



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

November 25, 2025

7:00pm

Note:

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

Board/Council Members: Kimberly Swartzlander-Chair
John Williams-Vice-Chair
Susan Philipp
Trenton Sheesley
Renee Woitas

Secretary: Maureen Helm, 702-606-0747, mhelmtab@gmail.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Blanca Vazquez, 702-455-8531, BVA@ClarkCountyNV.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

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

- III. Approval of Minutes for October 28, 2025 (For possible action)
- IV. Approval of the Agenda for November 25, 2025 and Hold, Combine, or Delete any Items.
(For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning
 1. **UC-25-0668-FASHION SHOW MALL, LLC:**
USE PERMIT to allow a vehicle rental facility in conjunction with an existing shopping center (Fashion Show Mall) on a portion of 42.8 acres in a CR (Commercial Resort) Zone. Generally located west of Las Vegas Boulevard South and north of Spring Mountain Road within Paradise. TS/hw/cv (For possible action) **PC 11/18/25**
 2. **UC-25-0744-EPD SOLUTIONS, LLC:**
USE PERMIT for an office.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with an existing office on 0.22 acres in a CR (Commercial Resort) Zone. Generally located north of Twain Avenue and east of Palos Verdes Street within Paradise. TS/mh/kh (For possible action)**PC 12/2/25**
 3. **ET-25-400112 (UC-19-0624)-TERRACOTTA SIX, LLC:**
USE PERMITS THIRD EXTENSION OF TIME for the following: 1) multi-family residential development; 2) increase density; and 3) an accessory commercial use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase height; 2) reduce parking; 3) allow modified driveway design standards; 4) reduce driveway separation; and 5) reduce commercial driveway radius.
DESIGN REVIEW for a multi-family residential development on 6.2 acres in a CR (Commercial Resort) Zone. Generally located south of Highland Drive and west of Morgan Cashmans Way within Paradise. JJ/my/kh (For possible action) **BCC 12/3/25**
 4. **SDR-25-0725-GC VEGAS RETAIL, LLC & NAKASH S&W, LLC**
SIGN DESIGN REVIEWS for the following: 1) electronic signs (electronic message unit, video); 2) increase the area of wall signs; and 3) increase the area of a projecting sign in conjunction with a previously approved comprehensive sign package for an existing shopping center on a 1.82 acre portion of a 6.0 acre site in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Las Vegas Boulevard South and north of Tropicana Avenue within Paradise. JG/mh/kh (For possible action) **BCC 12/3/25**
 5. **ET-25-400119 (UC-23-0514)-CAMMARERI, ADRIENNE:**
USE PERMIT SECOND EXTENSION OF TIME to allow a service bay door to face a street.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate screening for mechanical equipment; 2) eliminate gate setback; and 3) reduce the trash enclosure setback.
DESIGN REVIEW for the expansion of an existing vehicle repair facility on 0.46 acres in an IL (Industrial Light) Zone. Generally located west of Wynn Road and south of Cannoli Circle within Paradise. MN/nai/cv (For possible action) **PC 12/16/25**

6. **PA-25-700047-COUNTY OF CLARK:**
PLAN AMENDMENT to redesignate the existing land use category from Public Use (PU) to Mid-Intensity Suburban Neighborhood (MN) on a 0.12 acre portion of a 0.70 acre site. Generally located south of Warm Springs Road and east of Topaz Street within Paradise. JG/gc (For possible action)
PC 12/16/25
7. **ZC-25-0745-COUNTY OF CLARK:**
ZONE CHANGE to reclassify a 0.12 acre portion of a 0.70 acre site from an RS20 (Residential Single-Family 20) Zone to an RS3.3 (Residential Single-Family 3.3) Zone. Generally located south of Warm Springs Road and east of Topaz Street within Paradise (description on file). JG/gc (For possible action)
PC 12/16/25
8. **WS-25-0734-YANG, TAYING & VIKTORIYA:**
WAIVER OF DEVELOPMENT STANDARDS to allow a 6 foot high non-decorative fence within the front setback in conjunction with an existing single-family residence on 0.98 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Viking Road and east of McLeod Drive within Paradise. TS/my/kh (For possible action)
PC 12/16/25
9. **ET-25-400116 (WS-23-0593)-MIRAGE PROPCO, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for reduced driveway throat depth.
DEVIATION for existing sidewalk and landscaping.
DESIGN REVIEW for an update to a previously approved resort hotel (Hard Rock Hotel Casino) with all associated and accessory uses, structures, and incidental buildings and structures on 69.88 acres in a CR (Commercial Resort) Zone. Generally located west of Las Vegas Boulevard South and south of Spring Mountain Road within Paradise. TS/rp/cv (For possible action) **BCC 12/17/25**
10. **ET-25-400117 (UC-21-0184)-MARIANO MARILOU LIVING TRUST & MARIANO MARILOU TRS:**
USE PERMIT SECOND EXTENSION OF TIME for a place of worship on 0.80 acres in an RS20 (Residential Single-Family 20) Zone. Generally located east of Spencer Street and north of Robindale Road within Paradise. MN/md/cv (For possible action) **BCC 12/17/25**

11. **ET-25-400118 (WS-23-0544)-MARIANO MARILOU LIVING TRUST & MARIANO MARILOU TRS:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) eliminate trash enclosure setbacks; 2) screening mechanical equipment; 3) eliminate street landscaping; 4) eliminate parking lot landscaping; 5) eliminate landscaping adjacent to a less intensive use (single-family residences); 6) reduce drive aisle width; and 7) allow modified driveway design standards.
DESIGN REVIEW for a place of worship on 0.8 acres in an R-E (Rural Estates Residential) Zone. Generally located east of Spencer Street and north of Robindale Road within Paradise. MN/al/cv (For possible action) **BCC 12/17/25**
12. **ZC-25-0774-OCEAN SHOWBOAT, INC.:**
ZONE CHANGE to reclassify 4.91 acres from an RM50 (Residential Multi-Family 50) Zone to a CG (Commercial General) Zone. Generally located north of Spring Mountain Road and east of Wynn Road within Paradise (description of file). JJ/rk (For possible action) **BCC 12/17/25**
13. **VS-25-0773-OCEAN SHOWBOAT, INC.:**
VACATE AND ABANDON a portion of a right-of-way being Wynn Road located between Pioneer Avenue and Spring Mountain Road; and a portion of a right-of-way being Pioneer Avenue located between Wynn Road and Valley View Boulevard within Paradise (description on file). JJ/hw/cv (For possible action) **BCC 12/17/25**
14. **UC-25-0775-OCEAN SHOWBOAT, INC.:**
USE PERMITS for the following: 1) outdoor dining and drinking; 2) recreational and entertainment facilities; and 3) live entertainment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase drive aisle length; 2) allow an attached sidewalk to remain; and 3) reduce throat depth.
DESIGN REVIEW for a proposed shopping center on a 4.91 acre portion of 7.55 acres in a CG (Commercial General) Zone. Generally located east of Wynn Road and south of Pioneer Avenue within Paradise. JJ/hw/cv (For possible action) **BCC 12/17/25**
15. **UC-25-0756 - BP FLAMINGO LLC:**
USE PERMIT for outdoor dining and drinking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) reduce parking; 3) modify residential adjacency standards; 4) allow an attached sidewalk; and 5) allow a commercial pan driveway.
DESIGN REVIEW for proposed restaurant buildings with drive-thrus within an existing commercial complex on 1.1 acres in a CG (Commercial General) Zone. Generally located north of Flamingo Road and west of Pinecrest Street within Paradise. TS/hw/cv (For possible action) **BCC 12/17/25**

