



## Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

August 26, 2025

6:00pm

### AGENDA

#### 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 Secretary Name at Secretary's Phone Number.
  - 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.
  - If there are additional locations where supporting materials are available, insert them here. If not, delete this bullet.
  - Supporting material is/will be available on the County's website at specific Board/Council website.

Board/Council Members: Cristhian Barneond  
Christopher Hooper  
April Mench  
Judith Siegel  
Brad Evans

Secretary: Mallory Cristales, (213) 949-0805, mallory.cristales@outlook.com  
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Beatriz Martinez, (702) 455-0560, and beatriz.martinez@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, Invocation, Pledge of Allegiance, and Roll Call

- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or votes 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 July 29, 2025. (For possible action)
- IV. Approval of the Agenda for August 26, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items:
- VI. Planning and Zoning

**1. WS-25-0568-R & SC RENTALS INC:**

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

**DESIGN REVIEW** for site design standards in conjunction with an existing industrial complex on 1.78 acres in an IL (Industrial Light) Zone. Generally located east of Westwood Drive and north of Capella Avenue within Winchester. TS/sd/cv (For possible action) **09/16/25 PC**

**2. UC-25-0551-APPLE HOSPITALITY LAS VEGAS 7145, LLC:**

**USE PERMIT** for a transient and non-transient hotel.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce buffering and screening; **2)** eliminate and reduce electric vehicle parking; **3)** reduce loading spaces; and **4)** reduce throat depth.

**DESIGN REVIEW** for a hotel tower expansion in conjunction with an existing transient and non-transient hotel on 1.69 acres in a CR (Commercial Resort) Zone. Generally located west of Paradise Road and south of Elvis Presley Boulevard within Winchester. TS/hw/cv (For possible action) **09/17/25 BCC**

**3. TM-25-500137-APPLE HOSPITALITY LAS VEGAS 7145, LLC:**

**TENTATIVE MAP** consisting of 1 commercial lot on 1.69 acres in a CR (Commercial Resort) Zone. Generally located west of Paradise Road and south of Elvis Presley Boulevard within Winchester. TS/hw/cv (For possible action) **09/17/25 BCC**

**4. UC-25-0544-WORLD BUDDHISM ASSOCIATION HEADQUARTERS:**

**USE PERMIT** for a recreational or entertainment facility.

**DESIGN REVIEW** for a proposed recreational or entertainment facility in conjunction with an existing parking lot and monorail station on a portion of 12.2 acres in a CR (Commercial Resort) Zone. Generally located south of Sahara Avenue and east of Paradise Road within Winchester. TS/sd/cv (For possible action) **09/17/25 BCC**

**5. VS-25-0546-BOULDER HWY GROUP, LLC:**

**VACATE AND ABANDON** a portion of right-of-way being Desert Inn Road located between Sandhill Road and Boulder Highway within Winchester (description on file). TS/rg/cv (For possible action) **09/17/25 BCC**

**6. UC-25-0545-BOULDER HWY GROUP, LLC:**

**USE PERMIT** for a proposed multi-family residential development.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** modify buffering and screening; and **2)** reduce throat depth.

**DESIGN REVIEW** for a proposed multi-family residential development on 5.15 acres in a CR (Commercial Resort) Zone. Generally located west of Boulder Highway and nmth of Desert Inn Road within Winchester. TS/rg/cv (For possible action) **09/17/25 BCC**

VII. General Business: **None**

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

IX. Next Meeting Date: September 9, 2025.

X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
INSERT PRINCIPAL OFFICE OF PUBLIC BODY.



## Winchester Town Advisory Board July 29, 2025

### MINUTES

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Board Members:	Christian Barneond - Chair – <b>PRESENT</b> Christopher Hooper – Vice Chair – <b>PRESENT</b> April Mench – Member – <b>PRESENT</b>	Judith Siegel – Member – <b>ABSENT</b> Brad Evans – Member – <b>PRESENT</b>
Secretary:	Mallory Cristales	(213) 949-0805
County Liaison:	Beatriz Martinez	(702) 455-0560

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mallory.cristales@outlook.com  
beatriz.martinez@clarkcountynv.gov

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- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions: Beatriz Martinez – County Liaison, Michael Huling– Planner, & Mallory Cristales – Secretary. The meeting was called to order at 6:00 p.m.
  - II. Public Comment: None
  - III. Approval of July 8, 2025 Minutes  
**Moved by: Evans**  
**Action: Approved**  
**Vote: 4-0**
  - IV. Approval of Agenda July 8, 2025  
**Moved by: Evans**  
**Action: Approved**  
**Vote: 4-0**
  - V. Informational Items: “Know Your Rights” training being hosted on 07/31/25 @ 6:30pm.
  - VI. Planning & Zoning

#### **1. ET-25-400074 (UC-23-0659)-BUONA VITA, LLC:**

**USE PERMIT FIRST EXTENSION OF TIME** for daycare and school.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) trash enclosure; and 2) block wall. **DESIGN REVIEW** for a daycare and school within an existing building on 1.01 acres in a CR (Commercial Resort) Zone. Generally located north of Desert Inn Road and east of Seneca Drive within Winchester. TS/sd/cv (For possible action)



**Moved by: Mench**  
**Action: Approved**  
**Vote: 4-0**

**2. WS-25-0498-FLEITAS-DOMINGUEZ YULEIDYS:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the rear setback for an existing addition to an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Carnelian Street and south of Vegas Valley Drive within Winchester. TS/jud/cv (For possible action)

**08/19/25 PC**

**Moved by: Evans**  
**Action: Approved**  
**Vote: 4-0**

**3. WS-25-0484-PALMS 3D, LLC & SAHARA PALMS, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** for modified driveway geometrics in conjunction with an existing multi-family residential development on 13.16 acres in a CR (Commercial Resort) Zone. Generally located south of Sahara Avenue and west of State Street within Winchester. TS/rg/cv (For possible action)

**08/20/25 BCC**

**Moved by: Mench**  
**Action: Approved**  
**Vote: 4-0**

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date

The next regular meeting will be August 12, 2025 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 6:38pm.

**ATTACHMENT A  
WINCHESTER TOWN ADVISORY BOARD  
ZONING AGENDA  
TUESDAY, 6:00 P.M., AUGUST 26, 2025**

**09/16/25 PC**

1. **WS-25-0568-R & S C RENTALS INC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to eliminate street landscaping.  
**DESIGN REVIEW** for site design standards in conjunction with an existing industrial complex on 1.78 acres in an IL (Industrial Light) Zone. Generally located east of Westwood Drive and north of Capella Avenue within Winchester. TS/sd/cv (For possible action)

**09/17/25 BCC**

2. **UC-25-0551-APPLE HOSPITALITY LAS VEGAS 7145, LLC:**  
**USE PERMIT** for a transient and non-transient hotel.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce buffering and screening; 2) eliminate and reduce electric vehicle parking; 3) reduce loading spaces; and 4) reduce throat depth.  
**DESIGN REVIEW** for a hotel tower expansion in conjunction with an existing transient and non-transient hotel on 1.69 acres in a CR (Commercial Resort) Zone. Generally located west of Paradise Road and south of Elvis Presley Boulevard within Winchester. TS/hw/cv (For possible action)
3. **TM-25-500137-APPLE HOSPITALITY LAS VEGAS 7145, LLC:**  
**TENTATIVE MAP** consisting of 1 commercial lot on 1.69 acres in a CR (Commercial Resort) Zone. Generally located west of Paradise Road and south of Elvis Presley Boulevard within Winchester. TS/hw/cv (For possible action)
4. **UC-25-0544-WORLD BUDDHISM ASSOCIATION HEADQUARTERS:**  
**USE PERMIT** for a recreational or entertainment facility.  
**DESIGN REVIEW** for a proposed recreational or entertainment facility in conjunction with an existing parking lot and monorail station on a portion of 12.2 acres in a CR (Commercial Resort) Zone. Generally located south of Sahara Avenue and east of Paradise Road within Winchester. TS/sd/cv (For possible action)
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**VACATE AND ABANDON** a portion of right-of-way being Desert Inn Road located between Sandhill Road and Boulder Highway within Winchester (description on file). TS/rg/cv (For possible action)
6. **UC-25-0545-BOULDER HWY GROUP, LLC:**  
**USE PERMIT** for a proposed multi-family residential development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) modify buffering and screening; and 2) reduce throat depth.  
**DESIGN REVIEW** for a proposed multi-family residential development on 5.15 acres in a CR (Commercial Resort) Zone. Generally located west of Boulder Highway and north of Desert Inn Road within Winchester. TS/rg/cv (For possible action)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0568-R & S C RENTALS INC:**

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

**DESIGN REVIEW** for site design standards in conjunction with an existing industrial complex on 1.78 acres in an IL (Industrial Light) Zone.

Generally located east of Westwood Drive and north of Capella Avenue within Winchester.  
TS/sd/cv (For possible action)

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RELATED INFORMATION:

**APN:**

162-08-704-007

**WAIVER OF DEVELOPMENT STANDARDS:**

Eliminate street landscaping along Westwood Drive where street landscaping consisting of 1 large tree and 3 shrubs is required every 30 linear feet of street frontage per Section 30.04.01.D.

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3050 Westwood Drive
- Site Acreage: 1.78
- Project Type: Industrial complex
- Number of Stories: 1
- Building Height (feet): 18
- Square Feet: 40,320 (total)
- Parking Provided: 98 (per VC-0010-99)

**Site Plans, History & Request**

The plans depict an existing industrial complex with ingress/egress access to the site from Westwood Drive and an existing 20 foot wide alleyway at the rear of the property. A variance (VC-0010-99) was requested for the site to eliminate the street landscaping, eliminate trash enclosure, and reduce the parking spaces to 98 spaces, which was approved in February 1999 to eliminate the street landscaping and reduce the parking; however, the request to waive the trash enclosure was denied. Also, the approval included a condition that required the applicant to submit an application for review for the street landscaping variance. The applicant did not submit the required application for review; therefore, the variance expired. The applicant has now

requested a waiver to eliminate the street landscaping and maintain the existing condition of the site. Also, no trash enclosure was installed on the site; therefore, a design review has been requested to evaluate the site design standards.

The complex consists of two buildings with one building located along the south property line and a larger industrial building located within the center portion of the parcel. Each of the buildings extend most of the length of the parcel. Onsite parking is located along the north property line and between the buildings.

#### Landscaping

No changes are proposed to the existing condition. However, since the previously approved variance to eliminate the street landscaping was expired, the applicant has now requested for a waiver to reinstate the request.

#### Applicant's Justification

The applicant states the client originally purchased this property back in 1979. In 1999, VC-0010-99 was approved to eliminate required street landscaping in conjunction with an existing attached sidewalk. Unfortunately, a one-year review was required and had never been applied for, thus the variance for landscaping had expired. The requested waiver will not change the character of the neighborhood. The current state of the property has not changed since 1999.

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

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADR-0147-23	Outcall entertainment referral service	Approved by ZA	April 2023
ADR-1175-15	Outcall entertainment referral service	Approved by ZA	January 2016
ADR-900365-12	Motion picture studio - expired	Approved by ZA	August 2012
ADR-900160-11	Outcall entertainment referral service	Approved by ZA	March 2011
ADR-900159-11	Outcall entertainment referral service	Approved by ZA	March 2011
ADR-901378-03	Outcall entertainment referral service	Approved by ZA	January 2004
ADR-901168-03	Outcall entertainment referral service	Approved by ZA	January 2004
VC-0010-99	Variances in conjunction with an existing office/warehouse	Approved by PC	February 1999

#### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, South, East & West	Business Employment	IL	Office/warehouse & outside storage

## **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.

##### Waiver of Development Standards

Staff find that those properties within the immediate area of Westwood Drive do not feature any street landscaping. Staff believe this request will be harmonious and compatible with other developments and will not be detrimental to the area; therefore, staff can support this request.

##### Design Review

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

The plans submitted show there are no changes to the layout of the site, nor to the existing buildings. The request included with VC-0110-99 to eliminate the trash enclosure requirement was denied; however, no trash enclosure was ever installed. Staff finds that this development has been in operation without a trash enclosure for over 25 years with no known complaint regarding trash. Also, the addition of a trash enclosure will most likely involve the removal of one or more parking spaces. Given that this property was approved through VC-0010-99 to reduce parking and installation of a trash enclosure will most likely reduce the parking further, staff can support the existing condition of the site.

#### **Staff Recommendation**

Approval.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

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

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

- No comment.

