-1721-06	Use permit for 280 resort condominiums with kitchens	Approved by BCC	January 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	CR	Wynn/Encore Resort Hotel
South	Entertainment Mixed-Use	CR	Harrah's Resort Hotel
East	Entertainment Mixed-Use	CR	MSG Sphere, parking lot for Wynn, & portions of Palazzo/Venetian Resort Hotels
West	Entertainment Mixed-Use	CR	Treasure Island & Mirage Resort Hotels

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

The applicant has not diligently pursued completion of the project since its approval 16 years ago (UC-1721-06). Any new development on the site should be reviewed in accordance with current Title 30 Code regulations at the time new owners are interested in developing this parcel since Comprehensive Planning has adopted an update on the Development Code. Since the applicant has not shown significant progress towards completing the project, staff cannot support the application.

Public Works - Development Review

The applicant has complied with all of Public Works conditions. Therefore, staff has no objection to this extension of time.

Department of Aviation

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

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

Staff Recommendation

Denial.

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

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PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning
If approved:

- Until January 17,, 2028 to commence.
- 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; 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.

Public Works - Development Review

- No comment.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- No comment.

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TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: VENETIAN PROPCO, LLC
CONTACT: NANCY AMUNDSEN, BROWN, BROWN, & PREMSRIRUT, 520 S. 4TH STREET, LAS VEGAS, NV 89101

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Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-101135

ASSESSOR PARCEL #(s): As listed on ET-22-400017 (UC-1721-06) 162-16-213-002 through 004; 162-16-213-006, 010 through 012, 021 through 047, 051 and 050; 162-16-301-011; 162-16-311-003 through 006, 009, 011, 012; 162-16-702-002 ptn

PROPERTY ADDRESS/ CROSS STREETS: 3325 South Las Vegas Boulevard

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of Time for UC-1721-06 to complete construction of tower.

PROPERTY OWNER INFORMATION

NAME: Venetian Propco LLC

ADDRESS: 3355 Las Vegas Boulevard South

CITY: Las Vegas STATE: NV ZIP CODE: 89109

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Venetian Propco LLC - Key Reid

ADDRESS: 3355 Las Vegas Boulevard South

CITY: Las Vegas STATE: NV ZIP CODE: 89109

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Brown, Brown, & Premsrirut / Nancy Amundsen

ADDRESS: 520 S. Fourth Street

CITY: Las Vegas STATE: NV ZIP CODE: 89101

TELEPHONE: 702.598.1410 CELL _____ ACCELA REFERENCE CONTACT ID # _____

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

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

Property Owner (Signature)*	Samantha Gallagher Property Owner (Print)	August 24, 2026 Date

LAW OFFICE
Brown, Brown & Premsrirut
An Association of Professional Corporations
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

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

TELEPHONE: (702) 384-5563
FACSIMILE: (702) 385-1023

August 26, 2026

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

RE: Request for Seventh Extension of Time – UC-06-1721 (APR -26-101135)

To Whom It May Concern:

Our office represents the Applicants for the above noted matter. The property is located on the east side of Las Vegas Boulevard South and the south side of Sands Avenue within Paradise. The previous extension of time allowed Applicants until September 4, 2026 to commence. Applicants would request additional time to commence this portion of the development.

Although the project had commenced a number of years ago, market conditions caused it to cease construction, but the owners provided a wrap to allow for a visual depiction of future development. That wrap is in place and has been kept in excellent condition. Also, the initial floors of this project were completed and they obtained Certificate of Completion from the County prior to transfer of ownership.

At the time of the last request, the project was in the midst of a change of ownership. That transfer has occurred; however the entire resort is in the process of upgrades to the existing facilities which include, but are not limited to, interior renovations of rooms and convention facilities. These upgrades and renovations have been ongoing, and the commencement towards completion of this project is set to occur when those are finalized.

In anticipation of this application submittal, Applicant obtained authorization from the FAA of an extension for their Determination of No Hazard which has been included in this application package.

Please feel free to contact me should you need additional information.

Thank you for your consideration of this request.

Sincerely,

Nancy Amundsen

Nancy Amundsen