



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

July 14, 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 be 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 June 30, 2026 (For possible action)
 - IV. Approval of the Agenda for July 14, 2026 and Hold, Combine, or Delete any Items.
(For possible action)
 - V. Informational Items (for discussion only)
 - VI. Planning and Zoning
-
1. **WS-26-0323-RODERICK DAMIAN LIVING TRUST & RODERICK DAMIEN LAMAR TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; and 2) allow a non-decorative wall in conjunction with an existing single-family residence on 0.46 acres in an RS20 (Residential Single-Family 20) Zone. Generally located north of Helaman Avenue and east of Jarom Street within Paradise. JG /rp/cv (For possible action) **PC 7/21/26**
 2. **WS-26-0331-HARMON SQUARE SPE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for parking area design standards.
DESIGN REVIEW for site and building modifications to accommodate a drive-thru feature for an existing cannabis establishment on 3.29 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Harmon Avenue and west of Paradise Road within Paradise. JG/dd/cv (For possible action) **PC 7/21/26**
 3. **WS-26-0285-VEGAS PROPERTY LIMITED:**
WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for a proposed accessory living quarters in conjunction with an existing single-family residence on 0.45 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Five Pennies Lane and east of Pecos Road within Paradise. JG/jl/cv (For possible action) **PC 8/4/26**
 4. **ET-26-400061 (WS-20-0082)-SAIA FAMILY TRUST & SAIA GABRIEL G JR & CELIA C TRS:**
WAIVERS OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME for the following: 1) eliminate parking lot landscaping; 2) alternative parking design standards; and 3) reduce throat depth.
DESIGN REVIEW for a parking lot expansion in conjunction with an existing retail, office, and warehouse complex on 14.0 acres in an IL (Industrial Light) Zone. Generally located north of Desert Inn Road and east of Highland Drive within Winchester and Paradise. TS/lm/kh (For possible action) **BCC 8/5/26**

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: July 28, 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

June 30, 2026

MINUTES

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

Roxy Pais; Planning, Alvaro Lozano; Clark County Administrative Services

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

II. Public Comment: **None**

III. Approval of June 09, 2026 Minutes

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

Approval of Agenda for June 30, 2026

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

IV. Informational Items (For Discussion only) **None**

VI. Planning & Zoning

1. **WS-26-0323-RODERICK DAMIAN LIVING TRUST & RODERICK DAMIEN LAMAR TRS:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; and 2) allow a non-decorative wall in conjunction with an existing single-family residence on 0.46 acres in an RS20 (Residential Single-Family 20) Zone. Generally located north of Helaman Avenue and east of Jarom Street within Paradise. JG/rp/cv (For possible action) **PC**
7/21/26

HELD per applicant. Return to the July 14, 2026 Paradise TAB meeting

2. **WS-26-0331-HARMON SQUARE SPE, LLC:**
WAIVER OF DEVELOPMENT STANDARDS for parking area design standards.
DESIGN REVIEW for site and building modifications to accommodate a drive-thru feature for an existing cannabis establishment on 3.29 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Harmon Avenue and west of Paradise Road within Paradise. JG/dd/cv (For possible action) **PC**
7/21/26

NO show. Return to the July 14, 2026 Paradise TAB meeting

3. **DR-26-0313-MIRAGE PROPCO, LLC:**
DESIGN REVIEW for a proposed theater expansion in conjunction with a previously approved resort hotel (Hard Rock Hotel & Casino) on a portion of 76.93 acres in a CR (Commercial Resort) Zone. Generally located west of Las Vegas Boulevard South and south of Spring Mountain Road within Paradise. TS/hw/cv (For possible action)
BCC 7/22/26

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

- VI. General Business (for possible action)
None

- VII. Public Comment
None

- VIII. Next Meeting Date
The next regular meeting will be July 14, 2026

- IX. Adjournment
The meeting was adjourned at 7:07 p.m.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0323-RODERICK DAMIAN LIVING TRUST & RODERICK DAMIEN LAMAR
TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; and 2) allow a non-decorative wall in conjunction with an existing single-family residence on 0.46 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located north of Helaman Avenue and east of Jarom Street within Paradise. JG/rp/cv
(For possible action)