### **Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RITA CANGIALOSI

**CONTACT:** MARIA SCHIFANO, SCHIFANO & ASSOCIATES, 10120 S. EASTERN AVE,  
SUITE 227, HENDERSON, NV 89052

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-25-0551-APPLE HOSPITALITY LAS VEGAS 7145, LLC:**

**USE PERMIT** for a transient and non-transient hotel.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce buffering and screening; **2)** eliminate and reduce electric vehicle parking; **3)** reduce loading spaces; and **4)** reduce throat depth.

**DESIGN REVIEW** for a hotel tower expansion in conjunction with an existing transient and non-transient hotel on 1.69 acres in a CR (Commercial Resort) Zone.

Generally located west of Paradise Road and south of Elvis Presley Boulevard within Winchester. TS/hw/cv (For possible action)

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RELATED INFORMATION:

**APN:**

162-09-703-020

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce buffering and screening along the south and west property lines to a 12 foot tall decorative fence only with no landscaping buffer where a 15 foot wide landscape buffer and an 8 foot high decorative screen wall is required per Section 30.04.02C.
2.
  - a. Eliminate electric vehicle (EV) capable parking spaces where 94 EV capable spaces are required per Section 30.04.04H.
  - b. Reduce electric vehicle (EV) installed parking spaces to 3 spaces where 11 spaces are required per Section 30.04.04H (a 73% reduction).
3. Reduce required loading spaces for the proposed hotel tower to 1 space where 10 spaces are required per Section 30.04.04I (a 90% reduction).
4.
  - a. Reduce the throat depth of the existing northern driveway along Paradise Road to 26 feet where 150 feet is required per Uniform Standard Drawing 222.1 (an 83% reduction).
  - b. Reduce the throat depth of the existing southern driveway along Paradise Road to 27 feet where 150 feet is required per Uniform Standard Drawing 222.1 (an 82% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 2989 Paradise Road

- Site Acreage: 1.69
- Project Type: Hotel tower expansion
- Number of Rooms: 397 (expansion)/299 (existing)/696 (total)
- Number of Stories: 18 (expansion)/23 (existing)
- Building Height (feet): 198 (expansion)/251 (existing)
- Square Feet: 233,014 (expansion)/200,022 (existing)/127,194 (garage)
- Parking Required/Provided: 377/217
- Sustainability Required/Provided: 7/6

### History & Request

The plans depict an existing transient and non-transient hotel located west of Paradise Road, approximately 250 feet south of Elvis Presley Boulevard. The existing transient and non-transient hotel was approved in June 2007 through UC-0381-07, which approved a 2-tower extended stay hotel with 795 suites and an on-site parking garage. There were subsequent applications that modified the design of on-site parking to allow reduced drive aisle width in April 2008 and tandem parking in September 2008 through WS-0225-08 and DR-0733-08 respectively. The first hotel tower was completed in 2009, but the second proposed transient and non-transient hotel was never completed and after 6 extensions of time was allowed to expire in July 2022. The applicant is now returning to develop the second transient and non-transient hotel tower and is re-entitling the use of the second tower as a transient and non-transient hotel.

### Site Plans

The plans indicate the existing and proposed hotel towers are located centrally on the subject site with drive aisles encircling the buildings. The north tower is the existing structure with 299 rooms and is shown set back 28 feet from the north and west property lines and 40 feet from Paradise Road. The existing parking garage is shown attached to the south side of the existing hotel tower.

The proposed hotel tower with 397 rooms is located directly to the south of the existing structures with the tower separated from the existing parking garage by zero feet to 7 feet. The proposed tower is set back 28 feet from the west property line, 27 feet from the south property line, and 66 feet from Paradise Road. The proposed tower will replace an existing parking area located to the south of the existing tower. The plans indicate parking will be provided in the existing parking garage which will be shared between the 2 hotel towers. An additional 7 parking spaces are also provided in a single row along Paradise Road. A total of 43 parking spaces will be lost because of the construction of the new hotel tower which will leave the site with a total of 217 parking spaces where 377 parking spaces are required. The applicant has submitted a parking demand study indicating the remaining 217 parking spaces should sufficiently handle the anticipated demand of the 2 hotel towers, as their analysis determined the demand of the 2 towers should reach a maximum of 209 parking spaces.

Access to the site is provided by 2 existing driveways along Paradise Road, with a 55.5 foot wide driveway located in the southeast corner of the site and a 38.5 foot wide driveway located in the northeast corner of the site. The driveways access a single, one-way drive aisle that encircle the structures in the center of the site. The drive aisle varies in width between 18 feet and 32.5 feet wide and restricts the direction of travel to a clockwise motion.



### Landscaping

The plans indicate there will be no proposed changes to the existing parking lot landscaping. The current parking lot landscaping is found at both ends of the existing row of parking along Paradise Road. There are 2 mature Fruitless Olive (*Olea Europaea*) trees within terminal landscape islands at each end of the 7 space row of parking. There are no proposed modifications to this parking area nor the landscaping, so no waiver of development standards is required.

The street landscaping area currently consists of a 5 foot landscape area followed by a 5 foot wide detached sidewalk except where the site is adjacent to a bus stop where the sidewalk becomes attached and is 10 feet wide. The landscape area currently contains 5 Fruitless Olive trees and 5 palm trees across the frontage. The applicant is proposing to remove 1 palm tree and 2 Fruitless Olive trees as they are within the sight visibility zones. This will leave 3 Fruitless Olive trees spaced every 50 feet to 100 feet where 3 medium trees are required across the frontage. Street landscaping is severely limited at this site due to site visibility zones and the existing bus stop.

Finally, for buffering and screening, the applicant is only proposing to maintain the existing 12 foot tall decorative wall along the south and west boundaries of the site. No landscaping strip is being proposed in conjunction with this wall as is required by Code along the south and west property lines.

### Elevations

The plan indicates that the proposed hotel will be 198 feet, 3 inches in height from the finish grade level and will be constructed with wood frames, clad with finishes including fiber cement EIFS with contrasting neutral colors. Accents include architectural features such as parapets, metal awnings, architectural insets, fiber cement boards, soffit panels, low-energy glass storefront windows with aluminum frames, stone veneers, concrete columns, and painted door frames. A 13.5 foot high canopy/porte cochere is provided on the south and east sides of the hotel surrounding the main entrance and lobby windows.

### Floor Plans

The plans indicate the proposed hotel tower will contain 397 hotel rooms split between 2 hotel brands. The proposed rooms models will range in size from 318 square feet to 680 square feet. The plans depict studios and 1 bedroom suites with either double, queen, or king beds with kitchens within all room types. The first floor will feature the reception areas, meeting rooms, offices, a bar, retail store, restrooms, and a laundry. Floors 2 through 16 will contain only rooms and support areas with each floor containing 25 rooms. Floor 17 will contain 22 rooms, support areas, and a fitness center. Floor 18 will contain a restaurant, bar, and lounge with accompanying kitchen, roof top deck and pool, and restrooms.

### Applicant's Justification

The previously approved application, UC-0381-07, approved 2 extended stay hotel towers with kitchens in the rooms, but the application was allowed to expire. This special use permit will reinstate the second tower, which will again include guest rooms with kitchens, which is consistent with the prior approval for the property and the existing hotel tower. The existing garage currently offers 3 Tesla Supercharges on-site. Tesla Superchargers can charge a vehicle

from 10% to 80% in about 20 to 30 minutes. Additionally, there are numerous charging stations within a mile and a half of the site. The submitted parking study indicates most expected visitors will be attending conventions and are likely to utilize taxis, ride-share services or the nearby Las Vegas Convention Center Loop station. Therefore, there is no anticipated need for additional electric vehicle charging stations because of the proposed project. Due to the limited size of the site, any addition of landscaping along the property lines would reduce drive aisle widths, creating potential fire access issues. Although the adjacent property is designated as Public Facility, it is important to note the property houses the Las Vegas Convention Center, with its rear abutting the shared property lines. The rear of the Convention Center building features roll-up doors and loading docks that are not accessible to the public. The previously approved hotel tower also incorporated 1 loading space and receives 1 delivery each day of food and hotel supplies. The applicant anticipates a similar delivery schedule for the proposed hotel tower. There should be no issues with throat depth as the existing driveways have operated without issue since 2009 and are not being modified.

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

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-22-400133 (UC-0381-07)	Seventh extension of time for a 2 tower extended stay hotel with 795 suites and accessory commercial uses	Withdrawn without Prejudice	February 2023
ET-19-400065 (UC-0381-07)	Sixth extension of time for a 2 tower extended stay hotel with 795 suites and accessory commercial uses	Approved by BCC	July 2019
ET-18-400150 (UC-0381-07)	Fifth extension of time for a 2 tower extended stay hotel with 795 suites and accessory commercial uses	Approved by BCC	June 2018
UC-0381-07 (ET-0057-16)	Fourth extension of time for a 2 tower extended stay hotel with 795 suites and accessory commercial uses	Approved by BCC	May 2016
UC-0381-07 (ET-0076-14)	Third extension of time for a 2 tower extended stay hotel with 795 suites and accessory commercial uses	Approved by BCC	August 2014
UC-0381-07 (ET-0067-12)	Second extension of time for a 2 tower extended stay hotel with 795 suites and accessory commercial uses	Approved by BCC	July 2012
UC-0381-07 (ET-0099-09)	First extension of time for a 2 tower extended stay hotel with 795 suites and accessory commercial uses	Approved by BCC	May 2009
DR-0733-08	Allowed tandem parking in conjunction with an approved extended stay hotel	Approved by BCC	September 2008
WS-0225-08	Reduced drive aisles in conjunction with a previously approved extended stay hotel	Approved by PC	April 2008
UC-0381-07	2 tower extended stay hotel with 795 suites and accessory commercial uses - second tower expired	Approved by BCC	June 2007

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-1345-06	Redesigned the previously approved hotel site to contain 2 towers with 592 rooms - expired	Approved by PC	November 2006
WS-0846-06	Redesigned the previously approved hotel to be only 1 tower with waivers of conditions to complete a drainage study - expired	Approved by BCC	August 2006
WS-1870-05	Reduced parking for a previously approved hotel - expired	Approved by PC	February 2006
WS-1849-05	299 unit 2 tower extended stay hotel - expired	Approved by PC	February 2006
UC-0371-05	Converted a previously approved hotel condominium to a resort condominium - expired	Approved by PC	April 2005
UC-2207-04	298 foot tall hotel condominium with kitchens - expired	Approved by PC	February 2005
UC-1162-04	270 foot tall, 298 room hotel with kitchens - expired	Approved by BCC	September 2004

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, West, & South	Entertainment Mixed-Use & Public Use	PF	Las Vegas Convention Center
East	Entertainment Mixed-Use	CR	Westgate Las Vegas Resort Hotel

**Related Applications**

Application Number	Request
TM-25-500137	A tentative map for a 1 lot commercial subdivision map is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning****Use Permit**

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety,

and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Section 30.03.06E.2 requires a special use permit for hotels with a mixture of transient and non-transient uses. A transient is defined in Title 30 as a person who utilizes accommodation for a price or as a benefit of employment, with or without meals, for a period of 30 consecutive calendar days or less. Customers at this hotel may stay longer than 30 days. Given the surrounding area and the proposed hotel's location close to the Las Vegas Convention Center and surrounding resort hotels, it is expected this hotel will cater primarily to transient guests but will also have business travelers who may stay for extended periods of time beyond 30 days. The guest rooms will also be provided with kitchens for meal preparation. The location is near Harry Reid Airport, the Las Vegas Convention Center, and the Las Vegas Boulevard South Corridor which may attract extended-stay business travelers and similar guests to the area. Additionally, the proposed hotel is near several transportation options with existing bus routes along Paradise Road and a Las Vegas Monorail and Vegas Loop station across the street at the Westgate Las Vegas Resort Hotel. The existing hotel tower on-site already functions as an extended-stay hotel with no issues identified to the surrounding uses. The proposed use and its location appear to be appropriate for this location and should not result in a substantial adverse effect on adjacent properties, public infrastructure, or public health, safety, and general welfare. Staff can support this request.

#### Waivers of Development Standards

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

#### Waiver of Development Standards #1

Staff finds the purpose of buffering and screening landscaping is to reduce the impacts of the uses on the subject site from those on surrounding properties. In this case, the Las Vegas Convention Center property surrounds the subject site, and the areas adjacent to the proposed hotel are mainly back of house and loading areas. Staff finds the areas surrounding the subject site are of a higher intensity than the proposed hotel use and would impart more of an impact on the hotel use. With that said, there are several buffering elements such as the surrounding 12 foot wall and a screening overhang over the Convention Center loading docks which help reduce impacts from Convention Center on the proposed hotel. For these reasons, staff can support this request.