- VII. General Business (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: December 9, 2025.
- X. Adjournment.

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



Paradise Town Advisory Board

October 28, 2025

MINUTES

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

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

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

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

Michael Huling; Planning, Blanca Vazquez; Community Liaison

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

II. Public Comment:
 None

III. Approval of October 14, 2025 Minutes

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

Approval of Agenda for October 28, 2025

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

IV. Informational Items (For Discussion only)

VI. Planning & Zoning

1. **DR-25-0630-KHW 625, LLC & MARRIOTT CORP LEASE:**
HOLDOVER DESIGN REVIEW for a proposed parking garage on 3.83 acres in a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) Overlay.
Generally located south of Kitty Hawk Way and west of Paradise Road within Paradise. JG/jud/kh
(For possible action) **BCC 11/5/25**

MOVED BY-Williams
DENY
VOTE: 3-0 Unanimous

2. **PA-25-700034-CLF, LLC:**
PLAN AMENDMENT to redesignate the land use category from RN (Ranch Estates Neighborhood) to LN (Low-Intensity Suburban Neighborhood) on 2.09 acres. Generally located on the southeast corner of McLeod Drive and Viking Road within Paradise. TS/mc (For possible action) **PC 11/18/25**

MOVED BY-Philipp
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

3. **VS-25-0559-CLF, LLC:**
VACATE AND ABANDON a portion of right-of-way being Viking Road located between McLeod Drive and Mojave Road; and a portion of right-of-way being McLeod Drive located between Viking Road and Flamingo Road within Paradise (description on file). TS/jud/cv (For possible action) **PC 11/18/25**

MOVED BY-Philipp
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

4. **WS-25-0560-CLF, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce street intersection off-set.
DESIGN REVIEW for a proposed single-family residential development on 2.09 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Viking Road and east McLeod Drive within Paradise. TS/jud (For possible action) **PC 11/18/25**

MOVED BY-Philipp
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

5. **TM-25-500140-CF, LLC:**
TENTATIVE MAP consisting of 10 single-family residential lots and common lots on 2.09 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Viking Road and east McLeod Drive within Paradise. TS/jud (For possible action) **PC 11/18/25**

MOVED BY-Philipp
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

6. **UC-25-0668-FASHION SHOW MALL, LLC:**
USE PERMIT to allow a vehicle rental facility in conjunction with an existing shopping center (Fashion Show Mall) on a portion of 42.8 acres in a CR (Commercial Resort) Zone. Generally located west of Las Vegas Boulevard South and north of Spring Mountain Road within Paradise. TS/hw (For possible action) **PC 11/18/25**

Applicant was a no show. Return to the November 25, 2025 Paradise TAB meeting

7. **UC-25-0721-SGS NORTH AMERICA, INC.:**
USE PERMIT to allow a laboratory within an existing office and office/warehouse complex on a portion of 10.01 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located north of Sunset Road and west of Sandhill Road within Paradise. JG/my/xx (For possible action) **PC 11/18/25**

MOVED BY-Philipp
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

8. **VS-25-0679-SANCHEZ FAMILY TRUST & SANCHEZ MARGARET W TRS:**
VACATE AND ABANDON easements of interest to Clark County located between Rochelle Avenue and University Avenue, and Arville Street and Cameron Street within Paradise (description on file). MN/tpd (For possible action) **PC 11/18/25**

MOVED BY-Williams
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

9. **VS-25-0694-PUBLIC RIGHT OF WAY:**
VACATE AND ABANDON a portion of right-of-way being Arville Street located between Tropicana Avenue and Reno Avenue within Paradise (description on file). MN/ji/xx (For possible action) **PC 11/18/25**

MOVED BY-Sheesley
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous

10. **WS-25-0714-REGAL I, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce buffering and screening.
DESIGN REVIEW for modifications to a previously approved recreational vehicle storage facility within an existing commercial complex on a portion of 17.7 acres in a CG (General Commercial) Zone. Generally located on the east of Eastern Avenue and north of Pebble Road within Paradise. MN/rp/cv (For possible action) **PC 11/18/25**

MOVED BY-Williams
Deny
VOTE: 3-0 Unanimous

11. **ET-25-400110 (ZC-0425-07)-PACIFIC PLACE SITE, LLC:**

ZONE CHANGE SIXTH EXTENSION OF TIME to reclassify 33.5 acres from an M-1 (Light Manufacturing) Zone to an H-1 (Limited Resort and Apartment) Zone.

USE PERMITS for the following: 1) an expansion of the Gaming Enterprise Overlay District; 2) a resort hotel/casino consisting of 2,700 hotel rooms; 3) 1,120 resort condominiums; 4) public areas including all casino areas, showrooms, live entertainment, cinema, performing arts center, shopping center, indoor and outdoor dining, entertainment, offices, meeting and convention, back-of-house, and parking structures; 5) increase the height of high-rise towers; 6) associated accessory and incidental commercial uses, buildings, and structures; and 7) deviations from development standards.