RELATED INFORMATION:

APN:

161-29-216-021

WAIVER OF DEVELOPMENT STANDARDS:

1.
 - a. Increase the height of the fence along the front and within the first 15 feet of the front setback to 7 feet where 3 feet is the maximum permitted per Section 30.04.03B (a 133% increase).
 - b. Increase the height of the fence along the east property line (not within the first 15 feet of the front setback) to 7 feet where 6 feet is the maximum permitted per Section 30.04.03B (a 16% increase).
 - c. Increase the height of the fence along the west property line (not within the first 15 feet of the front setback) to 7 feet where 6 feet is the maximum permitted per Section 30.04.03B (a 16% increase).
2. Allow a non-decorative wall fence along the street where fences and walls along a street shall be decorative per Section 30.04.03B.

LAND USE PLAN:

WINCHESTER/PARADISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4354 Helaman Avenue
- Site Acreage: 0.46
- Project Type: Fence
- Fence Height (feet): 7

Site Plan & Elevation

The site contains an existing single-family residence with access from Helman Avenue to the south. Existing fences run along a portion of the west property line and along the entire south and east property lines. These fences have been raised to 7 feet at their highest point and are constructed with cinder block columns, steel vertical posts, and horizontal solid wood panels.

Applicant's Justification

The applicant is requesting a waiver to allow a 7 feet tall fence. The waiver is needed to resolve a code enforcement violation related to an unpermitted fence built after the property was purchased. The applicant states the fence was constructed for added security due to frequent travel and to protect valuable property. The applicant indicated that several neighbors have expressed support for the fence and believe it enhances the neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0369	Waiver of development standard for an addition	Approved by PC	October 2020

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

There is an active violation (CE22-05285) for building without a permit and increased wall height.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waivers of Development Standards #1 & #2

Staff finds the increased height of the wall fence may have adverse impacts on the neighboring properties. Staff understand increasing the height of the non-decorative fence may provide more privacy and security, but increasing the height of fences and walls, especially along streets, can create a canyon effect that can negatively impact the residential character of the neighborhood. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DAMIEN RODERICK

CONTACT: DAMIEN RODERICK, 4354 HELAMAN AVENUE, LAS VEGAS, NV 89120

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0331-HARMON SQUARE SPE, LLC:

WAIVER OF DEVELOPMENT STANDARDS for parking area design standards.

DESIGN REVIEW for site and building modifications to accommodate a drive-thru feature for an existing cannabis establishment on 3.29 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay.

Generally located south of Harmon Avenue and west of Paradise Road within Paradise, JG/dd/cv (For possible action)

RELATED INFORMATION:

APN:

162-22-312-002; 162-22-312-003

WAIVER OF DEVELOPMENT STANDARDS:

Allow a parking lot circulation design that causes vehicular conflicts at points of a drive-thru entry and stacking lane where not allowed per Section 30.04.04H.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4501 Paradise Road
- Site Acreage: 3.29
- Project Type: Drive-thru (cannabis dispensary)
- Parking Required/Provided: 89/153

Site Plan & Request

The site plan depicts a cannabis dispensary located within an existing shopping center. The shopping center consists of 4 buildings, 3 of which are in an in-line design and form an "L" shape along the west and south sides of the site. The fourth building is a pad site located in the northeast corner of the site. Access to the site is provided via one commercial driveway near the northwest corner of the property on Harmon Avenue and two other commercial driveways located along Paradise Road. The cannabis dispensary is located along the southern property line within the middle building, with the main entrance facing north into the parking area. The applicant is now requesting to install a drive-thru window along the south face of the building. Vehicles enter near the driveway on Harmon Avenue, travel south, then east, along the perimeter of the site to get to the drive-thru. Once near the entrance to the drive-thru, vehicles must drive

northeast across the opposing drive aisle to enter into the stacking lane. Vehicles then exit the drive-thru heading southeast, crossing the opposing drive aisle once more, and head west toward the commercial driveway along Paradise Road to exit the site. The proposed drive-thru entrance and exit create points of vehicular conflict with the vehicles traveling east to west in the drive aisle along the southern property line, thus necessitating a waiver of development standards. Additionally, the applicant is depicting the removal of 24 parking spaces located along the south property line to accommodate the drive-thru.