#### Waivers of Development Standards #2 & #3

Staff finds the reduction to the number of loading spaces should have minimal to no impact on the proposed hotel development. Reductions in overall loading spaces are common with large hotels and resorts due to the square footage of the rooms being used to calculate loading spaces. The applicant is proposing a total of 2 loading spaces with 1 provided for each hotel tower within

the rear of the site, which staff agrees should be sufficient particularly due to the limited frequency of deliveries to hotel uses. Additionally, the reduction in EV spaces is justified as there are several alternative transportation routes in the surrounding area including the Vegas Loop, Las Vegas Monorail, and RTC bus routes. The surrounding area also has nearly 50 EV charging areas within a mile and a half that could alternatively be used. For these reasons, staff can support these requests.

#### 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.

Overall, the proposed design of both hotel buildings is contemporary and attractive and should blend into the surrounding area, while also serving as an adequate addition to the uses and touristic activities along Las Vegas Boulevard South. The building has architectural design features, fenestrations, articulations, parapets, and tower elements which comply with the 4 sided architectural standards for non-residential development. The building design and architectural features are not unsightly or undesirable. Site access and circulation should not impact any other properties and are well designed for the uses on the subject site. The design of the parking areas, as well as the landscaping, is in accordance with the Code requirements. Pedestrian connectivity is provided between the public sidewalk along Sunset Road and the building entrance under the porte cochere with a walkway using decorative paving across the parking area. Additionally, the site is also designed to place unsightly uses, like trash areas and loading areas into the rear of the site. The site is also designed with several on-site amenities, like restaurants, lounges, and pools that should help to contribute to the entertainment and touristic nature of the Las Vegas Boulevard South corridor. Finally, the proposed request also complies with Master Plan Policies 1.4.4 and 5.1.3 and Winchester/Paradise Specific Policy WP-3.1, which all encourage the continued development of the tourist based economic activities in the area particularly in-fill and underutilized parcels. Therefore, staff recommends approval.

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

##### Waiver of Development Standards #4

Staff has no objection to the reduction in throat depth for the commercial driveways on Paradise Road. The applicant worked with staff on this request to ensure that vehicles can safely access the site without stacking in the right-of-way.

#### **Department of Aviation**

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

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand

for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

- Drainage study and compliance;
- Traffic study and compliance.

#### **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; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

#### **Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- 24 foot fire lane must be maintained throughout without reduction or restriction by loading zone.

#### **Southern Nevada Health District (SNHD) - Engineering**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0131-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT:** MORTENSON DEVELOPMENT

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



APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-25-500137-APPLE HOSPITALITY LAS VEGAS 7145, LLC:**

**TENTATIVE MAP** consisting of 1 commercial lot on 1.69 acres in a CR (Commercial Resort) Zone.

Generally located west of Paradise Road and south of Elvis Presley Boulevard within Winchester. TS/hw/cv (For possible action)

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RELATED INFORMATION:

**APN:**

162-09-703-020

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 2989 Paradise Road
- Site Acreage: 1.69
- Project Type: Commercial subdivision
- Number of Lots: 1

Project Description

The map depicts a 1 lot commercial subdivision located on the west side of Paradise Road, approximately 250 feet south of Elvis Presley Boulevard. The site is currently developed with an existing 200,022 square foot hotel tower with an attached 127,194 square foot parking garage, which are to remain on the site. Access to the site is provided by 2 commercial driveways, 1 located in the northeast corner of the site and 1 located in the southeast corner of the site. Both driveways will access Paradise Road. The proposed tentative map will facilitate the development of a second hotel tower on the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-22-400133 (UC-0381-07)	Seventh extension of time for a 2 tower extended stay hotel with 795 suites and accessory commercial uses	Withdrawn without Prejudice	February 2023
ET-19-400065 (UC-0381-07)	Sixth extension of time for a 2 tower extended stay hotel with 795 suites and accessory commercial uses	Approved by BCC	July 2019



### Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400150 (UC-0381-07)	Fifth extension of time for a 2 tower extended stay hotel with 795 suites and accessory commercial uses	Approved by BCC	June 2018
UC-0381-07 (ET-0057-16)	Fourth extension of time for a 2 tower extended stay hotel with 795 suites and accessory commercial uses	Approved by BCC	May 2016
UC-0381-07 (ET-0076-14)	Third extension of time for a 2 tower extended stay hotel with 795 suites and accessory commercial uses	Approved by BCC	August 2014
UC-0381-07 (ET-0067-12)	Second extension of time for a 2 tower extended stay hotel with 795 suites and accessory commercial uses	Approved by BCC	July 2012
UC-0381-07 (ET-0099-09)	First extension of time for a 2 tower extended stay hotel with 795 suites and accessory commercial uses	Approved by BCC	May 2009
DR-0733-08	Allowed tandem parking in conjunction with an approved extended stay hotel	Approved by BCC	September 2008
WS-0225-08	Reduced drive aisles in conjunction with a previously approved extended stay hotel	Approved by PC	April 2008
UC-0381-07	2 tower extended stay hotel with 795 suites and accessory commercial uses - second tower expired	Approved by BCC	June 2007
DR-1345-06	Redesigned the previously approved hotel site to contain 2 towers with 592 rooms - expired	Approved by PC	November 2006
WS-0846-06	Redesigned the previously approved hotel to be only 1 tower with waivers of conditions to complete a drainage study - expired	Approved by BCC	August 2006
WS-1870-05	Reduced parking for a previously approved hotel - expired	Approved by PC	February 2006
WS-1849-05	299 unit 2 tower extended stay hotel - expired	Approved by PC	February 2006
UC-0371-05	Converted a previously approved hotel condominium to a resort condominium - expired	Approved by PC	April 2005
UC-2207-04	298 foot tall hotel condominium with kitchens - expired	Approved by PC	February 2005
UC-1162-04	270 foot tall, 298 room hotel with kitchens - expired	Approved by BCC	September 2004

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, West, & South	Entertainment Mixed-Use & Public Use	PF	Las Vegas Convention Center

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
East	Entertainment Mixed-Use	CR	Westgate Las Vegas Resort Hotel

**Related Applications**

<b>Application Number</b>	<b>Request</b>
UC-25-0551	A use permit for a 397 room, 198 foot tall expansion hotel tower with transient and non-transient stays is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

This request meets the tentative map requirements and standards for approval as outlined in Title 30 and is consistent with both the previously approved and currently proposed plans for the site. As a result, staff can support this request.

**Department of Aviation**

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

**Staff Recommendation**

Approval.

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 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance.

**Building Department - Addressing**

- No comment.

**Department of Aviation**

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at [landuse@lasairport.com](mailto:landuse@lasairport.com) is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

**Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- 24 foot fire lane must be maintained throughout without reduction or restriction by loading zone.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0131-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:****APPROVALS:****PROTESTS:****APPLICANT:** MORTENSON DEVELOPMENT**CONTACT:** LEXA GREEN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,  
SUITE 650, LAS VEGAS, NV 89135

09/17/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-25-0544-WORLD BUDDHISM ASSOCIATION HEADQUARTERS:**

**USE PERMIT** for a recreational or entertainment facility.

**DESIGN REVIEW** for a proposed recreational or entertainment facility in conjunction with an existing parking lot and monorail station on a portion of 12.2 acres in a CR (Commercial Resort) Zone.

Generally located south of Sahara Avenue and east of Paradise Road within Winchester.  
TS/sd/cv (For possible action)

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RELATED INFORMATION:

**APN:**

162-10-101-006; 162-10-101-010; 162-10-101-011 ptn

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 12.2 (portion)
- Project Type: Recreational or entertainment facility
- Square feet: 800 (proposed modular building)
- Height: 12 (proposed modular building)
- Parking Required/Provided: 293/296
- Sustainability Required/Provided: 7/1

**Site Plan & Request**

The applicant is requesting a recreational or entertainment facility for an outdoor light festival to be held yearly and other events on an existing parcel currently used as a parking lot with an existing monorail station located on the western portion of the site. A use permit is required if a recreational or entertainment facility is not in conjunction with a hotel or motel, resort hotel, or rural resort hotel. The proposed light festival will operate for approximately 3 months. Access to the site is from Paradise Road to the west, Sahara Avenue to the north, and Joe W. Brown Drive to the east. Per the site plan there are different themed areas within the site and will also have areas designated for food trucks and a retail bookstore located within a modular building.

The areas designated for the themed events will be located within the center portion of the site. Food booths and food trucks are located in the southern portion of the parcel. Other amenities

include restrooms, ticket booths, pedestrian plaza, children's play area, and a bookstore. The bookstore will be within a proposed 800 square foot modular building on the northeast corner of the site.

On-site parking will be located along the perimeter of the event area located along the western and eastern property lines for a total of 296 provided parking spaces. Drop-off areas and loading zones are depicted on the southern portion of the site plan. An existing decorative block wall/chain-link fence measuring 6 feet in height is located along the north property line, adjacent to Sahara Avenue. An existing and proposed chain-link fence measuring 6 feet in height is located around the perimeter of the recreational facility for security purposes. The plans depict access from both Paradise Road and Sahara Avenue.

#### Landscaping

There is existing landscaping along the perimeter of the site. Landscaping is neither required nor a part of this request.

#### Elevations

The plans depict a proposed modular building to be used as a bookstore and administrative office during the time of events. The building is 12 feet high with flat roofline with windows and aluminum siding.

Each of the light displays are sculpture-like and have fantasy and nature-themed characters. The displays vary in height and width that range from 6 feet to 23 feet.

#### Floor Plans

The plans depict a floor plan with a book section, meeting room, storage, office, restroom, and reception area. The proposed modular building for a proposed book store has an overall area of 800 feet.

#### Applicant's Justification

The applicant states the duration of the light festival is 3 months which includes set-up and tear down. In addition, the applicant will host other commercial temporary events throughout the year. Due to the temporary nature of these events and utilizing the site the applicant is requesting to defer any off-site improvements for a period of 3 years. Due to the fact this is a temporary use with only a modular office building the required sustainability can only achieve 1 point out of 7 points.

**Prior Land Use**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-21-0645	Use permit for inherently dangerous exotic animals (no longer needed), and recreational facility with accessory retail sales, restaurant, and on-premises consumption of alcohol, waiver of development standards to allow a use (recreational facility and exotic animals) not within a permanently enclosed building (exotic animals - no longer needed), permit alternative architectural materials, alternative landscaping, and alternative standards for proposed temporary signs, design review for a recreational facility with inherently dangerous exotic animals consisting of a fabric structure (tent) and tiger sanctuary (inherently dangerous exotic animals and tiger sanctuary - no longer needed)	Approved by BCC	February 2022
UC-1677-05	Vehicle demonstration facility - expired	Approved by PC	December 2005
DR-1438-99	Monorail and associated terminal, operation, and maintenance facility	Approved by BCC	November 1999
UC-1170-99	Monorail	Approved by BCC	October 1999

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	City of Las Vegas	C-1	Retail buildings
South & East	Entertainment Mixed-Use	CR	Multi-family residential
West	Entertainment Mixed-Use	CR	Resort Hotel (Sahara)

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning****Use Permit & Design Review**

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

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

The subject site is located within an area designated for commercial tourist uses. This area is a primary activity center where hotels, casinos, entertainment uses, general business, professional and public offices, commercial uses are concentrated. The Entertainment Mixed-Use planned land use category encourages a mix of retail, entertainment, gaming, lodging, and other tourist-oriented services. Policy 5.1.3 of the Master Plan emphasizes tourism, conventions, trade shows, and gaming as some of the Las Vegas economic pillars.

Based upon past approvals and similar types of events the proposed recreational facility and festivals associated with the use is appropriate based on the site's proximity to the existing resort hotels and tourist accommodations. Staff finds the recreational or entertainment facility is appropriate for the area, is compatible with the surrounding land uses, and complies with the goals and policies from the Master Plan; therefore, staff recommends approval of these requests.

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

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

- 3 year review of the off-site improvements;
- Drainage study and compliance.

#### **Fire Prevention Bureau**

- Applicant to show fire hydrant locations on-site and within 750 feet;
- A meeting may be required with fire prevention personnel.