DEVIATIONS for the following: 1) encroachment into airspace; 2) reduced loading spaces; and 3) all other deviations as shown per plans on file. Generally located on the southeast corner of Spring Mountain Road and Polaris Avenue within Paradise. JJ/jgh/xx (For possible action)

BCC 11/19/25

HELD per applicant. Return to the January 13, 2026 Paradise TAB meeting

12. **VS-25-0702-SCHOOL BOARD OF TRUSTEES:**

VACATE AND ABANDON easements of interest to Clark County located between Jefferys Street and Eastern Avenue, and Saddle Avenue (alignment) and Viking Road; and a portion of right-of-way being Eastern Avenue located between Viking Road and Saddle Avenue (alignment); a portion of right-of-way being Viking Road located between Eastern Avenue and Jefferys Street; and a portion of right-of-way being Jefferys Street located between Saddle Avenue (alignment) and Viking Road within Paradise (description on file). TS/rg/xx (For possible action) **BCC 11/19/25**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

13. **WS-25-0701-SCHOOL BOARD OF TRUSTEES:**

WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.

DESIGN REVIEW for proposed redevelopment of a school on 8.94 acres in a PF (Public Facility) Zone. Generally located south of Viking Road and west of Eastern Avenue within Paradise. TS/rg/xx(For possible action) **BCC 11/19/25**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

VI. **General Business (for possible action)**

None

VII. **Public Comment**

None

VIII. **Next Meeting Date**

The next regular meeting will be November 25, 2025

IX. **Adjournment**

The meeting was adjourned at 9:00 p.m.

11/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

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

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

RELATED INFORMATION:

APN:

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

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

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

Site Plans & Request

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

Landscaping

No additional landscaping is proposed or required with this request.

Floor Plans

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

Applicant's Justification

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

Prior Land Use Requests

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

Prior Land Use Requests

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

Prior Land Use Requests

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

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning
Use Permit**

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

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

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SIXT RENT A CAR, LLC

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

12/02/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0744-EPD SOLUTIONS, LLC:

USE PERMIT for an office.

WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with an existing office on 0.22 acres in a CR (Commercial Resort) Zone.

Generally located north of Twain Avenue and east of Palos Verdes Street within Paradise.
TS/mh/kh (For possible action)

RELATED INFORMATION:

APN:

162-15-313-004

WAIVER OF DEVELOPMENT STANDARDS:

Reduce parking to 6 parking spaces where 8 parking spaces are required per Section 30.04.04D (a 25% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 522 E. Twain Avenue
- Site Acreage: 0.22
- Project Type: Office
- Number of Stories: 1
- Building Height (feet): 21
- Square Feet: 3,758
- Parking Required/Provided: 8/6

History & Site Plan

The subject building was constructed in 2002 and originally occupied by the Lili Clair Vocational Training Center Foundation, which was a minor school approved via UC-0132-01. A use permit for an office with a waiver for reduced parking was approved in April 2014 via UC-0065-14. However, the Notice of Final Action included a condition for the application to be reviewed as a public hearing 1 year after approval to ensure the parking reduction did not adversely affect adjacent properties. The review was never completed, which led to the expiration of the use permit and waiver. The applicant is now requesting reapproval of the use

permit for an office and a waiver for reduced parking. There are no proposed changes to the site associated with this application.

The plans depict an existing 3,758 square foot office building that has vehicular access via an alley east of the site. The building is set back 9 feet from the north property line, 24 feet from the east property line, 22 feet from the south property line, and 6 feet from the west property line. Typically, 9 parking spaces would be required based on the gross floor area of the building. However, the site is located approximately 350 feet from a fixed transit stop to the west, which allows parking to be reduced by 10%. The 6 parking spaces are located on the east side of the building, where 8 parking spaces are required, necessitating a waiver of development standards. A pedestrian gate is located on the southeast side of the building, adjacent to the parking area, with a walkway that leads from the parking area and continues around the building. The trash enclosure is located in the northeast corner of the site.

Landscaping

The photos provided depict existing landscaping along the south and east sides of the site, consisting of trees and shrubs. There are no proposed changes to landscaping associated with this application.

Elevations

The photos provided depict an existing 21 foot high building constructed with stucco and featuring grey, black, and beige coloration. The entrance is on the south side of the building. The roofline is flat and variable.

Floor Plans

The plans depict a 3,758 square foot office building featuring several office rooms, a conference room, a great room, storage rooms, restrooms, a kitchen, a lobby, and reception room.

Applicant's Justification

The applicant states that this application is to reestablish the office that was approved via UC-0065-14 but subsequently expired. There are no proposed changes to the landscaping, fences, building, or any other site features. The applicant adds that the parking provided is sufficient as there are usually 3 or fewer employees working on-site at a given time.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-0154-14	Street name change to rename Twain Avenue to Sands Avenue between the intersection of Maryland Parkway and Paradise Road	Denied by PC	May 2014
UC-0065-14	Use permit for an office and waiver to reduce parking - expired	Approved by PC	April 2014
WS-0071-05	Waiver for increased wall height at a reduced setback	Approved by PC	February 2005
ADET-900420-04 (UC-0132-01)	Second administrative extension of time for a use permit for a minor school	Approved by ZA	April 2004

Prior Land Use Requests

Application Number	Request	Action	Date
AV-900339-04	Minor deviation for increased wall height	Approved by ZA	March 2004
ADET-900314-02 (UC-0132-01)	First administrative extension of time for a use permit for a minor school	Approved by ZA	August 2002
UC-0132-01	Use permit for a minor school	Approved by PC	April 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Entertainment Mixed-Use	CR	Multi-family residential
South	Entertainment Mixed-Use	CR	Retail, restaurant, & salon
East	Entertainment Mixed-Use	CR	Medical office

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.

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

Use Permit & Waiver of Development Standards

Staff finds that the subject site has consistently featured office uses since UC-0065-14 was approved in April 2014. The reestablishment of an office at this site is consistent with Policy 5.5.3 of the Master Plan, which encourages the retention and revitalization of established local business districts and the expansion of small businesses in unincorporated Clark County. The

office building remains compatible with surrounding development and staff does not anticipate any adverse effects resulting from the continued use of the site as an office. Lastly, staff is unaware of any issues that have emerged related to the office use or reduced parking since the previous approval in 2014. Therefore, staff can support both the use permit and the waiver of development standards.