Landscaping

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

Elevations

The elevations for the existing building depict it as being 27.5 feet high at its tallest point. The north building face features a painted stucco exterior with storefront glass doors and windows, and a variable roofline. The drive-thru window will be located on the south side of the building, which also features painted stucco.

Floor Plans

The floor plans depict an existing sales floor area, along with accessory storage and product packaging areas, offices, and other related facilities. The drive-thru window is depicted as being located on the southern portion of the building within the back of house area.

Applicant's Justification

The applicant states that the point of vehicular conflict created by the addition of the drive-thru window is unavoidable, and that the existing site layout creates physical constraints that prevent full compliance with Title 30. Additionally, the applicant states that the proposed design minimizes potential conflicts to the greatest extent possible while also maintaining safe internal circulation.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0126	Use permit for a monorail (Tesla loop)	Approved by BCC	May 2023
WS-19-0623	Waiver of development standards for signage	Approved by PC	October 2019
WS-18-1021	Waiver of development standards for signage	Approved by BCC	March 2019
WS-18-0531	Waiver of development standards for signage	Approved by BCC	September 2018
UC-18-0396	Marijuana dispensary within an existing shopping center	Approved by BCC	June 2018
ZC-18-0335	Zone change from H-1 to C-2 with a use permit for a marijuana dispensary	Approved by BCC	June 2018
WS-0814-15	Waivers of development standards for landscaping and signage	Approved by BCC	January 2016

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0988-14	Use permit for various commercial uses with waivers for landscaping and a design review for renovations	Approved by PC	February 2015
UC-0712-12	Banquet facility and restaurant in conjunction with an existing recreational facility (mini-golf)	Approved by PC	January 2013
WS-0568-11	Increased wall sign area	Approved by PC	January 2012
UC-0433-11	Expansion to an existing recreational facility (mini-golf) and arcade	Approved by PC	November 2011
UC-0293-11	Recreational facility (mini-golf) and arcade expunged	Approved by PC	August 2011
ET-400297-08 (UC-1372-06)	First extension of time for a use permit, waivers, and design review for an above-ground monorail	Approved by BCC	December 2008
UC-1372-06	Use permit, waivers, and design review for an above-ground monorail	Approved by BCC	December 2006
UC-0321-02	Use permit for live entertainment for an existing restaurant	Approved by PC	April 2002
DR-1604-00	Design review for off-premise signage	Approved by BCC	November 2000
VC-0962-95	Variance for signage for an existing restaurant	Approved by PC	July 1995
DR-1157-94	Design review for a patio enclosure for an existing restaurant	Approved by BCC	August 1994
UC-1744-93	Use permit for live entertainment for an existing restaurant	Approved by PC	November 1993

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR (AE-60 & AE-65)	Resort hotel
South	Entertainment Mixed-Use	CG (AE-65)	Hotel
East	Entertainment Mixed-Use	CG (AE-65)	Hotel & restaurant
West	Entertainment Mixed-Use	CR (AE-65)	Hotel

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

Design Review

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

Waiver of Development Standards & Design Review

While the proposed drive-thru stacking lane only accommodates 3 vehicles, staff finds that the proposed stacking lane meets the intent of Title 30, since it is not anticipated that more space will be necessary due to the nature of the business. Additionally, the applicant is providing dedicated overflow parking for the stacking lane in the event that there is an increase in the number of vehicles using the drive-thru. Staff also does not have a concern with the location of the proposed drive-thru window, as it faces more commercial development to the south. That being said, staff is concerned that the proposed route of the drive-thru queuing lane may negatively affect the shopping center overall. Staff finds that having the drive-thru starting from Paradise Road at the southeast corner of the site and navigating the patron's traffic from east to west instead of current design which navigates the traffic from west to east, or using the existing drive-thru lane to the east of the building as an entry and having the patrons travel west to get to the window may have prevented the vehicular conflicts that the current design will create. For these reasons, staff cannot support this request.

