



Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

September 9, 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: 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

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 August 26, 2025. (For possible action)
- IV. Approval of the Agenda for September 9, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items: None
- VI. Planning and Zoning

1. 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

- VII. General Business:

Review FY 25-26 budget request(s) and take public input regarding suggestion for the FY 26-27 budget request(s). (For possible action)

- 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 23, 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

August 26, 2025

MINUTES

Board Members: Christian Barneond - Chair – **PRESENT** Judith Siegel – Member – **ABSENT**
Christopher Hooper – Vice Chair – **PRESENT** Brad Evans – Member – **PRESENT**
April Mench – Member – **PRESENT**

Secretary: Beatriz Martinez (702) 455-0560 beatriz.martinez@clarkcountynv.gov
County Liaison: Beatriz Martinez (702) 455-0560 beatriz.martinez@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions: Beatriz Martinez – County Liaison & Secretary; Lorna Phegley– Planner; Vivian Kilarski- Planning Commissioner. The meeting was called to order at 6:01 p.m.
- II. Public Comment: **None**
- III. Approval of July 29, 2025 Minutes
Moved by: Evans
Action: Approved
Vote: 4-0
- IV. Approval of Agenda August 26, 2025
Moved by: Mench
Action: Approved
Vote: 4-0
- V. Informational Items: None
- VI. Planning & 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)

PC 9/16/2025

Moved by: Hooper

Action: Approved

Vote: 4-0

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) **BCC 09/17/25**

Moved by: Mench

Action: Approved

Vote: 4-0

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) **BCC 09/17/25**

Moved by: Barneond

Action: Approved

Vote: 4-0

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)

BCC 09/17/25

Moved by: Barneond

Action: Hold

Vote: 3-1

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

VA CATE 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)

BCC 09/17/25

Moved by: Hooper

Action: Approved

Vote: 4-0

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) **BCC 09/17/25**

Moved by: Evans

Action: Approved

Vote: 4-0

VII. General Business: **None**

VIII. Public Comment: **None**

IX. Next Meeting Date

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

X. Adjournment

The meeting was adjourned at 7:11pm.

DRAFT

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., SEPTEMBER 9, 2025**

09/17/25 BCC

1. **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)

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)

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

Application Number	Request	Action	Date
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

	Planned Land Use Category	Zoning District	Existing Land Use
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



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
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