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: EPD SOLUTIONS, LLC

CONTACT: QIANG DING, EPD SOLUTIONS, LLC, 11023 DESERT HEIGHTS AVENUE,
LAS VEGAS, NV 89135



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101087

ASSESSOR PARCEL #(s): 162-15-313-004

PROPERTY ADDRESS/ CROSS STREETS: 522 E TWAIN AVE LAS VEGAS NV 89169

DETAILED SUMMARY PROJECT DESCRIPTION

Obtain Use Permit and Parking Waiver for office

PROPERTY OWNER INFORMATION

NAME: EPD SOLUTIONS LLC

ADDRESS: 12165 edgehurst ct

CITY: las vegas

STATE: nv

ZIP CODE: 89138

TELEPHONE: CELL 4156890697

APPLICANT INFORMATION (information must match online application)

NAME: EPD SOLUTIONS LLC

ADDRESS: 12165 edgehurst ct

CITY: las vegas

STATE: nv

ZIP CODE: 89138

TELEPHONE: CELL 4156890697

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Qiang Ding

ADDRESS: 12165 edgehurst ct

CITY: las vegas

STATE: nv

ZIP CODE: 89138

TELEPHONE: CELL 4156890697

ACCELA REFERENCE CONTACT ID #

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

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

Qiang Ding
Property Owner (Signature)*

QIANG DING
Property Owner (Print)

9/28/2025
Date

522 E TWAIN AVE
LAS VEGAS NV 89169
PARCEL #: 162-15-313-004

To whom it may concern,

We purchased the property this year and realized the existing special use permit has expired. We would like to apply for a new special use permit due to office use in a CR zoning. The purpose of this application is the same as the previous approval (UC-0065-14), which approved an office with reduced parking.

In summary, we are requesting a Special Use Permit to allow an office in a CR Zone as required per Section 30.03.06.G. We are also requesting a Waiver of Development Standards to allow 7 parking spaces where 9 parking spaces are required per Section 30.04.04.D. There are no proposed changes to landscaping, fences/walls, the building, or any other site features. We are only seeking to re-establish the office use that was previously approved but subsequently expired because a 1 year review was not completed as required by the NOFA.

As the owner and tenant of this building we will establish an office headquarters at this location. This request will not impact any adjacent properties. No additional parking is needed for this office since we usually have 3 or less employees working on-site.

Qiang Ding



12/03/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

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

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

DESIGN REVIEW for a multi-family residential development on 6.2 acres in a CR (Commercial Resort) Zone.

Generally located south of Highland Drive and west of Morgan Cashmans Way within Paradise. JJ/my/kh (For possible action)

RELATED INFORMATION:

APN:

162-17-203-001 through 162-17-203-008

USE PERMITS:

1. Multi-family residential development.
2. Increase the density to 87.1 dwelling units per acre where 50 dwelling units per acre is the standard (a 74.2% increase).
3. Allow an accessory commercial use.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the building height up to 85 feet where 50 feet is the standard per Table 30.40-7 (a 70% increase).
2. Reduce on-site parking to 704 spaces where 720 spaces is the standard per Table 30.60-1 (a 2.2% reduction).
3.
 - a. Reduce throat depth for the primary driveway along Highland Drive to 75 feet where 150 feet is the standard per Uniform Standard Drawing 222.1 (a 50% reduction).
 - b. Reduce throat depth for the primary driveway along Highland Drive to 47 feet where 150 feet is the standard per Uniform Standard Drawing 222.1 (a 68.7% reduction).
4. Reduce the departure distance from the driveway to the intersection to 90 feet where 190 feet is required along Highland Drive per Uniform Standard Drawing 222.1 (a 52.6% reduction).
5. Reduce the commercial driveway approach radius to 10 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 60% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3610, 3620, 3630, 3640, 3672, 3680, 3682, and 3686 Highland Drive
- Site Acreage: 6.2
- Number of Units: 435
- Density (du/ac): 87.1
- Project Type: Multi-family residential
- Number of Stories: 6
- Building Height (feet): 85
- Square Feet: 461,019 (total)/2,058 (accessory commercial use)
- Open Space Required/Provided (acres): 2.5/3.4
- Parking Required/Provided: 720/704

Site Plans

The approved plans show a multi-family residential development consisting of 435 residential units on 6.2 acres with a density of 87.1 dwelling units per acre. The proposed development consists of two, 6 story residential buildings. The first level consists of parking, a lobby, offices, retail store, lounges, and other amenities for the residents. The 5 stories above the first floor consist of residential units. A pool area and courtyard are in the courtyards on the second level in the center of the 2 towers. Additional parking is located on the basement level and surface parking is located on the south side of the building. The site has access to Highland Drive and Morgan Cashmans Way. The 2 access driveways on Highland Drive do not conform to Code requirements and the access on Morgan Cashmans Way is an emergency access and gated. The applicant is requesting a third extension of time for this development.

Landscaping

A 15 foot wide landscape area with a detached sidewalk is located along Highland Drive and Morgan Cashmans Way. A 2.5 foot wide landscape area is located along the south property line with interior parking lot trees distributed throughout the site as required by Code. Additional landscaping is located adjacent to the buildings. A total of 2.5 acres of open space is provided including the courtyard/pool area, courtyards with amenities, and pedestrian landscape area adjacent to the building. Landscape materials include trees, shrubs, and groundcover.

Elevations

The approved plans depict a 6 story building with a flat roof and parapet walls ranging in height from 70 feet to 85 feet. The highest point is the top of the atrium dome roof. The exterior walls have a stucco finish painted various colors, fluted cast concrete walls, coronado stone veneer, and glass railings.

Floor Plans

The approved project consists of 2 towers with a mixture of studio, 1, 2, and 3 bedroom units distributed on 5 stories. The first level consists of parking, a lobby, offices, a 2,058 square foot retail store, lounges, and other amenities for the residents. The 5 stories above the first floor consist of residential units and amenities for the residents. A pool area and courtyard are located in the courtyards on the second level in the center of the 2 towers. Additional parking is located on the basement level.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-23-400144 (UC-19-0624):

Comprehensive Planning

- Until October 2, 2025 to commence.
- Applicant is advised that the County has adopted a rewrite to Title 30, effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ET-21-400157 (UC-19-0624):

Current Planning

- Until October 2, 2023 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of the application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works-Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-19-0624:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- Applicant is advised that the Gaming Enterprise District will be removed from the site when the application commences; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Vacate the excess right-of-way on the southwest corner of the site and any other unnecessary rights-of-way and/or easements;
- Driveway on Morgan Cashmans Way to be for emergency access only.
- Applicant is advised that minimum driveway widths are measured from the lip of the gutter to the lip of the gutter.