Staff Recommendation **Denial.**

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ARC ONE ASSOCIATES, LLC

CONTACT: ARC ONE ASSOCIATES, LLC, PHOENIX, 1427 N. 3RD STREET, SUITE 100,
PHOENIX, AZ 85004

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0285-VEGAS PROPERTY LIMITED:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for a proposed accessory living quarters in conjunction with an existing single-family residence on 0.45 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay.

Generally located north of Five Pennies Lane and east of Pecos Road within Paradise. JG/jl/cv
(For possible action)

RELATED INFORMATION:

APN:
178-06-110-014

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the side interior setback for a proposed accessory living quarters to 2 feet where 5 feet is required per Section 30.02.24 (a 60% reduction).

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

BACKGROUND:
Project Description
General Summary

- Site Address: 3580 Five Pennies Lane
- Site Acreage: 0.45
- Project Type: Accessory living quarters
- Number of Stories: 2
- Building Height (feet): 21
- Square Feet: 1,850 (proposed accessory living quarters)/7,169 (existing residence)

History & Site Plan

The site plan shows a proposed accessory living quarters located in the northwest corner of the property with access from Five Pennies Lane to the south. The structure is set back 2 feet from the side (west) property line, 5 feet from the rear property line, and 6 feet from the existing single-family residence.

The site plan also shows the existing single-family residence, which includes a garage attached by an open breezeway on the east side of the property. In 2005, a waiver was approved via WS-1553-05 to allow 2 accessory structures on-site, which included the eastern garage and breezeway and the second accessory structure on the west side of the home. The western

accessory structure had similar proposed setbacks as the current request, however, that building was never built and the associated waiver expired. The applicant requests this waiver to develop the property as intended in 2005.

Landscaping

Landscaping is neither required nor part of this request.

Elevations

The elevations depict a 21 foot tall accessory living quarters with a roofline, colors, and materials like that of the existing single-family residence.

Floor Plans

The floor plan depicts a proposed 2 story accessory living quarters with 3 bedrooms, 4 bathrooms, a kitchen, and living area. Each floor is 940 square feet.

Applicant's Justification

The applicant states that because of financial hardship, the proposed accessory building approved in 2005 was never constructed; however, a concrete slab was poured, which still exists on-site. They state that the proposed accessory living quarters will be the only accessory living quarters on the property. They also state that the proposal is on a developed site, will not negatively impact other properties, and that the proposed building is compatible with others nearby.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-901268-09 (WS-1553-05)	Administrative extension of time for a waiver for setbacks for accessory structures - expired	Approved by ZA	November 2009
ET-400349-07 (WS-1553-05)	Extension of time for a waiver for setbacks for accessory structures - expired	Approved by PC	December 2007
WS-1553-05	Waiver for setbacks for accessory structures - expired	Approved by PC	November 2005
AV-901080-00	Minor deviation to allow a basement in a single-family residence	Approved by ZA	February 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60)	Single-family residences

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

Although a similar accessory building was previously approved there on the site, staff finds that this request is a self-imposed hardship and there are no site-specific conditions that would warrant a setback reduction. The applicant has not provided sufficient justification for why the proposed building could not be redesigned or moved to comply with applicable requirements.

Department of Aviation

The property lies within the AE 60 (60 - 75 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International facilities to meet future air traffic demand.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- No comment.

Department of Aviation

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LOUIS LIONETTI, INC.

CONTACT: VICTOR KNIGHT, VICTOR KNIGHT, ARCHITECT, 9582 IRIS FLAT COURT, LAS VEGAS, NV 89178



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 178-06-110-014

PROPERTY ADDRESS/ CROSS STREETS: 3580 5 Pennis Lane Las Vegas, NV 89120

DETAILED SUMMARY PROJECT DESCRIPTION

construction of a 2-story accessory apartment (1,850 sf) approximately 2'-7" from the West property line materials would be a wood framed structure with exterior cement plaster finish to match the adjacent existing residence.

PROPERTY OWNER INFORMATION

NAME: Vegas Property Limited

ADDRESS: 3580 Five Pennis Ln

CITY: Las Vegas

STATE: NV ZIP CODE: 89120

TELEPHONE: _____ CELL 626 425 7457

APPLICANT INFORMATION (information must match online application)

NAME: Louis Lionetti, Inc

ADDRESS: 6325 S. Jones Blvd Ste 100

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: _____ CELL 702-748-6981 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Victor Knight, Architect

ADDRESS: 9582 Iris Flat Ct

CITY: Las Vegas

STATE: NV

ZIP CODE: 89178

TELEPHONE: _____ CELL 702-524-8314 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.