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

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

- Applicant is advised that the event organizer is required to inform the Collection System Service Group at 702-668-8048 regarding the forthcoming Special Event; the event organizer must submit a fully completed Application for Temporary Capacity Agreement; this application should specify the location of the connection to the CCWRD's Sewer System and include on-site Plumbing Plans that detail fixtures, connection point(s), and total discharge flows for the event; please attach 8½ by 11 inch map(s) and/or sketch along with a non-refundable administrative fee of \$1,000.00; and that following the event, the event organizer will receive an invoice for the discharged amount based on the calculated discharge flows provided in the Application for Temporary Capacity Agreement.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** WORLD BUDDHISM ASSOCIATION HEADQUARTERS

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



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0546-BOULDER HWY GROUP, LLC:**

**VACATE AND ABANDON** a portion of right-of-way being Desert Inn Road located between Sandhill Road and Boulder Highway within Winchester (description on file). TS/rg/cv (For possible action)

RELATED INFORMATION:

**APN:**

161-07-801-009; 161-07-801-010; 161-07-801-012; 161-07-801-014; 161-07-801-015

**LAND USE PLAN:**

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

The applicant is requesting the vacation and abandonment of a portion of the public right-of-way, being Desert Inn Road. The vacation is necessary to accommodate the required detached sidewalks for the proposed multi-family residential development.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-1372-07	Use permit and design review for mixed-use development - expired	Approved by BCC	January 2008
ZC-0426-05	Reclassified the subject property from R-1, C-1 and H-2 to H-1 zoning for a hotel tower with shopping center	Approved by BCC	July 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	RM32 & CG	Multi-family residential development & vehicle paint/body shop
South	Corridor Mixed-Use & Mid-Intensity Suburban Mixed-Use	CG & RS5.2	Single-family residential, office, retail, vehicle maintenance & repair
East	Corridor Mixed-Use	CG, CR, & H-2	Vehicle sales, vehicle paint/body shop & motel

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Corridor Mixed-Use	RM32	Multi-family development residential

**Related Applications**

Application Number	Request
UC-25-0545	A use permit, waiver of development standards and design review for a proposed multi-family residential development is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Public Works - Development Review**

Staff has no objection to the vacation of 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**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet;
- 14 foot fire access lane will not be approved.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions; and when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** I-TING LAI

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-25-0545-BOULDER HWY GROUP, LLC:**

**USE PERMIT** for a proposed multi-family residential development.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** modify buffering and screening; and **2)** reduce throat depth.

**DESIGN REVIEW** for a proposed multi-family residential development on 5.15 acres in a CR (Commercial Resort) Zone.

Generally located west of Boulder Highway and north of Desert Inn Road within Winchester.  
TS/rg/cv (For possible action)

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RELATED INFORMATION:

**APN:**

161-07-801-009; 161-07-801-010; 161-07-801-012; 161-07-801-014; 161-07-801-015

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Reduce the width of a proposed landscape buffer along the northwest property line to 5 feet where a 15 foot wide landscape buffer is required per Section 30.04.02C (a 67% reduction).
  - b. Allow a single row of trees along the northwest property line where a double row of trees are required per Section 30.04.02C.
  - c. Allow a 6 foot high existing decorative screen wall along the northwest property line (adjacent to an existing multi-family residential complex) to remain where an 8 foot high decorative screen wall is required per Section 30.04.02C.
2. Reduce the driveway throat depth to a call box to 43 feet where 100 feet is required per Uniform Standard Drawing 222.1 (a 57% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 5.15
- Project Type: Multi-family residential development
- Number of Units: 213
- Density (du/ac): 41.36
- Number of Stories: 4
- Building Height (feet): 55 (Building 1)/53 (Building 2)

- Square Feet: 143,628 (Building 1)/72,552 (Building 2)/216,180 (total for both buildings)
- Parking Required/Provided: 283/284
- Open Space Required/Provided: 21,300/23,339
- Sustainability Required/Provided: 5/5.5

### Site Plans

The plans depict a proposed multi-family residential development consisting of 213 dwelling units distributed within 2, 4 story buildings. The subject site is an irregularly shaped lot and features 2 gated access points along Boulder Highway and Desert Inn Road. Building 1 is the largest of the 2 buildings on-site, with a U-shaped design and is located on the southern half of the development. Building 2 is north of Building 1 and is adjacent to Boulder Highway. The setbacks of Building 1 are as follows: 70 feet to the north property line; 76 feet, 5 inches from the east property line; and 53 feet from the south property line. Setbacks for Building 2 are as follows: 20 feet from the northwest property line; 82 feet from the north property line adjacent to Boulder Highway; and 73 feet from the east property line.

Internal circulation within the development consists of 24 foot wide drive aisles. The development will provide parking garages and surface parking spaces for both residents and visitors. The parking requirement for this development is 283 parking spaces, and the plan depicts 284 parking spaces. In accordance with Section 30.04.04F.5, the subject site is located within 1,000 feet of a fixed transit stop; therefore, the minimum parking spaces required may be reduced by 10% from the requirements in Table 30.04-2.

### Landscaping

The plans depict detached sidewalks and street landscaping along Desert Inn Road and Boulder Highway. The plan shows that along Boulder Highway there will be a 5 foot wide landscape area on the east side of the detached sidewalk, and a 10 foot wide landscape area on the west side of the detached sidewalk. However, this will be within the NDOT right-of-way. The applicant is proposing an additional 10 feet of landscaping in this area and will be planted on the applicant's parcel. The landscape plan also shows that parking lot landscaping also complies with Title 30 standards.

Furthermore, along the northwest property line adjacent to an existing vehicle paint and body shop, the landscape plan shows an 8 foot to 20 foot wide landscape planter. Along the southeast property line, the applicant is proposing a 5 foot wide landscape area adjacent to an undeveloped commercial zoned property.

Since there is an existing multi-family residential development to the northwest of the project site, the applicant is requesting to modify the following buffering and screening requirements per Section 30.04.02C:

- Along the northwest property line, the applicant is required to provide a 15 foot wide landscape buffer area. Instead, the applicant will install a 5 foot wide landscape buffer.
- Per Title 30, landscape buffers require a double row of evergreen trees with each row planted off-set from one another. In each row, trees shall be planted 20 feet apart on

center. The applicant is requesting to allow a single row of clustered trees within the 5 foot wide landscape buffer.

- Photos show that there is an existing 6 foot high existing decorative screen wall along the northwest property line immediately adjacent to the existing multi-family complex. The applicant is requesting to allow this screen wall to remain where an 8 foot high decorative screen wall is required.

#### Elevations

The 2 proposed multi-family buildings are 4 story structures with a maximum height of 55 feet for Building 1 and 53 feet for Building 2. All proposed buildings have a flat parapet roof and exterior walls with a stucco finish. All floor units will have balconies with metal railings. The plans depict enhanced architecture on each side of the buildings consisting of pop-outs, recesses, varying roof heights, and other enhancements to break-up the vertical and horizontal surfaces of the buildings. The windows feature low-energy pane glass windows. The proposed buildings are comprised of modern types of architectural features.

#### Floor Plans

The plans show a mix of 1 and 2 bedroom units consisting of 127, one bedroom units and 86, two bedroom units. The residential units are between 665 square feet and 1,105 square feet in area. The clubhouse is located on both the first and second floors of Building 2 and the leasing office is on the first floor of Building 2. Lastly the floor plans show that Building 2 includes 6 garages on the west end of the building.

#### Applicant's Justification

A use permit is required for multi-family dwellings in a CR zone. In addition, the applicant states the requested waiver for the modification of the buffering and screening is necessary because the subject site is currently zoned commercial and the property to the northwest is currently zoned residential, containing a multi-family residential development. The applicant is also requesting a waiver to reduce the throat depth length to the call box along Desert Inn Road. The driveway on Desert Inn Road is the secondary driveway, while the main access to the development is on Boulder Highway, where it meets the throat depth requirements. A design review is requested for the proposed development which features 2 proposed multi-family residential building which are 4 stories each.

#### Prior Land Use Requests

Application Number	Request	Action	Date
UC-1372-07	Use permit and design review for mixed-use development - expired	Approved by BCC	January 2008
ZC-0426-05	Reclassified the subject property from R-1, C-1 and H-2 to H-1 zoning for a hotel tower with shopping center	Approved by BCC	July 2005

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	RM32 & CG	Multi-family development & residential vehicle paint/body shop
South	Corridor Mixed-Use & Mid-Intensity Suburban Mixed Use	CG & RS5.2	Single-family residential, office, retail, vehicle maintenance & repair
East	Corridor Mixed-Use	CG, CR, & H-2	Vehicle sales, vehicle paint/body shop & motel
West	Corridor Mixed-Use	RM32	Multi-family development & residential

### Related Applications

Application Number	Request
VS-25-0546	A vacation and abandonment for portions of right-of-way is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning Use Permit

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

Staff finds that the location of the proposed multi-family residential development is along Boulder Highway and there is a multi-family development to the northwest of the subject site and commercial uses to the north, east, and south of the site. The proposed multi-family residential development will be compatible with the surrounding developments because of the neighborhood's trend towards such projects. Additionally, considering the nearby multi-family residential and commercial developments, as well as the site's proximity to Boulder Highway, the proposed development is expected to have no additional impact compared to surrounding developments and will be situated along major transportation routes. The proposed development complies with Master Plan Policies 1.3.2 and 1.4.4, which encourage in-fill development and redevelopment in the area. For these reasons, staff supports this request.

### Waivers of Development Standards

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

### Waiver of Development Standards #1

The subject site is zoned CR (Commercial Resort), and the adjacent property to the northwest is zoned RM32 (Residential Multi-Family 32). The proposed multi-family residential development is identical to the existing development on the properties located to the north and west of the site. Staff finds that the modification of the buffering and screening standards of Title 30 will not impact the adjacent property on the north and west sides. Therefore, staff supports this request.

### Design Review

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

Staff finds the proposed multi-family will provide new high-density housing in the area and is compatible with the uses within the neighborhood. There is sufficient parking provided on-site, and tenants have the benefit of utilizing nearby transit stops. Staff finds the landscaping will provide needed shade in an area with high heat island impacts, and the site is well furnished with a significant amount of open space. The design of the building and the site is modern and compatible with the surrounding area; therefore, staff supports this request.

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

#### Waiver of Development Standards #2

Staff has no objection to reducing the throat depth to the call box on Desert Inn Road. The applicant is proposing 2 points of entry for the residents, off of Desert Inn Road and Boulder Highway, with additional space at the entrance gate on Boulder Highway to help prevent vehicle stacking in the right-of-way.

### **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**

- Expunge the use permit and design review of ZC-0426-05;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required; and that off-site improvement permits may be required.

### **Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet;
- 14 foot fire access lane will not be approved.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions; and when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0082-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** I-TING LAI

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

DRAFT



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-25-0568

### TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Winchester TAB Time: 6:00 p.m.

Date: 8/26/2025

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

*Once on page, select appropriate TAB/CAC to view posted agenda and supporting material*

### PLANNING COMMISSION (PC)

Date: 9/16/2025 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: N/A Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

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- PC/BCC meeting information will be emailed to the correspondent on file.
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- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

**Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings**

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

# TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

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- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

## BUNKERVILLE

Judith Metz, Secretary  
(702) 455-4572  
Bunkerville TAB Room  
190 W. Virgin Street, Bunkerville

## ENTERPRISE

Carmen Hayes  
(702) 371-7991  
Silverado Ranch Community Center  
9855 Gilespe Street, Las Vegas

## GOODSPRINGS

Jeri Pinkerton, Secretary  
(702) 806-8660  
Goodsprings Community Center  
375 W. San Pedro Avenue, Goodsprings

## INDIAN SPRINGS

Jami Reid  
(702) 378-8028  
Indian Springs Civic Center  
715 Gretta Lane, Indian Springs

## LAUGHLIN

Tammy Harris, Secretary  
(702) 298-0828  
Regional Government Center  
101 Civic Way, Laughlin

## LONE MOUNTAIN

Dawn vonMendenhall, Secretary  
(702) 289-0196  
Mtn. Crest Neighborhood Services Center  
4701 N. Durango Dr., Las Vegas

## LOWER KYLE CANYON

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4701 N. Durango Dr., Las Vegas

## MOAPA

Judith Metz, Secretary  
(702) 455-4572  
Marley P. Robinson Justice Court &  
Community Center  
1340 E. Highway 168, Moapa

## MOAPA VALLEY

Judith Metz, Secretary  
(702) 455-4572  
Moapa Valley Community Center  
320 N. Moapa Valley Blvd., Overton

## MOUNTAIN SPRINGS

Electra Smith, Secretary  
(702) 370-6297  
Mountain Springs Fire Station  
State Route 160, Mountain Springs