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 30.48 Part B of the Clark County Unified Development Code;
- 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.
- 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.

Building Department - Fire Prevention

- 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0462-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant is seeking an extension of time as they have recently acquired the parcels. They would like to preserve the past entitlements. The applicant states that the project is still consistent with the surrounding area and would complement the Jade multi-family and Wyndham Desert Blue Resort to the south.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400144 (UC-19-0624)	Second extension of time for a multi-family project with accessory commercial uses	Approved by BCC	December 2023
ET-21-400157 (UC-19-0624)	First extension of time for a multi-family project with accessory commercial uses	Approved by BCC	November 2021
UC-19-0624	Multi-family project with accessory commercial uses	Approved by BCC	October 2019
ET-18-400204 (UC-0772-07)	Fifth extension of time for the resort hotel until - expired	Approved by BCC	November 2018
UC-0772-07 (ET-0071-15)	Fourth extension of time for the resort hotel - expired	Approved by BCC	October 2015
UC-0772-07 (ET-0061-13)	Third extension of time for the resort hotel - expired	Approved by BCC	August 2013
UC-0772-07 (ET-0089-11)	Second extension of time for the resort hotel - expired	Approved by BCC	November 2011
UC-0772-07 (ET-0244-09)	First extension of time for the resort hotel - expired	Approved by BCC	October 2009
UC-0772-07	Original application to expand the Gaming Enterprise District for a resort hotel consisting of 312 hotel rooms and 1,150 resort condominiums - expired	Approved by BCC	September 2007
ZC-1644-05	Established the H-1 zoning for the parcels and included a request for 412 residential condominiums and 885 resort condominiums with a maximum height of 569 feet	Approved by BCC	January 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Office/warehouse - under ROI for a resort hotel
South	Entertainment Mixed-Use	CR	Hotel/timeshare
East	Entertainment Mixed-Use	IL	Vehicle storage lot
West	Entertainment Mixed-Use	IL	Industrial uses

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

The County has rewritten Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application. Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that 6 years have passed since the original approval of the project, and no progress has been made towards commencement of the project. This is the third extension of time request after the initial request. The County has adopted a rewrite to Title 30 effective January 1, 2024, and projects are expected to comply with the new regulations. Therefore, staff cannot support this request.

Public Works - Development Review

The applicant has not complied with prior conditions; therefore staff cannot support this extension of time.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Until October 2, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No objection.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: TERRACOTTA SIX, LLC

CONTACT: NANCY AMUNDSEN, BROWN, BROWN, & PREMSIRUT, 520 S. FOURTH STREET, LAS VEGAS, NV 89101

DRAFT



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101522

ASSESSOR PARCEL #(s): 162-17-203-001 through 008

PROPERTY ADDRESS/ CROSS STREETS: Highland Drive and Polaris Ave - 3610-3686 Highland Drive

DETAILED SUMMARY PROJECT DESCRIPTION

Third extension of time for multifamily development with associated waivers and design review.

PROPERTY OWNER INFORMATION

NAME: TerraCotta Six LLC

ADDRESS: 2321 Rosecrans Avenue #3270

CITY: El Segundo

STATE: CA

ZIP CODE: 90245

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: TerraCotta Six LLC

ADDRESS: 2321 Rosecrans Avenue #3270

CITY: El Segundo

STATE: CA

ZIP CODE: 90245

TELEPHONE: 424.269.3800

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Brown, Brown, and Premsrut - Nancy Amundsen

ADDRESS: 520 South Fourth Street - 2nd floor

CITY: Las Vegas

STATE: NV

ZIP CODE: 89101

TELEPHONE: 702.598.1410

CELL 702.994.0490

ACCELA REFERENCE CONTACT ID # _____

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

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

[Signature]
Property Owner (Signature)*

Tingting Zhang
Property Owner (Print)

9/23/2025
Date

LAW OFFICE

Brown, Brown & Premsrirut

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

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

September 24, 2025

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

RE: *Justification – Extension of Time – UC-19-0624*
Multifamily Development with Accessory Commercial
APN's 162-17-203-001 through 008

To Whom It May Concern:

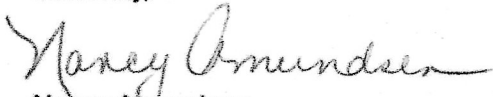
Our office represents TerraCotta Six LLC, the owner of the project (the "Applicant") in the above referenced matter. The property is located on the south side of Highland Drive, east of the intersection at Polaris Avenue.

The site is 6.2 acres and is zoned CR-Commercial Resort in the EM-Entertainment Mixed Use land use designation. The original approval of the project was through UC-19-0624 on October 2, 2019. The project envisioned 435 residential units with 2,058 square feet of accessory commercial space and 3.4 acres of open space. The original approval allowed for various waivers and a design review. The project received approval for the first extension of time on November 17, 2023 (ET-21-400157), and a second extension of time on December 6, 2023 (ET-23-400144). This request would be for a third extension of time.

Applicant is requesting this extension of time to preserve the entitlements as the site was recently acquired. The project is still consistent and compatible with the surrounding area and would complement both the Jade Multifamily and the Wyndham Desert Blue Resort to the south.

Thank you for your time and consideration of this request. Please feel free to contact me should you have any questions.

Sincerely,



Nancy Amundsen

Brown, Brown, and Premsrirut
520 South Fourth Street
Las Vegas, NV 89101

12/03/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

SIGN DESIGN REVIEWS for the following: 1) electronic signs (electronic message unit, video); 2) increase the area of wall signs; and 3) increase the area of a projecting sign in conjunction with a previously approved comprehensive sign package for an existing shopping center on a 1.82 acre portion of a 6.0 acre site in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay.