[Signature]
Property Owner (Signature)*

Chuanhao Zhang
Property Owner (Print)

11/3/2025
Date

Victor Knight, Architect

Architecture Design Build Code Consulting

JUSTIFICATION LETTER

May 11, 2026

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

RE: 2 Story Accessory Living Quarters
 3580 Five Pennies Lane
 Las Vegas, Nevada 89120
 Request: Waiver of Development Standards
 APN: 178-06-110-014

To Whom It May Concern:

The following Justification Letter and attached drawings are provided for your consideration and review;

Request

On behalf of our client, Vegas Property Limited, please accept the attached as an application for a Waiver of Development Standards for a 2 Story Accessory Living Quarters on this 0.45± acre site. The current zoning is Residential Single-Family 20 (RS20). The proposed project is located in a residential neighborhood with half acre lots.

Project Description

The subject property is bounded by Five Pennies Lane to the South with fully developed multi-story residential homes to the North, East and West.

The proposed use will create a minimal impact to the surrounding area as this 2 story Accessory Living Quarters is pushed well back from the front property line (+/- 70') with mature landscaping screening views from the street.

This project consists of a new two story building located along the West property line. Finishes and materials will match the adjacent residence/ main structure. Stairs will be interior and no windows at the West elevation. All parking, site lighting and landscaping would be maintained on site.

The proposed project meets the parking and landscaping requirements per the Clark County Title 30 Zoning Code.

Intent

Waiver of Development Standards Approval Criteria 30.06.06 F

- (1) The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;**

The proposed development is compatible with the adjacent development and development in the area in terms of intensity and the heights of the buildings and will not be affected in a substantially adverse manner.

- (2) The proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare;**

The project is wholly contained on the subject property and being residential in manner will not materially affect the health and safety of the surrounding area or be materially detrimental to the public welfare.

- (3) The granting of such application shall be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title;**

The Accessory Living Quarters are in harmony with the general purpose, goals, objectives and standards of the Master Plan and this Title except for the West property line setback of 3'-4" where 5'-0" is required.

- (4) The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services;**

The project will be constructed on property already developed and will not create an undue burden on any public improvements, facilities or services.

Summary Justification:

The proposed project fits in with the general design and intent of the residential neighborhood by matching heights, building materials and finishes of the existing main residence and is the only Accessory Living Quarters on site. The project is well back from the street and screened by mature landscaping. This project was previously approved under WS05-1553, ADET-901268-09 and ET07-0349. Due to the national financial crisis at the time, the owner was unable to complete the project beyond the concrete slab that has been inspected and approved. The request for Waiver of Development Standards is for a reduction of West property line setback to 3'-4" where 5'-0" is required. All other setbacks will be conform. The Accessory Living Quarters have a separation distance of 9'-3" where 6'-0" is required. The height of the primary structure exceeds 25' with the Accessory Living Quarters at 25'-0" in height.

We would appreciate your favorable consideration of this project. Should you have any questions or concerns regarding this request, please contact this office.

Very truly yours,

Victor Knight, Architect

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400061 (WS-20-0082)-SAIA FAMILY TRUST & SAIA GABRIEL G JR & CELIA C TRS:

WAIVERS OF DEVELOPMENT STANDARDS THIRD EXTENSION OF TIME for the following: 1) eliminate parking lot landscaping; 2) alternative parking design standards; and 3) reduce throat depth.

DESIGN REVIEW for a parking lot expansion in conjunction with an existing retail, office, and warehouse complex on 14.0 acres in an IL (Industrial Light) Zone.