## MT. CHARLESTON

Tracy Chaney, Secretary  
(702) 372-2333  
Mt. Charleston Library  
75 Ski Chalet Place, Mt. Charleston

## PARADISE

Maureen Helm, Secretary  
(702) 606-0747  
Paradise Park Community Center  
4775 McLeod Dr., Las Vegas

## RED ROCK

Electra Smith, Secretary  
(702) 370-6297  
Blue Diamond Library  
14 Cottonwood Dr., Blue Diamond

## SANDY VALLEY

Electra Smith, Secretary  
(702) 370-6297  
Sandy Valley Community Center  
650 W. Quartz Avenue, Sandy Valley

## SEARCHLIGHT

Tammy Harris, Secretary  
(702) 298-0828  
Searchlight Community Center  
200 Michael Wendell Way, Searchlight

## SPRING VALLEY

Carmen Hayes  
(702) 371-7991  
Desert Breeze Community Center  
8275 Spring Mtn. Road, Las Vegas

## SUNRISE MANOR

Jill Nikovis-Leiva, Secretary  
(702) 334-6892  
Hollywood Recreation & Community Ctr.  
1650 S. Hollywood, Las Vegas

## WHITNEY

Mia Davis, Secretary  
(702) 443-6878  
Whitney Recreation Center  
5712 E. Missouri Ave., Las Vegas

## WINCHESTER

Mallory Cristales, Secretary  
(213) 949-0805  
Winchester Community Center  
3130 S. McLeod, Las Vegas

# PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-08-704-007

PROPERTY ADDRESS/ CROSS STREETS: 3050 Westwood DR LAS Vegas NV 89109

### DETAILED SUMMARY PROJECT DESCRIPTION

Previously Approved 1999. Waive 6' Landscaping for  
PARKING & sidewalk

### PROPERTY OWNER INFORMATION

NAME: RITA CANGIALOSI  
 ADDRESS: 2251 N RAMPART Blvd #110  
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89128  
 TELEPHONE: 702-460-1635 CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

NAME: RITA CANGIALOSI  
 ADDRESS: 2251 N RAMPART Blvd #110  
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89128 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-460-1635 CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

### CORRESPONDENT INFORMATION (must match online record)

NAME: MARIA Schifano (Schifano & Associates)  
 ADDRESS: 10120 S. Eastern Ave  
 CITY: HENDERSON STATE: NV ZIP CODE: 89052 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-300-1144 CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

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

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned 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.

RC  
 7EE42EB6A9C94E0  
 Property Owner (Signature)\*

Rita Cangialosi

Property Owner (Print)

4/25/2025

Date

### DEPARTMENT USE ONLY:

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

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

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

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

DATE \_\_\_\_\_

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

FEES \_\_\_\_\_

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

DATE \_\_\_\_\_



**SCHIFANO & ASSOCIATES**

COMMERCIAL RESIDENTIAL REAL ESTATE

10120 S Eastern Ave.  
Suite 237  
Henderson, NV 89052  
Office: 702.300.1144  
Fax: 702.946.1316

June 30, 2025

Clark County  
Comprehensive Planning  
500 S Grand Central Pkwy.  
Box 551744  
Las Vegas, NV 89155-1744

Re: Landscape Variance - Waiver of Development Standards  
APN: 162-08-704-007

To Whom It May Concern:

On behalf of the owner, R & SC Rentals Inc, I am applying for a Landscape Waiver of Development Standards. My client purchased this property in 1979. In 1999 he applied for 3 variances (VC-0010-99), one of which was the landscape variance to waive the 6 – foot depth of landscaping in the front of the property. The landscaping variance was to be reviewed in one year and that never occurred. Mr. Cangialosi passed away shortly after and no one in the family was aware of this.

Per Section 30.04.01 (paragraph 7), this proposed Waiver of Development Standards will not detrimentally change the character of the neighborhood, negatively impact on the abutting property owners, violate the spirit of the zoning regulations or place the public health, safety or welfare at risk.

We are requesting that the previous landscape variance and now a Landscape Waiver of Development Standards become permanent:

1. Waiver of Development Standards:
  - a. Waiver to reduce setback for 10 – foot depth as is required.

The current variance has been in place since 1999, and we have had no complaints or issues. There is no landscaping on the street and there have been no additional changes to the property. Having to install landscaping now would be a financial burden to the owner, a hardship for the tenants and would prevent access to their businesses.

Regards,

Maria Schifano  
Broker/Property Manager/Business Broker/Owner  
Maria@schifanorealestate.com  
B.0017950



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-25-0551

### TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Winchester TAB Time: 6:00 p.m.

Date: 8/26/2025

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

*Once on page, select appropriate TAB/CAC to view posted agenda and supporting material*

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 9/17/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

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Goodsprings Community Center  
375 W. San Pedro Avenue, Goodsprings

## INDIAN SPRINGS

Jami Reid  
(702) 378-8028  
Indian Springs Civic Center  
715 Gretta Lane, Indian Springs

## LAUGHLIN

Tammy Harris, Secretary  
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Regional Government Center  
101 Civic Way, Laughlin

## LONE MOUNTAIN

Dawn vonMendenhall, Secretary  
(702) 289-0196  
Mtn. Crest Neighborhood Services Center  
4701 N. Durango Dr., Las Vegas

## LOWER KYLE CANYON

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## MOAPA

Judith Metz, Secretary  
(702) 455-4572  
Marley P. Robinson Justice Court &  
Community Center  
1340 E. Highway 168, Moapa

## MOAPA VALLEY

Judith Metz, Secretary  
(702) 455-4572  
Moapa Valley Community Center  
320 N. Moapa Valley Blvd., Overton

## MOUNTAIN SPRINGS

Electra Smith, Secretary  
(702) 370-6297  
Mountain Springs Fire Station  
State Route 160, Mountain Springs

## MT. CHARLESTON

Tracy Chaney, Secretary  
(702) 372-2333  
Mt. Charleston Library  
75 Ski Chalet Place, Mt. Charleston

## PARADISE

Maureen Helm, Secretary  
(702) 606-0747  
Paradise Park Community Center  
4775 McLeod Dr., Las Vegas

## RED ROCK

Electra Smith, Secretary  
(702) 370-6297  
Blue Diamond Library  
14 Cottonwood Dr., Blue Diamond

## SANDY VALLEY

Electra Smith, Secretary  
(702) 370-6297  
Sandy Valley Community Center  
650 W. Quartz Avenue, Sandy Valley

## SEARCHLIGHT

Tammy Harris, Secretary  
(702) 298-0828  
Searchlight Community Center  
200 Michael Wendell Way, Searchlight

## SPRING VALLEY

Carmen Hayes  
(702) 371-7991  
Desert Breeze Community Center  
8275 Spring Mtn. Road, Las Vegas

## SUNRISE MANOR

Jill Nikovis-Leiva, Secretary  
(702) 334-6892  
Hollywood Recreation & Community Ctr.  
1650 S. Hollywood, Las Vegas

## WHITNEY

Mia Davis, Secretary  
(702) 443-6878  
Whitney Recreation Center  
5712 E. Missouri Ave., Las Vegas

## WINCHESTER

Mallory Cristales, Secretary  
(213) 949-0805  
Winchester Community Center  
3130 S. McLeod, Las Vegas

# PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 2/20/25

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>





# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-09-703-020

PROPERTY ADDRESS/ CROSS STREETS: 2989 PARADISE RD - West of Paradise Road and South of Elvis Presley Boulevard

## DETAILED SUMMARY PROJECT DESCRIPTION

Hotel Tower

## PROPERTY OWNER INFORMATION

NAME: Apple Hospitality Las Vegas 7145 LLC

ADDRESS: 814 East Main Street

CITY: Richmond

STATE: VA

ZIP CODE: 23219

TELEPHONE: 804.727.3987

CELL

EMAIL: [REDACTED]

## APPLICANT INFORMATION

NAME: MDI Paradise Nevada, LLC

ADDRESS: 700 Meadow Lane North

CITY: Minneapolis

STATE: MN

ZIP CODE: 55422

REF CONTACT ID #

TELEPHONE:

CELL

EMAIL:

## CORRESPONDENT INFORMATION

NAME: Tony Celeste - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # N/A

TELEPHONE: 702-792-7000

CELL

702-792-7031

EMAIL: [REDACTED]

\*Correspondent will receive all project communication

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

Matthew Rash

Property Owner (Signature)\*

Apple Hospitality Las Vegas 7145, LLC

Property Owner (Print)

June 20, 2025

Date

## DEPARTMENT USE ONLY:

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APPLICATION # (s)

ACCEPTED BY

PC MEETING DATE

DATE

BCC MEETING DATE

TAB/CAC LOCATION

DATE

July 23, 2025

**VIA ELECTRONIC UPLOAD**

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

**Re: *Justification Letter – Design Reviews, Tentative Map, and Waivers of Development Standards***  
***APN: a portion of 162-09-703-020***

To Whom It May Concern:

Please be advised this firm represents the Applicant in the above referenced matter. The site is located on 1.69 acres, west of Paradise Road and approximately 260 feet south of Elvis Presley Boulevard (the “Property”). The Property is more particularly described as a portion of Assessor’s Parcel Number (“APN”) 162-09-703-020. The Property is master planned Entertainment Mixed-Use (EM) and zoned Commercial Resort (CR). The Applicant proposes a design review and corresponding waivers of development standards for a second hotel tower on the southern portion of the Property.

By way of background, on December 5, 2007, the Clark County Board of County Commissioners approved application UC-0381-07, which proposed a phased development consisting of two (2) extended stay hotel towers totaling 795 guest rooms. The application included requests for a special use permit to allow a building height of 400 feet, a waiver to reduce the height setback ratio, and a reduction of parking requirements by 23 percent. Only phase one (1) of the development was built: the Springhill Suites, featuring 299 guest rooms, along with a podium parking garage. The second tower, phase 2, which was planned to have 496 guest rooms, was never constructed and the entitlement for the second tower has since expired.

**Design Reviews for Hotel Tower & Parking**

The Applicant proposes a second hotel tower on the southern portion of the Property, currently occupied by surface parking. The proposed tower will encompass 233,014 square feet, with 18 stories at a maximum height of 197 feet and 10 inches, where the previous tower was approved at 341 feet. The tower will feature 397 guest rooms, along with dining and bar facilities, conference room space, a fitness room, and a rooftop pool with a bar, lounge and dining area on the 18<sup>th</sup> floor. The building’s exterior will incorporate concrete, EIFS, CMU trendstone and glass windows. Horizontal and vertical articulation standards outlined in Title 30.04.05(G) are met, with recognizable change in surface colors, roofline variations and a clearly identifiable base, middle and top on the elevations. Additionally, the building provides a customer entrance along the street frontage.

Access to the property will be from two existing driveways along Paradise Road. No modifications are proposed to the driveways, the current sidewalk, the existing street landscaping, or the eight (8) parking spaces located along the eastern property line. While standard street landscape design typically requires the planting of one (1) large tree and three (3) shrubs every 30 linear feet of street frontage, visibility zones limit the tree count in this area per Section 30.04.01(D)(7)(iv)(b).

This project will implement a ten (10) percent reduction in the minimum parking requirements as allowed in Section 30.04.04(F), given the presence of a fixed transit stop located in front of the property along

Paradise Road. Consequently, the total number of required parking spaces will be 377. This project will utilize the existing 217 parking spaces within the podium parking garage. As outlined in the stamped parking demand study and the 2023 Las Vegas Visitor Profile Study, this is adequate to accommodate the combined 696 guest rooms of the Springhill Suites and the proposed new hotel tower. As demonstrated by the submitted parking study, most of the Springhill Suites visitors are in town for conventions and typically use taxis or ride-sharing services. Furthermore, a recent development approved on September 4, 2024, at the southeast corner of Las Vegas Boulevard and Elvis Presley Boulevard includes two (2) 44-story towers – one for residential use with 425 units and the other for hotel accommodations with 750 guest rooms – along with a commercial portion featuring a theater, retail shops, restaurants, an outdoor recreational facility with a pool, an event plaza, and an amusement ride. This project also included a 50.4% parking reduction, supported by the findings of the Las Vegas Visitor Profile Study.

The proposed project is appropriate for the Property, given its proximity to the strip and Convention Center, and aligns with the original vision for two (2) hotel towers. This new plan includes 99 fewer guest rooms and is 149 feet shorter than phase 2 of the previously approved project.