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

RELATED INFORMATION:

APN:

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

SIGN DESIGN REVIEWS:

1.
 - a. Allow an electronic sign (electronic messaging unit, video) in conjunction with a projecting sign.
 - b. Increase the sign area of electronic signs (electronic message unit, video) to 48,565 square feet where 150 square feet is the maximum permitted per Section 30.05.02H and 45,745 square feet was previously approved.
 - c. Increase the number of electronic signs (electronic messaging unit, video) to 6 where 61 was previously approved.
2. Increase the area of wall signs to 63,253 square feet where 60,902 square feet was previously approved.
3. Increase the area of projecting signs to 2,970 square feet where 250 square feet is the maximum per Section 30.05.02O and 2,410 square feet was previously approved.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3767 Las Vegas Boulevard South
- Site Acreage: 1.82 (portion)/6 (overall site)
- Project Type: Signage update for Showcase Mall
- Sign Height (feet): 24 (proposed wall sign 1)/70 (proposed wall sign 2)/70 (proposed projecting sign)

- Square Feet: 1,800 (proposed wall sign 1)/1,091 (proposed wall sign 2)/560 (proposed projecting sign)

Site Plan

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

Sign Plan

- W-1: Wall sign consisting of an electronic sign (electronic message unit, video) with an overall area of 1,800 square feet. The sign faces north and is located above an entrance to the building.
- W-2: Wall sign consisting of an electronic sign (electronic message unit, video) with an overall area of 1,091 square feet, which is a 551 square foot increase from the current wall sign that it will replace. The sign faces west and is located above an entrance to the building.
- P-1: Projecting sign featuring an electronic sign (electronic message unit, video) with an overall area of 560 square feet. This two-sided sign is on the west elevation and will be facing north and south, and is located adjacent to wall sign W-2.

Tables summarizing the signage are provided below:

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Percent Increase	# of Existing Signs	# of Proposed Signs	Total # of Signs
Freestanding	6,000	0	6,000	N/A	6	0	6
Wall	60,902	2,351	63,253	3.86%	105	1	106
Directional	35	0	35	N/A	6	0	6
Projecting	2,410	560	2,970	23.24%	14	1	15
Hanging	34	0	34	N/A	5	0	5
Roof	969	0	969	N/A	3	0	3
Overall Total	70,350	2,911	73,261	N/A	139	3	142
Animated LED (Wall display)	40,626	2,351	42,977	7.17%	57	2	59
Animated (Freestanding)	4,993	0	4,993	N/A	1	0	1
Animated (Lettering)	126	0	126	N/A	2	0	2
Animated (Projecting)	1,955	560	2,515	N/A	1	1	2
Overall Animated	45,745	2,911	48,656	N/A	61	3	64

Applicant's Justification

The proposed signage requests are appropriate for the site and will not create any negative impact to the area. The Development Code allows for alternative sign standards within the Resort Corridor if the signs result in the development having a visual character compatible with adjacent developments. The proposed signs are compatible with other signs in the area and are in harmony with the unique nature of signage along Las Vegas Boulevard South and within the Resort Corridor. The site is located on the Las Vegas Strip and is compatible with the surrounding uses. Las Vegas Boulevard South is designated and recognized as a National Scenic Byway and the proposed signs further promote this designation.

Prior Land Use Requests

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

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0837	Modification to an approved comprehensive sign plan (Burlington)	Approved BCC	December 2019
WS-19-0239	Amended sign plan for the Showcase Mall	Approved by BCC	May 2019
WS-18-0245	Amended sign plan for the Showcase Mall	Approved by BCC	May 2018
WS-18-0165	Reduced parking and design review for modifications to a parking lot in conjunction with an approved expansion of the Showcase Mall	Approved by BCC	April 2018
WS-18-0084	Amended sign plan for the Showcase Mall	Approved by BCC	March 2018
DR-0819-17	Remodeled and modified entrance of a retail space for the Designer Shoe Warehouse in the Showcase Mall	Approved by BCC	November 2017
UC-0657-17	Expansion of the Showcase Mall	Approved by BCC	September 2017
WS-0456-17	Amended sign plan for the Showcase Mall	Approved by BCC	July 2017
WS-0153-17	Waivers and a design review for a portion of the Showcase Mall for a building addition and modified the existing plaza, sidewalks, and landscape areas along Las Vegas Boulevard South	Approved by BCC	April 2017
WS-0579-16	Amended sign plan for the Showcase Mall with facade change to a portion of the site	Approved by BCC	October 2016

*There are several other land use applications that have included this site; however, the applications listed above are the most directly related to the current request.

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application.

Public Works - Development Review

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SG VEGAS OWNER, LLC

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

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-21-301-014

PROPERTY ADDRESS/ CROSS STREETS: 3767 S. Las Vegas Boulevard

DETAILED SUMMARY PROJECT DESCRIPTION

Signage for TJ Max at Showcase Mall

PROPERTY OWNER INFORMATION

NAME: GC Vegas Retail, LLC

ADDRESS: 499 Park Avenue, Suite 2501

CITY: New York STATE: NY ZIP CODE: 10022

TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: SG Vegas Owner, LLC

ADDRESS: 499 Park Avenue, Suite 2501

CITY: New York STATE: NY ZIP CODE: 10022 REF CONTACT ID # _____

TELEPHONE: 212-944-1330 CELL _____ EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Liz Olson - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

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

TELEPHONE: 702-792-7000 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.

[Signature]
Property Owner (Signature)*

Jack Brala
Property Owner (Print)

9.3.25
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

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

KAEMPFER

CROWELL

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

September 29, 2025

VIA HAND DELIVERY

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

**Re: Justification Letter – Sign Design Review
Showcase – TJ Maxx
APN: 162-21-301-014**

To Whom It May Concern:

Please be advised this office represents the Applicant in the above referenced matter. The Applicant is requesting a review for signage on property located near the northeast corner of Las Vegas Boulevard and Tropicana Avenue. The property is more particularly described as Assessor's Parcel Number 162-21-301-014 and known as a portion of the Showcase Mall (the "Site").

The Applicant is in the process of revamping the building with new signage for various tenants. Most recently, the Hard Rock Café signage was approved via application SDR-24-0637. Pending application SDR-25-0549 is set to be heard at the September 17th Board of County Commissioners meeting with staff and Town Board's recommendations of approval. The current request is to facilitate the relocation of TJ Maxx from its southern location in Showcase to the Site with updated exterior signage. These updates will bring new life to the Showcase Mall and overall portion of the Las Vegas Strip.

The current request is for new animated wall signage for TJ Maxx. The details of the existing signage and requested signage are located within the charts below:

Type of sign	Approved/ Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent Increase	# of existing signs	# of proposed signs	Total # of signs
Freestanding	426	0	426	3,890	0	5	0	5
Wall*	47,046	2,351	49,397	4,320	5.00	94	2	96
Directional	35	0	35	32	0	6	0	6
Projecting	1,652	560	2,212	32	33.9	10	1	11
Hanging	34	0	34	32	0	5	0	5
Overall Total	49,193	2,911	52,104	N/A	5.92	120	3	123

*Animated LED: 2,911 SQ. FT.