Generally located north of Desert Inn Road and east of Highland Drive within Winchester and Paradise. TS/lm/kh (For possible action)

RELATED INFORMATION:

APN:

162-08-805-009; 162-08-899-034; 162-08-899-036; 162-08-899-038; 162-17-502-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate parking lot landscaping where landscaping per Figure 30.64-14 and Section 30.60.050 is required.
2. Allow a surface parking lot without pedestrian walkways where required per Section 30.60.050.
3. Reduce throat depth to 21 feet on Highland Drive where 150 feet is required per Uniform Standard Drawing 222.1 (a 79.3% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2548 W. Desert Inn Road
- Site Acreage: 14
- Project Type: Parking lot expansion in conjunction with an existing retail, office, and warehouse complex
- Parking Required/Provided: 284/661

Site Plan/Request

The approved plans depict an existing retail, office and warehouse complex with parking. The purpose of the previously proposed development was to re-design the existing parking area on the north side of the parcel and to expand the parking area onto a leased parcel under and north

of the Wilbur Clark Desert Inn Road elevated roadway. The existing parking area north of the existing building was re-designed to remove the prior industrial use railroad spur line which accessed the site. It also proposed re-striping 40 tandem parking spaces for future valet services at the building. A new driveway was shown centrally located to access the new parking lot (right-of-way properties) to the north, under the Wilbur Clark Desert Inn Road and the remainder of the parcel to the north. The parking areas located under the elevated roadway and to the north of the roadway will be provided access by a new 32 foot wide driveway entrance with 21 feet of throat depth to Highland Drive. Power lines were shown located along Highland Drive and bisected the parcel in an east/west direction to the north of Wilbur Clark Desert Inn Road. To the north of the proposed parking area, there is an existing 40 foot wide private drive shown that provided access to APN 162-08-805-002 and was separated by an existing fence and pavement, which was not to be used for access to the proposed parking lot.

Landscaping

The approved plans depict a parking lot landscaping reduction for the parking areas south of Wilbur Clark Desert Inn Road that was approved by UC-19-0381. The proposed parking areas under the Wilbur Clark Desert Inn Road and to the north were shown with rockscape islands and with an approximate 20 foot wide landscape area adjacent to Highland Drive.

In August 2021, revised plans were submitted showing non-organic landscaping along Highland Drive and in the parking lot area to show compliance with the condition of approval.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-24-400056 (WS-20-0082):

Comprehensive Planning

- Until May 6, 2026 to commence and review or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ET-22-400092 (WS-20-0082):

Current Planning

- Until May 6, 2024 to commence and review.
- 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.

Public Works - Development Review

- Compliance with previous conditions

Listed below are the approved conditions for WS-20-0082:

Current Planning

- Provide metal/weather-resistant representation of plants spaced 1 per 30 feet along Highland Drive (3 north of the Highland Drive entrance and 5 south of the Highland Drive entrance) and within the proposed parking areas, along with boulder accents within the new parking lot islands within 2 years;
- Provide low level solar lighting along Highland Drive and the new parking lot islands within 2 years;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Coordinate with Public Works – Development Review on the traffic study and compliance;
- 2 year review to determine if circulation and ingress/egress have conflicts with the reduction in throat depth;
- Nevada Department of Transportation approval.
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Applicant's Justification