### **Waivers of Development Standards**

#### **Electric Vehicle Parking**

The Applicant requests to waive electric vehicle charging requirements for the project. The Applicant proposes two (2) electric vehicle parking spaces where 94 parking spaces are required to be EV-capable and 11 are required to be EV-installed. The Springhill Suites currently offers three (3) Tesla Superchargers on site. Tesla Superchargers can charge a vehicle from 10% to 80% in about 20 to 30 minutes. Additionally, there are numerous charging stations within a mile and a half of the Property:

- 12 Tesla Superchargers located at the Las Vegas Convention Center.
- 8 Tesla Superchargers located at 3356 University Center Drive, Las Vegas, NV 89109.
- 7 Blink Charging Stations located at the Hilton Grand Vacations Club on the Las Vegas Strip.
- 16 Tesla Super Chargers located at the SAHARA.
- 2 Tesla chargers at the Westgate Las Vegas Resort and Casino.
- 2 Electric Vehicle chargers at the Las Vegas Marriott located at 325 Convention Center Drive, Las Vegas, NV 89109.

The submitted parking study indicates that the majority of expected visitors will be attending conventions and are likely to utilize taxis, ride-share services or the nearby Las Vegas Convention Center Loop station. Therefore, there is no anticipated need for additional electric vehicle charging stations as a result of the proposed project.

#### **Buffer and Screening**

The Applicant requests a waiver for the requirements of Section 30.04.02, which requires a 15-foot landscape buffer along the north, west and southern property lines, with a double row of evergreen trees. Due to the limited size of the Property, it is not feasible to meet these buffer requirements. Any addition of landscaping along these property lines would reduce drive aisle widths, creating potential fire access issues. The elimination of the required buffer will not negatively impact the proposed project or the existing developments to the north, west, or south. Although the adjacent property is designated as Public Facility, it is important to note that the property houses the Las Vegas Convention Center, with its rear abutting the shared property lines. The rear of the Convention Center building features rollup doors and loading docks that are not accessible to the public. Furthermore, the Property has existed since 2009 without the required landscape buffers.

### **Loading Spaces**

The Applicant requests a waiver to reduce the requirements of Section 30.04.04.I, which requires ten (10) loading spaces, where only one (1) is provided. Due to the limited size of the Property, it is not feasible to meet this requirement. Notably, the previously approved second tower also incorporated just one loading space, despite being part of a larger hotel with 102 additional guest rooms compared to the current proposal. Furthermore, the existing Springhill Suites operate effectively with a single loading space. Springhill Suites currently receives one (1) delivery each day of food and hotel supplies. The Applicant anticipates a similar delivery schedule for the proposed hotel tower. Considering these circumstances, one (1) loading space is sufficient for the proposed hotel and will not negatively impact the proposed project or its neighboring uses.

### **Throat Depth**

The Applicant requests waivers to allow for 0-foot and 26-foot throat depths, where 150-foot throat depths are required. Both driveways exist and are currently utilized. No changes are proposed for these driveways. The northernmost driveway functions solely as an enter only and has a throat depth of 26 feet. This reduced throat depth will not create any traffic concerns, as vehicles will not use this driveway to enter the Property, ensuring that there will no vehicle stacking on Paradise Road because of the waiver.

The southernmost driveway allows both entry and exit, with a throat depth of 27 feet and 3 inches. To reduce traffic conflicts at this location, a one-way, clockwise circulation pattern is implemented for onsite movement. Furthermore, a bus turnout situated along Paradise Road, located between the two driveways, provides additional stacking space to keep vehicles clear of the main traffic flow. These driveways have been operating since development in 2009, without issue.

### **Tentative Map**

The Applicant requests a tentative map for a single-lot commercial subdivision consisting of the proposed hotel tower.

### **Sustainability**

The Applicant proposes the following sustainability project improvements as specified in Section 30.04.05(J):

- *Water Efficient Landscaping* – 95% or more of all proposed and existing landscaping have very low or low water needs. **(1 point)**.
- *Electric Bicycles* – Electric bicycle charging is provided. **(1/2 point)**.
- *Cool Roofs* – proposed low sloped roof has a solar reflectance index greater or equal to 78. **(1 point)**.
- *Building Orientation* – roof is flat and oriented within 30 degrees of true east-west. **(1 point)**.
- *Shaded Walkways* – shaded walkways are provided for at least 60% of all walkways adjacent to building facades, streets, drive aisles and gathering and parking areas. **(1 point)**.
- *Daylighting Strategies* – the building is designed to minimize the use of artificial lighting by providing windows in occupied rooms and spaces. **(1/2 point)**.
- *Low-Emissivity Glass* – low-emissivity glass is provided throughout the building. **(1/2 point)**.

- *Building Entrances and ADA Ramps* – proposed building entrances and ADA ramps are shaded. **(1/2 point)**.

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

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/lbg



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): TM-25-500137

### TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Winchester TAB Time: 6:00 p.m.

Date: 8/26/2025

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

*Once on page, select appropriate TAB/CAC to view posted agenda and supporting material*

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 9/17/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

#### Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:  

**Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings**
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

# TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

## BUNKERVILLE

Judith Metz, Secretary  
(702) 455-4572  
Bunkerville TAB Room  
190 W. Virgin Street, Bunkerville

## ENTERPRISE

Carmen Hayes  
(702) 371-7991  
Silverado Ranch Community Center  
9855 Gilespe Street, Las Vegas

## GOODSPRINGS

Jeri Pinkerton, Secretary  
(702) 806-8660  
Goodsprings Community Center  
375 W. San Pedro Avenue, Goodsprings

## INDIAN SPRINGS

Jami Reid  
(702) 378-8028  
Indian Springs Civic Center  
715 Gretta Lane, Indian Springs

## LAUGHLIN

Tammy Harris, Secretary  
(702) 298-0828  
Regional Government Center  
101 Civic Way, Laughlin

## LONE MOUNTAIN

Dawn vonMendenhall, Secretary  
(702) 289-0196  
Mtn. Crest Neighborhood Services Center  
4701 N. Durango Dr., Las Vegas

## LOWER KYLE CANYON

Dawn vonMendenhall, Secretary  
(702) 289-0196  
Mtn. Crest Neighborhood Services Center  
4701 N. Durango Dr., Las Vegas

## MOAPA

Judith Metz, Secretary  
(702) 455-4572  
Marley P. Robinson Justice Court &  
Community Center  
1340 E. Highway 168, Moapa

## MOAPA VALLEY

Judith Metz, Secretary  
(702) 455-4572  
Moapa Valley Community Center  
320 N. Moapa Valley Blvd., Overton

## MOUNTAIN SPRINGS

Electra Smith, Secretary  
(702) 370-6297  
Mountain Springs Fire Station  
State Route 160, Mountain Springs

## MT. CHARLESTON

Tracy Chaney, Secretary  
(702) 372-2333  
Mt. Charleston Library  
75 Ski Chalet Place, Mt. Charleston

## PARADISE

Maureen Helm, Secretary  
(702) 606-0747  
Paradise Park Community Center  
4775 McLeod Dr., Las Vegas

## RED ROCK

Electra Smith, Secretary  
(702) 370-6297  
Blue Diamond Library  
14 Cottonwood Dr., Blue Diamond

## SANDY VALLEY

Electra Smith, Secretary  
(702) 370-6297  
Sandy Valley Community Center  
650 W. Quartz Avenue, Sandy Valley

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(702) 298-0828  
Searchlight Community Center  
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Hollywood Recreation & Community Ctr.  
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Mia Davis, Secretary  
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Whitney Recreation Center  
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## WINCHESTER

Mallory Cristales, Secretary  
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Winchester Community Center  
3130 S. McLeod, Las Vegas

# PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
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Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	C
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Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 2/20/25

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-09-703-020

PROPERTY ADDRESS/ CROSS STREETS: 2989 PARADISE RD - West of Paradise Road and South of Elvis Presley Boulevard

## DETAILED SUMMARY PROJECT DESCRIPTION

Hotel Tower

## PROPERTY OWNER INFORMATION

NAME: Apple Hospitality Las Vegas 7145 LLC

ADDRESS: 814 East Main Street

CITY: Richmond

STATE: VA

ZIP CODE: 23219

TELEPHONE: 804.727.3987

CELL

EMAIL: [REDACTED]

## APPLICANT INFORMATION

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ADDRESS: 700 Meadow Lane North

CITY: Minneapolis

STATE: MN

ZIP CODE: 55422

REF CONTACT ID #

TELEPHONE:

CELL

EMAIL:

## CORRESPONDENT INFORMATION

NAME: Tony Celeste - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

REF CONTACT ID # N/A

TELEPHONE: 702-792-7000

CELL

702-792-7031

EMAIL: [REDACTED]

\*Correspondent will receive all project communication

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

Matthew Rash

Property Owner (Signature)\*

Apple Hospitality Las Vegas 7145, LLC

Property Owner (Print)

June 20, 2025

Date

## DEPARTMENT USE ONLY:

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

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

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

DATE \_\_\_\_\_

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

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

DATE \_\_\_\_\_



July 23, 2025

**VIA ELECTRONIC UPLOAD**

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

**Re: *Justification Letter – Design Reviews, Tentative Map, and Waivers of Development Standards***  
***APN: a portion of 162-09-703-020***

To Whom It May Concern:

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**Design Reviews for Hotel Tower & Parking**

The Applicant proposes a second hotel tower on the southern portion of the Property, currently occupied by surface parking. The proposed tower will encompass 233,014 square feet, with 18 stories at a maximum height of 197 feet and 10 inches, where the previous tower was approved at 341 feet. The tower will feature 397 guest rooms, along with dining and bar facilities, conference room space, a fitness room, and a rooftop pool with a bar, lounge and dining area on the 18<sup>th</sup> floor. The building’s exterior will incorporate concrete, EIFS, CMU trendstone and glass windows. Horizontal and vertical articulation standards outlined in Title 30.04.05(G) are met, with recognizable change in surface colors, roofline variations and a clearly identifiable base, middle and top on the elevations. Additionally, the building provides a customer entrance along the street frontage.

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Paradise Road. Consequently, the total number of required parking spaces will be 377. This project will utilize the existing 217 parking spaces within the podium parking garage. As outlined in the stamped parking demand study and the 2023 Las Vegas Visitor Profile Study, this is adequate to accommodate the combined 696 guest rooms of the Springhill Suites and the proposed new hotel tower. As demonstrated by the submitted parking study, most of the Springhill Suites visitors are in town for conventions and typically use taxis or ride-sharing services. Furthermore, a recent development approved on September 4, 2024, at the southeast corner of Las Vegas Boulevard and Elvis Presley Boulevard includes two (2) 44-story towers – one for residential use with 425 units and the other for hotel accommodations with 750 guest rooms – along with a commercial portion featuring a theater, retail shops, restaurants, an outdoor recreational facility with a pool, an event plaza, and an amusement ride. This project also included a 50.4% parking reduction, supported by the findings of the Las Vegas Visitor Profile Study.

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### **Waivers of Development Standards**

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### **Loading Spaces**

The Applicant requests a waiver to reduce the requirements of Section 30.04.04.I, which requires ten (10) loading spaces, where only one (1) is provided. Due to the limited size of the Property, it is not feasible to meet this requirement. Notably, the previously approved second tower also incorporated just one loading space, despite being part of a larger hotel with 102 additional guest rooms compared to the current proposal. Furthermore, the existing Springhill Suites operate effectively with a single loading space. Springhill Suites currently receives one (1) delivery each day of food and hotel supplies. The Applicant anticipates a similar delivery schedule for the proposed hotel tower. Considering these circumstances, one (1) loading space is sufficient for the proposed hotel and will not negatively impact the proposed project or its neighboring uses.

### **Throat Depth**

The Applicant requests waivers to allow for 0-foot and 26-foot throat depths, where 150-foot throat depths are required. Both driveways exist and are currently utilized. No changes are proposed for these driveways. The northernmost driveway functions solely as an enter only and has a throat depth of 26 feet. This reduced throat depth will not create any traffic concerns, as vehicles will not use this driveway to enter the Property, ensuring that there will no vehicle stacking on Paradise Road because of the waiver.

The southernmost driveway allows both entry and exit, with a throat depth of 27 feet and 3 inches. To reduce traffic conflicts at this location, a one-way, clockwise circulation pattern is implemented for onsite movement. Furthermore, a bus turnout situated along Paradise Road, located between the two driveways, provides additional stacking space to keep vehicles clear of the main traffic flow. These driveways have been operating since development in 2009, without issue.

### **Tentative Map**

The Applicant requests a tentative map for a single-lot commercial subdivision consisting of the proposed hotel tower.