The details for animated signs are listed below:

Type of sign	Existing (sq ft)	Proposed (sq ft)	Total (sq ft)	Allowed per Title 30 (sq ft)	Percent Increase	# of existing signs	# of proposed signs	Total # of signs
Animated	6,837	0	6,837	150	0	19	0	19
Animated (Wall LED Display)	19,364	2,911	22,275	150	15.03	27	3	30
Overall Animated Total	26,201	2,911	29,112	150	11.11	46	3	49

Based on the above, and associated plans submitted with this application, the Applicant is requesting the following as part of the sign request:

1. Increase the area of an animated electronic sign (electronic message unit, video) to 29,112 square feet where 26,201 square feet was previously approved.
2. Increase the area of wall signs to 49,397 square feet where 47,046 square feet was previously approved.

The proposed signage requests are appropriate for the Site and will not create any negative impact to the area. The Development Code allows for alternative sign standards within the Resort Corridor if the signs result in the development having a visual character compatible with adjacent development. The proposed signs are compatible with other signs in the area and are in harmony with the unique nature of signage along Las Vegas Boulevard and within the Resort Corridor. The Site is located on the Las Vegas Strip and is therefore compatible with the surrounding uses. Las Vegas Boulevard is designated and recognized as a National Scenic Byway and the proposed signs further promote this designation. Therefore, the Applicant respectfully requests consideration of the application as submitted.

Thank you in advance for your consideration. If you have any questions, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

12/16/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400119 (UC-23-0514)-CAMMARERI, ADRIENNE:

USE PERMIT SECOND EXTENSION OF TIME to allow a service bay door to face a street.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate screening for mechanical equipment; 2) eliminate gate setback; and 3) reduce the trash enclosure setback.
DESIGN REVIEW for the expansion of an existing vehicle repair facility on 0.46 acres in an IL (Industrial Light) Zone.

Generally located west of Wynn Road and south of Cannoli Circle within Paradise. MN/nai/cv
(For possible action)

RELATED INFORMATION:

APN:

162-19-810-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate screening for mechanical equipment where required per Table 30.56-2.
2. Eliminate setback from gate to the street where 50 feet is required per Section 30.64.020 (a 100% reduction).
3. Reduce the trash enclosure setback to the street to 8 feet where 10 feet is required per Section 30.56.120 (a 20% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4795 Wynn Road
- Site Acreage: 0.46
- Project Type: Vehicle repair
- Number of Stories: 1
- Building Height (feet): 18
- Square Feet: 1,419 (new building)/2,432 (existing)
- Parking Required/Provided: 8/13

History & Request

This project was originally approved on October 3, 2023 by the Planning Commission with a condition to review as a public hearing in one year. The approved plans show an existing vehicle

repair facility. The applicant requested to build an attached addition that would be 2,567 square feet. The first extension was approved on November 19, 2024 by the Planning Commission (ET-24-400109). While completing the building permit, the applicant found out that there was an existing leach field underneath the proposed addition that cannot be built upon. As a result, revised plans were submitted that showed a 1,419 square foot detached building, rather than the original attached design, located on the south portion of the property. ADR-25-900592 was approved by the zoning administrator in July 2025 for that change. Now the applicant is applying for their second extension of time to complete their building permit.

Site Plan

The approved plans depict an existing vehicle repair facility within a 2,432 square foot building built in 1983. The existing building is located along the west side of the site. The originally approved plan showed an attached addition to an existing vehicle repair facility. The addition was 2,567 square feet. The revised plans approved with ADR-25-900592 show that the proposed addition will be detached and 1,419 square feet in area. The proposed detached metal building is located along the south side of the property. Access to the site is via a private cul-de-sac, Cannoli Circle. Originally, the applicant requested a waiver to reduce parking. However, the revised plans approved with ADR-25-900592 show 13 parking spaces are provided for this facility where only 8 parking spaces are required. Therefore, the waiver to reduce parking is no longer needed. The trash enclosure is located on the northeast corner of the site, intruding into the right-of-way setback along Cannoli Circle by 1 foot 2 inches; therefore, waivers of development standards were included in the original application. Additionally, a design review for the addition, as well as a use permit to allow service bay doors facing a street (Cannoli Circle) are a part of the original request. The hours of operation are Monday to Friday from 7:00 a.m. to 6:00 p.m. The vehicles being repaired are automobiles and light trucks and will not include any watercraft or recreational vehicles.

Landscaping

The approved plans show existing 6 foot wide street landscaping (palm trees) along Wynn Road. According to the applicant, the landscaping has been there for at least 20 years. No parking lot landscaping is proposed on site.

Elevations

The originally approved plan shows an existing 1 story plaster over CMU 2,432 square foot building. The revised plans approved with ADR-25-900592 show a proposed 1 story addition is a 1,419 square foot metal building, which will be detached from the existing building. The height of the new building will be 18 feet. The proposed metal building will be painted to match the existing CMU building. The overall height of the existing vehicle repair facility is 18 feet.

Floor Plans

The approved plans depict an existing 2,432 square foot building, consisting of a 582 square foot office, restrooms, a 1,850 square foot service bay (existing). The revised plans approved with ADR-25-900592 depict a detached building that has 1,419 square feet of new service bays.

Previous Conditions of Approval

Listed below are the approved conditions for ET-24-400109 (UC-23-0514):

Comprehensive Planning

- Until October 3, 2025 to commence or the application will expire unless extended with an extension of time;
- Until October 3, 2025 to review or the application will expire.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Southern Nevada Health District (SNHD) - Engineering

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

Listed below are the approved conditions for UC-23-0514:

Comprehensive Planning

- 1 year to review as a public hearing.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; and to please contact the Southern Nevada Health District when modifying existing plumbing fixtures.