The applicant states that plans have been submitted for permitting but have not yet been approved, as coordination with other agencies is required before Clark County can issue its approval. Following county approval, the drawings will be submitted to NDOT for independent review and approval. Throughout this process, substantial and continuous progress has been made toward securing plan approval. The applicant has not abandoned or delayed the project and continues to actively pursue all necessary agency approvals and address interagency requirements. The applicant is requesting an additional two years to commence the project.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-24-0395	Use permit for a museum, banquet facility, and recreational facility in conjunction with an existing cannabis establishment	Approved by BCC	September 2024
UC-24-0300	Use permit for a recreational facility in conjunction with an existing cannabis establishment	Approved by BCC	August 2024
ET-24-400056 (WS-20-0082)	Second extension of time for reduced required parking and landscaping in conjunction with a parking lot expansion	Approved by BCC	July 2024
UC-23-0438	Use permit to allow a cannabis consumption lounge in conjunction with an existing cannabis establishment	Approved by BCC	September 2023
ET-22-400092 (WS-20-0082)	First extension of time for reduced required parking and landscaping in conjunction with a parking lot expansion	Approved by BCC	September 2022
UC-21-0126	Use permit to allow a children's daycare in conjunction with an existing office/warehouse	Withdrawn without Prejudice	July 2021
UC-20-0346	Use permit to allow a restaurant/supper club in conjunction with an office/warehouse	Approved by PC	October 2020
WS-20-0083	Waiver of development standards to increase the size of an animated, freestanding sign in conjunction with an office/warehouse	Approved by BCC	May 2020
WS-20-0082	Waiver of development standards to reduce required parking and landscaping in conjunction with a parking lot expansion	Approved by BCC	May 2020
UC-19-0381	Use permit to allow retail sales, restaurants, a service bar, and a banquet facility in conjunction with reduced parking in conjunction with an existing office/warehouse	Approved by BCC	July 2019
UC-19-0380	Use permit to allow a cannabis production facility in conjunction with an existing cannabis establishment	Approved by BCC	July 2019
WS-18-0850	Waiver of development standards to allowed roof and animated signs in conjunction with a cannabis establishment	Approved by BCC	December 2018
WS-18-0703	Waiver of development standards to allowed wall, freestanding, roof, and animated signs in conjunction with a cannabis establishment	Approved by BCC	October 2018
VS-18-0570	Vacation and abandonment of a 10,000 square feet triangle portion of Desert Inn Road - recorded	Approved by PC	September 2018
UC-18-0122	Use permit to allow a cannabis dispensary in conjunction with an approved cannabis retail store	Approved by BCC	April 2018

Prior Land Use Requests

Application Number	Request	Action	Date
UC-17-1076	Use permit to allow a retail cannabis store with reduced parking	Approved by BCC	February 2018
UC-0722-06	Use permit to allow a temporary sales office and increased signage - expired	Approved by BCC	July 2006
UC-1899-05	Use permit to allow resort condominiums in conjunction with a proposed condominium tower and shopping center - expired	Approved by BCC	February 2006
NZC-1697-04	Non-conforming zone change from M-1 to H-1 zoning for a mixed-use residential condominium tower with a shopping center - expired	Approved by BCC	February 2005
UC-0206-03	Use permit to allow secondhand sales in conjunction with a warehouse building - expired	Approved by PC	March 2003
VS-1988-98	Vacation and abandonment of a 10,000 square foot triangle portion of Desert Inn Road - expired	Approved by BCC	January 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Business Employment	IL	Industrial complex
East	Corridor Mixed-Use & Business Employment	IL	Industrial complex

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

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

Staff finds that although it has been six years since the project was approved originally, the applicant has been working towards commencement of the project, and coordination with other agencies and Clark County's approval is required before the drawings can be submitted to NDOT for review and approval. Therefore, staff can support this extension of time request. However, staff may not be able to support any future extension requests if significant progress is not demonstrated toward commencement of the development.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Until May 6, 2028 to commence and review or the application will expire unless extended with approval of an extension of time;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised 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

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: SAIA FAMILY TRUST & SAIA GABRIEL G JR & CELIA C TRS

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BUILDING 3, SUITE 577, LAS VEGAS, NV 89134



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100864

ASSESSOR PARCEL #(s): 162-08-805-009, 162-08-899-034, 036, 038; 162-17-502-002

PROPERTY ADDRESS/ CROSS STREETS: N. side of Desert Inn, E. side of Highland

DETAILED SUMMARY PROJECT DESCRIPTION

3rd Extension of Time for a parking lot. WS 20-0082

PROPERTY OWNER INFORMATION

NAME: Nevada Department of Transportation (NDOT) right-of-way division

ADDRESS: 1263 Stewart St.

CITY: Carson City

STATE: NV

ZIP CODE: 89712

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Saia Family Trust-etal

ADDRESS: 2120 E. 6th Street Suite 16

CITY: Tempe

STATE: AZ

ZIP CODE: 85288

TELEPHONE: _____ CELL 480-220-2030 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: LAS Consulting-Lucy Stewart

ADDRESS: 1930 Village Center Bldg 3-577

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

TELEPHONE: _____ CELL 702-499-6469 ACCELA REFERENCE CONTACT ID # 165577

*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.