### **Sustainability**

The Applicant proposes the following sustainability project improvements as specified in Section 30.04.05(J):

- *Water Efficient Landscaping* – 95% or more of all proposed and existing landscaping have very low or low water needs. **(1 point)**.
- *Electric Bicycles* – Electric bicycle charging is provided. **(1/2 point)**.
- *Cool Roofs* – proposed low sloped roof has a solar reflectance index greater or equal to 78. **(1 point)**.
- *Building Orientation* – roof is flat and oriented within 30 degrees of true east-west. **(1 point)**.
- *Shaded Walkways* – shaded walkways are provided for at least 60% of all walkways adjacent to building facades, streets, drive aisles and gathering and parking areas. **(1 point)**.
- *Daylighting Strategies* – the building is designed to minimize the use of artificial lighting by providing windows in occupied rooms and spaces. **(1/2 point)**.
- *Low-Emissivity Glass* – low-emissivity glass is provided throughout the building. **(1/2 point)**.

- *Building Entrances and ADA Ramps* – proposed building entrances and ADA ramps are shaded. **(1/2 point)**.

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

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/lbg



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-25-0544

### TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Winchester TAB Time: 6:00 p.m.

Date: 8/26/2025

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

*Once on page, select appropriate TAB/CAC to view posted agenda and supporting material*

### PLANNING COMMISSION (PC)

Date: 9/16/2025 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: N/A Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

#### Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

**Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings**

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

# TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.
- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

## BUNKERVILLE

Judith Metz, Secretary  
(702) 455-4572  
Bunkerville TAB Room  
190 W. Virgin Street, Bunkerville

## ENTERPRISE

Carmen Hayes  
(702) 371-7991  
Silverado Ranch Community Center  
9855 Gilespe Street, Las Vegas

## GOODSPRINGS

Jeri Pinkerton, Secretary  
(702) 806-8660  
Goodsprings Community Center  
375 W. San Pedro Avenue, Goodsprings

## INDIAN SPRINGS

Jami Reid  
(702) 378-8028  
Indian Springs Civic Center  
715 Gretta Lane, Indian Springs

## LAUGHLIN

Tammy Harris, Secretary  
(702) 298-0828  
Regional Government Center  
101 Civic Way, Laughlin

## LONE MOUNTAIN

Dawn vonMendenhall, Secretary  
(702) 289-0196  
Mtn. Crest Neighborhood Services Center  
4701 N. Durango Dr., Las Vegas

## LOWER KYLE CANYON

Dawn vonMendenhall, Secretary  
(702) 289-0196  
Mtn. Crest Neighborhood Services Center  
4701 N. Durango Dr., Las Vegas

## MOAPA

Judith Metz, Secretary  
(702) 455-4572  
Marley P. Robinson Justice Court &  
Community Center  
1340 E. Highway 168, Moapa

## MOAPA VALLEY

Judith Metz, Secretary  
(702) 455-4572  
Moapa Valley Community Center  
320 N. Moapa Valley Blvd., Overton

## MOUNTAIN SPRINGS

Electra Smith, Secretary  
(702) 370-6297  
Mountain Springs Fire Station  
State Route 160, Mountain Springs

## MT. CHARLESTON

Tracy Chaney, Secretary  
(702) 372-2333  
Mt. Charleston Library  
75 Ski Chalet Place, Mt. Charleston

## PARADISE

Maureen Helm, Secretary  
(702) 606-0747  
Paradise Park Community Center  
4775 McLeod Dr., Las Vegas

## RED ROCK

Electra Smith, Secretary  
(702) 370-6297  
Blue Diamond Library  
14 Cottonwood Dr., Blue Diamond

## SANDY VALLEY

Electra Smith, Secretary  
(702) 370-6297  
Sandy Valley Community Center  
650 W. Quartz Avenue, Sandy Valley

## SEARCHLIGHT

Tammy Harris, Secretary  
(702) 298-0828  
Searchlight Community Center  
200 Michael Wendell Way, Searchlight

## SPRING VALLEY

Carmen Hayes  
(702) 371-7991  
Desert Breeze Community Center  
8275 Spring Mtn. Road, Las Vegas

## SUNRISE MANOR

Jill Nikovis-Leiva, Secretary  
(702) 334-6892  
Hollywood Recreation & Community Ctr.  
1650 S. Hollywood, Las Vegas

## WHITNEY

Mia Davis, Secretary  
(702) 443-6878  
Whitney Recreation Center  
5712 E. Missouri Ave., Las Vegas

## WINCHESTER

Mallory Cristales, Secretary  
(213) 949-0805  
Winchester Community Center  
3130 S. McLeod, Las Vegas

# PLANNING COMMISSIONERS & COUNTY COMMISSIONERS

Planning Commissioner	Phone	County Commissioner	District
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

Revised 1/7/25

Department of Comprehensive Planning

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>





# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-10-101-010, 011 and 006

PROPERTY ADDRESS/ CROSS STREETS: Sahara and Paradise

## DETAILED SUMMARY PROJECT DESCRIPTION

Outdoor recreation/entertainment use

## PROPERTY OWNER INFORMATION

NAME: World Buddhism Association Headquarters

ADDRESS: 1730 N. Raymond Ave.

CITY: Pasadena STATE: CA ZIP CODE: 91103

TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

## APPLICANT INFORMATION

NAME: World Buddhism Association Headquarters

ADDRESS: 1730 N. Raymond Ave.

CITY: Pasadena STATE: CA ZIP CODE: 91103 REF CONTACT ID # n/a

TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a

## CORRESPONDENT INFORMATION

NAME: Kaempfer Crowell -- Jennifer Lazovich

ADDRESS: 1980 Festival Plaza Dr. #650

CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164674

TELEPHONE: 702-792-7000 CELL 702-792-7048 EMAIL: apierce@kcnvlaw.com

\*Correspondent will receive all project communication

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

Mary Nova  
Property Owner (Signature)\*

WBAH  
Property Owner (Print)

4/15/2025  
Date

## DEPARTMENT USE ONLY:

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

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

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

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

DATE \_\_\_\_\_

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

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

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

June 30, 2025

**VIA UPLOAD**

CLARK COUNTY COMPREHENSIVE PLANNING  
500 S. Grand Central Parkway  
Las Vegas, Nevada 89106

**Re:   *Justification Letter  
Special Use Permit to Allow a Recreational & Entertainment Facility  
APNs: 162-10-101-010 & 011 (Sahara Avenue/Paradise Road)***

To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The Applicant is seeking to establish a light festival and other temporary commercial events on approximately 11.31 acres of property located on the southeast corner of Sahara Avenue and Paradise Road. The property is more particularly described as APNs: 162-10-101-010 & 011 (collectively the "Site"). The Applicant is requesting a special use permit and design review for a recreational and entertainment facility.

Generally, for every outdoor event, a special use permit is required allowing for temporary commercial events. Because the Applicant plans on hosting several temporary commercial events including a yearly light festival on the Site over the next few years, the Applicant is requesting a permanent use permit to allow for the temporary commercial events.

To best achieve the planned temporary commercial events, the Applicant is requesting a special use permit to allow for a recreational and entertainment facility. With special use permit approval, a recreational and entertainment use is allowed in the commercial resort (CR) zoned district. Here, the Site is zoned CR as well as planned Entertainment Mixed-Use (EM). In addition to the zoning and master plan of the Site, a special use permit is appropriate for the following reasons: (1) the Site is surrounded by other properties zoned CR – the most intense commercial district, (2) the Site is near many options for mass transit (i.e. RTC bus, monorail, taxi, etc.), and (3) the Site is within the Resort Corridor. Therefore, the recreational and entertainment use (light festivals) is harmonious with the other uses in the area.

As mentioned above, the Applicant is proposing a yearly light festival. The Site is accessed from Paradise Road, Sahara Avenue, and Joe W. Brown Drive. The light festival will occupy approximately 290,598 SF of the Site. The light festival will have several themed areas including but not limited to: (1) The Land of Dreams, (2) Gorgeous Land, (3) Dragon Palace, (4) The Bright Sky, (5) The Wonderland, and (6) Children's Play Interaction Area. There will also be a rest area with food booths and a bookstore. The bookstore will also include an office area to assist with on-site management of the events.



With respect to implementing a Sustainability Plan pursuant to Title 30.04.05(J), due to the temporary events, the Applicant will be able to incorporate one point. The book store's roof orientation will be oriented within 30% of true east-west or sloped to the south.

The duration of the light festival is approximately 3 months, which includes set up and tear down. The Site will host other temporary commercial events during the rest of the year. Because the commercial events are temporary, the Applicant is requesting to defer the off-site improvements until such time a permanent use is established. The Applicant is respectfully requesting a 3-year review of the deferral of the off-site improvements.

We thank you in advance for your time and consideration of this matter. Should you have any questions or concerns, please feel free to contact me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-25-0545 & VS-25-0546

### TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Winchester TAB Time: 6:00 p.m.

Date: 8/26/2025

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

*Once on page, select appropriate TAB/CAC to view posted agenda and supporting material*

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 9/17/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

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#### **BUNKERVILLE**

Judith Metz, Secretary  
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Bunkerville TAB Room  
190 W. Virgin Street, Bunkerville

#### **ENTERPRISE**

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Silverado Ranch Community Center  
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#### **GOODSPRINGS**

Jeri Pinkerton, Secretary  
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Goodsprings Community Center  
375 W. San Pedro Avenue, Goodsprings

#### **INDIAN SPRINGS**

Jami Reid  
(702) 378-8028  
Indian Springs Civic Center  
715 Gretta Lane, Indian Springs

#### **LAUGHLIN**

Tammy Harris, Secretary  
(702) 298-0828  
Regional Government Center  
101 Civic Way, Laughlin

#### **LONE MOUNTAIN**

Dawn vonMendenhall, Secretary  
(702) 289-0196  
Mtn. Crest Neighborhood Services Center  
4701 N. Durango Dr., Las Vegas

#### **LOWER KYLE CANYON**

Dawn vonMendenhall, Secretary  
(702) 289-0196  
Mtn. Crest Neighborhood Services Center  
4701 N. Durango Dr., Las Vegas

#### **MOAPA**

Judith Metz, Secretary  
(702) 455-4572  
Marley P. Robinson Justice Court &  
Community Center  
1340 E. Highway 168, Moapa

#### **MOAPA VALLEY**

Judith Metz, Secretary  
(702) 455-4572  
Moapa Valley Community Center  
320 N. Moapa Valley Blvd., Overton

#### **MOUNTAIN SPRINGS**

Electra Smith, Secretary  
(702) 370-6297  
Mountain Springs Fire Station  
State Route 160, Mountain Springs

#### **MT. CHARLESTON**

Tracy Chaney, Secretary  
(702) 372-2333  
Mt. Charleston Library  
75 Ski Chalet Place, Mt. Charleston

#### **PARADISE**

Maureen Helm, Secretary  
(702) 606-0747  
Paradise Park Community Center  
4775 McLeod Dr., Las Vegas

#### **RED ROCK**

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(702) 370-6297  
Blue Diamond Library  
14 Cottonwood Dr., Blue Diamond

#### **SANDY VALLEY**

Electra Smith, Secretary  
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Sandy Valley Community Center  
650 W. Quartz Avenue, Sandy Valley

#### **SEARCHLIGHT**

Tammy Harris, Secretary  
(702) 298-0828  
Searchlight Community Center  
200 Michael Wendell Way, Searchlight

#### **SPRING VALLEY**

Carmen Hayes  
(702) 371-7991  
Desert Breeze Community Center  
8275 Spring Mtn. Road, Las Vegas

#### **SUNRISE MANOR**

Jill Nikovis-Leiva, Secretary  
(702) 334-6892  
Hollywood Recreation & Community Ctr.  
1650 S. Hollywood, Las Vegas

#### **WHITNEY**

Mia Davis, Secretary  
(702) 443-6878  
Whitney Recreation Center  
5712 E. Missouri Ave., Las Vegas

#### **WINCHESTER**

Mallory Cristales, Secretary  
(213) 949-0805  
Winchester Community Center  
3130 S. McLeod, Las Vegas

## **PLANNING COMMISSIONERS & COUNTY COMMISSIONERS**

<b>Planning Commissioner</b>	<b>Phone</b>	<b>County Commissioner</b>	<b>District</b>
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

**Revised 1/7/25**

### **Department of Comprehensive Planning**

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-07-801-009, 010, 012, 014, 015

PROPERTY ADDRESS/ CROSS STREETS: 4100 BOULDER HWY

## DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of right-of-way for detached sidewalk

## PROPERTY OWNER INFORMATION

NAME: Boulder HWY Group LLC

ADDRESS: 9319 Fairfield Oaks LN

CITY: Porter

STATE: TX

ZIP CODE: 77365

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

CELL \_\_\_\_\_

EMAIL: \_\_\_\_\_

## APPLICANT INFORMATION (must match online record)

NAME: I-Ting Lai

ADDRESS: 8524 Garnet Lake Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

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

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

CELL \_\_\_\_\_

EMAIL: \_\_\_\_\_

## CORRESPONDENT INFORMATION (must match online record)

NAME: LAS Consulting

ADDRESS: 1930 Village Center Circle Bldg 3-577

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

REF CONTACT ID # 165577

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

CELL 702-499-6469

EMAIL: \_\_\_\_\_

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

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

Chao Kuan Lee  
Property Owner (Signature)

Chao Kuan Lee  
Property Owner (Print)

4-14-25  
Date

## DEPARTMENT USE ONLY

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

APPLICATION FEE: \_\_\_\_\_

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

PLANNING DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

BEC MEETING DATE: \_\_\_\_\_

FEE: \_\_\_\_\_

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

DATE: \_\_\_\_\_

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

April 5, 2025

Mr. Romeo Gumarang, Principal Planner  
500 Grand Central Parkway  
Las Vegas, NV 89155

RE: APR 25-100400/APN: 161-07-801-009, 010, 012, 014, 015,

Dear Mr. Gumarang:

Please accept this letter as our request for a Vacation and abandonment in conjunction with a Use Permit and Design Review for a multi-family development. The project is a redevelopment of an existing vehicle storage lot. There is an existing attached sidewalk along Desert Inn. The county has adopted an ordinance requiring detached sidewalks and redevelopment of attached sidewalks. We are requesting the vacation of 5 feet of right-of-way on Desert Inn to accomplish the detached sidewalk. We respectfully request approval of this vacation and abandonment.