Gabriel Saia Jr.
Property Owner (Signature)*

Gabriel Saia Jr, Trustee

Property Owner (Print)

April 22, 2026

Date

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

May 27, 2026

Ms. Lorna Phegley, Senior Planner
Clark County Planning
500 Grand Central Parkway, 1st floor
Las Vegas, NV 89155

RE: Extension of Time, WS 20-0082

Dear Ms. Phegley:

Please accept this as our request for a Third Extension of Time for the previously approved parking lot associated with the Planet 13 Entertainment Center. Since the original approval, the applicant has continued to diligently pursue all necessary agency reviews, permitting requirements, utility coordination, and off-site approvals necessary to move the project toward construction and permit issuance. We are requesting an additional two years to complete the process.

The parking lot was originally approved during the COVID-19 pandemic, which significantly impacted project timelines, agency processing, staffing levels, coordination efforts, and overall development activity throughout Southern Nevada. Despite these challenges, substantial progress has been made toward implementation of the project, and the applicant has continued to actively process the development through the various governmental review agencies. The project has required extensive coordination between multiple agencies, including Clark County Public Works (CCPW), the Las Vegas Valley Water District (LVVWD), and the Nevada Department of Transportation (NDOT), among others. The scope of review and coordination has proven to be more extensive and time-consuming than originally anticipated, particularly due to utility requirements and interagency review procedures.

Below is a summary of the substantial progress completed to date for CCPW Project No. PW21-12737 – Desert Inn & Highland Parking Lot:

1. Plans were formally submitted to Clark County Public Works on or about May 1, 2024, initiating the full civil review and permitting process.
2. During the review process, signatures and approvals were required from multiple governmental agencies, including agencies whose infrastructure or operational scope was only minimally related to the project. This interagency coordination substantially increased the review timeline and required additional revisions and administrative processing.
3. During the initial review by the Las Vegas Valley Water District (LVVWD), the applicant was required to remove the existing water meters associated with both APNs because no permanent buildings were proposed as part of the parking lot development. The subject APNs include:
 - 162-08-899-034
 - 162-08-899-035
4. In response to LVVWD comments, the engineering drawings were revised to reflect the required water meter removals. Additional revisions also included language clarifying that existing laterals within Highland Drive may be subject to removal based upon LVVWD field inspections conducted during the initial phases of construction activity.
5. LVVWD further required MM Development to obtain authorization and consent from the property ownership entities, including the GABRIEL GOMEZ SAIA JR. REVOCABLE TRUST, along with coordination involving NDOT, in order to formally waive water rights associated with both APNs. This process required additional documentation, ownership coordination, and agency review.
6. Following completion of agency signatures and responses to LVVWD comments, the revised plans were resubmitted to Clark County Public Works for further review. The most recent CCPW comments were received on February 15, 2026. Those comments have since been addressed, and

revised drawings dated March 5, 2026, were resubmitted to LVVWD for review associated with CCPW's final comment set.

7. Clark County Public Works also required preparation of a revised bond estimate and issuance of an updated performance bond. That process is currently underway and represents one of the final administrative steps required prior to permit issuance.
8. At the time of the prior review cycle, the project team anticipated potential permit issuance by mid-April 2026; however, due to continuing agency coordination, utility review timelines, and outstanding final processing requirements, issuance has taken longer than originally expected.
9. Once CCPW completes the permit issuance process, the fully permitted drawing set must then be submitted to NDOT for their independent review and approval process. NDOT's initial review alone requires a minimum review period of approximately 45 working days prior to authorization for work within NDOT jurisdiction.

As demonstrated above, substantial and continuous work has been completed toward implementation of the project. The applicant has not abandoned or delayed the project through inactivity but instead has continued to actively pursue agency approvals and resolve the complex interagency requirements necessary for permit issuance. The remaining items are primarily procedural and administrative in nature, and the project is nearing final approval. Approval of this Third Extension of Time will allow the applicant sufficient time to complete the remaining agency reviews, finalize permitting, obtain NDOT approvals, and proceed toward construction of the approved parking lot improvements.

Based upon the substantial progress completed to date, the ongoing active processing of the project, and the unique delays associated with COVID-era approvals and multi-agency coordination requirements, we respectfully request approval of this Third Extension of Time request, for an additional two years.

Please contact me should you have any questions or require any additional information.

Yours truly,

Lucy Stewart