Thank you for your attention to this matter.

Yours truly,

*Lucy Stewart*

Lucy Stewart





# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-25-0545 & VS-25-0546

### TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Winchester TAB Time: 6:00 p.m.

Date: 8/26/2025

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

*Once on page, select appropriate TAB/CAC to view posted agenda and supporting material*

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 9/17/2025 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

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**Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings**
- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

### TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.

- 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

#### **BUNKERVILLE**

Judith Metz, Secretary  
(702) 455-4572  
Bunkerville TAB Room  
190 W. Virgin Street, Bunkerville

#### **ENTERPRISE**

Carmen Hayes  
(702) 371-7991  
Silverado Ranch Community Center  
9855 Gilespe Street, Las Vegas

#### **GOODSPRINGS**

Jeri Pinkerton, Secretary  
(702) 806-8660  
Goodsprings Community Center  
375 W. San Pedro Avenue, Goodsprings

#### **INDIAN SPRINGS**

Jami Reid  
(702) 378-8028  
Indian Springs Civic Center  
715 Gretta Lane, Indian Springs

#### **LAUGHLIN**

Tammy Harris, Secretary  
(702) 298-0828  
Regional Government Center  
101 Civic Way, Laughlin

#### **LONE MOUNTAIN**

Dawn vonMendenhall, Secretary  
(702) 289-0196  
Mtn. Crest Neighborhood Services Center  
4701 N. Durango Dr., Las Vegas

#### **LOWER KYLE CANYON**

Dawn vonMendenhall, Secretary  
(702) 289-0196  
Mtn. Crest Neighborhood Services Center  
4701 N. Durango Dr., Las Vegas

#### **MOAPA**

Judith Metz, Secretary  
(702) 455-4572  
Marley P. Robinson Justice Court &  
Community Center  
1340 E. Highway 168, Moapa

#### **MOAPA VALLEY**

Judith Metz, Secretary  
(702) 455-4572  
Moapa Valley Community Center  
320 N. Moapa Valley Blvd., Overton

#### **MOUNTAIN SPRINGS**

Electra Smith, Secretary  
(702) 370-6297  
Mountain Springs Fire Station  
State Route 160, Mountain Springs

#### **MT. CHARLESTON**

Tracy Chaney, Secretary  
(702) 372-2333  
Mt. Charleston Library  
75 Ski Chalet Place, Mt. Charleston

#### **PARADISE**

Maureen Helm, Secretary  
(702) 606-0747  
Paradise Park Community Center  
4775 McLeod Dr., Las Vegas

#### **RED ROCK**

Electra Smith, Secretary  
(702) 370-6297  
Blue Diamond Library  
14 Cottonwood Dr., Blue Diamond

#### **SANDY VALLEY**

Electra Smith, Secretary  
(702) 370-6297  
Sandy Valley Community Center  
650 W. Quartz Avenue, Sandy Valley

#### **SEARCHLIGHT**

Tammy Harris, Secretary  
(702) 298-0828  
Searchlight Community Center  
200 Michael Wendell Way, Searchlight

#### **SPRING VALLEY**

Carmen Hayes  
(702) 371-7991  
Desert Breeze Community Center  
8275 Spring Mtn. Road, Las Vegas

#### **SUNRISE MANOR**

Jill Nikovis-Leiva, Secretary  
(702) 334-6892  
Hollywood Recreation & Community Ctr.  
1650 S. Hollywood, Las Vegas

#### **WHITNEY**

Mia Davis, Secretary  
(702) 443-6878  
Whitney Recreation Center  
5712 E. Missouri Ave., Las Vegas

#### **WINCHESTER**

Mallory Cristales, Secretary  
(213) 949-0805  
Winchester Community Center  
3130 S. McLeod, Las Vegas

## **PLANNING COMMISSIONERS & COUNTY COMMISSIONERS**

<b>Planning Commissioner</b>	<b>Phone</b>	<b>County Commissioner</b>	<b>District</b>
Michael Roitman	(702) 455-3113*	Michael Naft	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3113*	April Becker	C
Edward Frasier III	(702) 455-3113*	William McCurdy II	D
Vivian Kilarski	(702) 455-3113*	Tick Segerblom	E
Leslie Mujica	(702) 455-3113*	Justin Jones	F
Steve Kirk	(702) 455-3113*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy., Las Vegas, NV 89155-1741.

\*Contact Cindy Horschmann at Clark County Comprehensive Planning

**Revised 1/7/25**

### **Department of Comprehensive Planning**

500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314

<http://www.clarkcountynv.gov/comprehensive-planning>



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-07-801-009, 010, 012, 014, 015

PROPERTY ADDRESS/ CROSS STREETS: 4100 BOULDER HWY

## DETAILED SUMMARY PROJECT DESCRIPTION

Request for Multi-Family development

## PROPERTY OWNER INFORMATION

NAME: Boulder HWY Group LLC

ADDRESS: 9319 Fairfield Oaks LN

CITY: Porter

STATE: TX

ZIP CODE: 77365

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

CELL \_\_\_\_\_

EMAIL: \_\_\_\_\_

## APPLICANT INFORMATION (must match online record)

NAME: I-Ting Lai

ADDRESS: 8524 Garnet Lake Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89113

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

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

CELL \_\_\_\_\_

EMAIL: \_\_\_\_\_

## CORRESPONDENT INFORMATION (must match online record)

NAME: LAS Consulting

ADDRESS: 1930 Village Center Circle Bldg 3-577

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

REF CONTACT ID # 165577

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

CELL 702-499-6469

EMAIL: \_\_\_\_\_

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

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

Chao Kuan Lee

Property Owner (Signature)\*

Chao Kuan Lee

Property Owner (Print)

4-14-25

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

July 22, 2025

Mr. Romeo Gumarang, Principal Planner  
500 Grand Central Parkway  
Las Vegas, NV 89155

RE: APR 25-100400/APN: 161-07-801-009, 010, 012, 014, 015

Dear Mr. Gumarang:

Please accept this letter as our request for a use permit and design review for a multi-family project. The property is 5.8 +/- acres located on the southwest side of Boulder Highway, on the north side of Desert Inn Road. This request is a redevelopment of a vehicle storage lot. Along the northern boundary is an existing apartment complex zoned RM 32, plus a commercial lot that is a vehicle paint & body shop (Chapman Collision). Along the southeast portion of the site is a used car dealership. There is an existing six-foot wall along the northern boundary.

The property is planned for Corridor Mixed-Use (CM), and the Zoning Classification is Commercial Resort (CR). There is a bus line on Boulder Highway and also Desert Inn Road- the nearest bus stops to each driveway are less than 800 feet.

**Project Description**

This request is for a design review for 213 apartments for a density of 41.9 units per acre. The unit count is as follows: one bedroom- 127 units (60%), and two bedrooms- 86 units (40%). The site features pickleball courts, dog parks, a pool/deck, open space, and electric vehicle (EV) parking. There are two Four-story buildings. Building 1 is a U-shaped building around the pool deck, and Building two is linear in design and perpendicular to Boulder Highway, with the leasing office and clubhouse adjacent to Boulder Highway. Pedestrian pathways will be

delineated with stamped concrete within the development.

The proposed apartment bedroom mix requires a total of 313 parking spaces. However, due to the proximity to bus stops on Boulder Highway and Desert Inn Road, we are allowed to reduce the parking requirement by 10%, resulting in 283 required spaces, and we are providing 284 spaces. Twenty-one bike spaces are required, and twenty-two are provided. We are also providing 2039 square feet of additional open space beyond the required amount of 21,300 square feet. The open space consists of the following: central pool deck (7,614 square feet), dog park 1 (1,444 square feet), dog park 2 (2,435 square feet), pickleball court (9,528 square feet), garden (613 square feet), and a total of 23,339 square feet of open space.

The six-foot existing CMU wall will remain, however, and an additional five feet of landscaping and a single row of trees will be provided along the northern boundary. An existing attached sidewalk along Desert Inn Road will be removed, and a detached sidewalk will be installed, with five feet of landscaping on each side of the sidewalk. A vacation and abandonment for 5 feet of right-of-way on Desert Inn Road is a companion application.

### **Applications Requested**

#### **Design Review**

Design Review for multi-family development, site design, and building design.

**Design Review to Modify** Parking Location (Section 30.04.05.F.6)- Request to allow parking to be located between a multi-family building and street frontage, and not behind the building.

The site has streets on two sides and is of a unique shape. Parking is shown in front of the building along Boulder Highway, allowing potential tenants to pull into the leasing office without entering the site, which is gated for security and the privacy of the tenants. The frontage on Desert Inn Road is at an angle, which would make it difficult to design a building if it were placed in front of the parking. Also, if all of the parking is provided behind the building, there would not be convenient parking for the tenants on the south side of the building. Parking needs to be convenient for moving furniture, bringing groceries in, and for arriving home after dark; a safe, short distance between parking spaces and the tenant's front door is preferred.

### Use Permit

Use Permit for multi-family in a Commercial Resort (CR) zone.

### Waiver of Development Standards

Waiver of Development Standards - Waiver of Section 30.04.02 to modify the buffering and screening for the following:

- Allow a 5-foot landscape buffer where 15 is required.
- Allow single rows of evergreen trees where double rows are required.
- Allow a 6-foot-high wall where an 8-foot-high wall is required.

This site requires buffering and screening between the existing apartments and the subject site due to the subject site being zoned commercial. If the subject site were zoned multi-family, there would be no need for the screening. Even though they are similar uses, we are providing a landscape buffer between the sites, and surface parking keeps the proposed buildings away from the existing multi-family site. The proposed buildings are 70 feet from the property line, while the existing apartment buildings are 30 feet from the property line; therefore, the existing and proposed apartments are approximately 40 feet apart.

Waiver of Development Standards - Waiver of Section 30.04.04F6, which states- Except for single-family dwellings, the minimum parking spaces required may be reduced by 10% from the requirements in Table 30.04-2: Minimum Required Parking for development within 1,000 feet, measured along a legal pedestrian route, of a fixed transit stop. There are two bus stops within 1000 feet of each driveway, measured along a pedestrian access. The southbound bus stop on Boulder Hwy is approximately 650 feet from the proposed driveway, and the Desert Inn Driveway is approximately 650 feet from the eastbound bus stop.

Waiver of Development Standards – Request to waive the requirement of Standard Drawing 222.1 to reduce the distance to the call box on Desert Inn to 43’11”, where 100 feet is required. The driveway on Desert Inn is the secondary driveway, the main access to the development is on Desert Inn, and that driveway meets the required distance for the call box.

We believe this to be an asset to the area and respectfully request your approval. I appreciate your consideration in this matter.

Yours truly,

*Lucy Stewart*

Lucy Stewart