Applicant's Justification

The applicant is requesting an extension of time for UC-23-0514. There is an active building permit, and plans have been submitted to the Southern Nevada Health District. The applicant

also submitted an administrative design review for revised plans because there was an existing leach field on the property and they had to make adjustments.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-25-900592	Revised plans for UC-23-0514	Approved by Zoning	July 2025
ET-24-400109 (UC-23-0514)	First extension of time for use permit, waivers of development standards, and a design review for a vehicle repair facility	Approved by PC	November 2024
UC-23-0514	Use permit, waivers of development standards, and a design review for a vehicle repair facility	Approved by PC	October 2023
ZC-0144-83	Reclassified 5.3 acres from R-E to M-1 zoning	Approved by BCC	September 1983

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Staff finds that the applicant has made progress towards commencement. There is an active building permit for this project (BD25-15711). Also, the applicant submitted revised plans to reconfigure the proposed addition to be detached from the existing building due to an existing leach field. Therefore, staff can recommend approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until October 3, 2026 to commence or the application will expire unless extended with an extension of time;

- Until October 3, 2026 to review or the application will expire.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: BEN TORRELLA

CONTACT: BEN TORRELLA, 712 MAXLEY COURT, LAS VEGAS, NV 89145



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-19-810-008

PROPERTY ADDRESS/ CROSS STREETS: 4795 WYNN RD LAS VEGAS NV 89103

DETAILED SUMMARY PROJECT DESCRIPTION

Time extension for UC-23-0514

PROPERTY OWNER INFORMATION

NAME: ADRIENNE CAMMARERI

ADDRESS: 1517 CUTLER DR

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89117

TELEPHONE: _____ CELL 702 506 3730

EMAIL: [REDACTED]

APPLICANT INFORMATION (must match online record)

NAME: BEN TORRELLA

ADDRESS: 712 MAXLEY CT

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89145

REF CONTACT ID # _____

TELEPHONE: 702 516 7570 CELL 702 665 1794

EMAIL: [REDACTED]

CORRESPONDENT INFORMATION (must match online record)

NAME: Ben Torrella

ADDRESS: 712Maxley Ct

CITY: Las Vegas

STATE: NV

ZIP CODE: 89145

REF CONTACT ID # _____

TELEPHONE: 702 516 7570 CELL 702 665 9507

EMAIL: [REDACTED]

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

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

Adrienne Cammareri

Adrienne Cammareri

10/2/2025

Property Owner (Signature)*

Property Owner (Print)

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 _____

October 1, 2025

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

Subject: Request for Time Extension for UC-23-0514

To Whom It May Concern,

We respectfully request a time extension for Use Permit UC-23-0514. The project is currently under active review and coordination with multiple agencies, and additional time is necessary to complete the permitting and approval process.

At present, we have an application submitted with the Building Department (BD25-15711), which remains in process. In addition, plans have been submitted to the Southern Nevada Health District (SNHD) for their required review and approval.

Furthermore, due to the presence of an existing leach field on the property, we filed an administrative review (ADR-25-900592) to make a necessary adjustment to the site development plan. This request was approved, and the revised site development plan is now consistent with the conditions on site.

Given these ongoing reviews and the approvals already obtained, we are diligently pursuing all necessary steps toward final project compliance. A time extension for UC-23-0514 will allow us to complete these processes without interruption and move forward with construction in accordance with County requirements.

We sincerely appreciate your consideration of this request and look forward to your favorable response.

Respectfully,


Ben Torrella, PE

Digitally signed by Benjamin Torrella
DN: C=US, OU=Designland PLLC, CN=Benjamin Torrella,
E=ben.designland@gmail.com
Reason: I am the author of this document
Location:
Date: 2025-10-01 15:08:22
Foxit PhantomPDF Version: 9.0.0

DESIGNLAND PLLC

12/16/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-25-700047-COUNTY OF CLARK:

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

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

RELATED INFORMATION:

APN:

177-12-196-002 ptn

EXISTING LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

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

Applicant's Justification

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

Surrounding Land Use

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

Surrounding Land Use

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

Related Applications

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

STANDARDS FOR ADOPTION:

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

Analysis**Comprehensive Planning**

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

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

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

Staff Recommendation

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

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

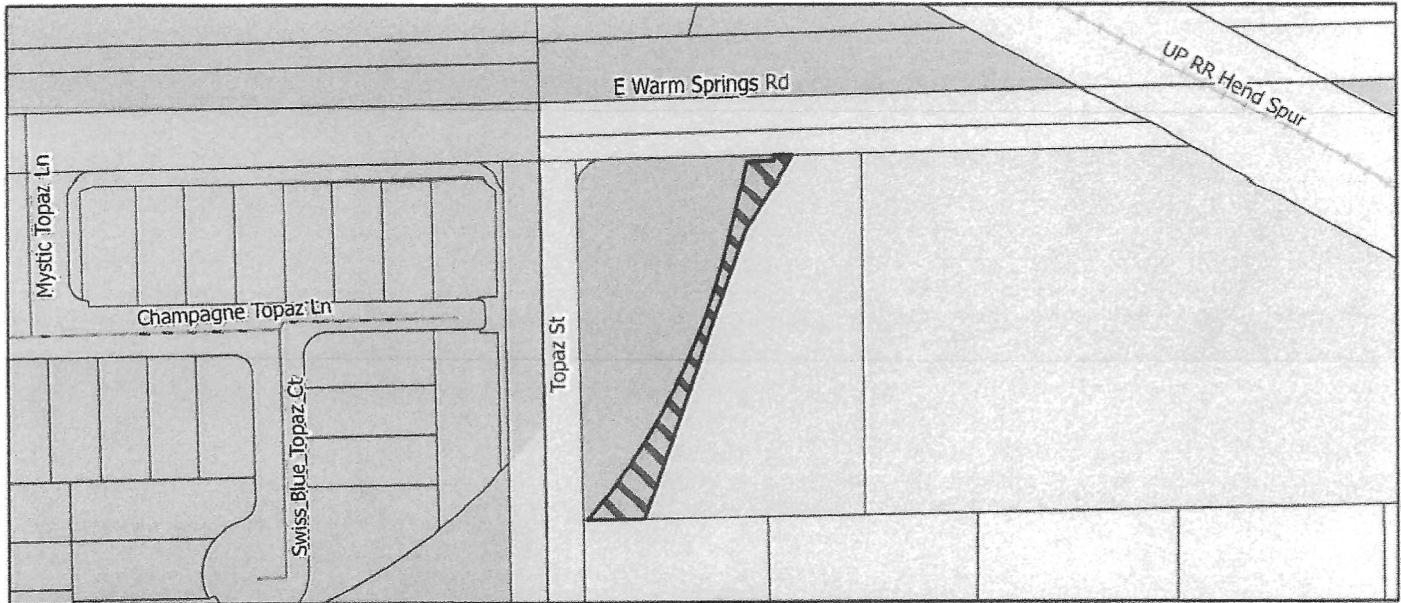
STAFF ADVISORIES:**Clark County Water Reclamation District (CCWRD)**

- No comment.

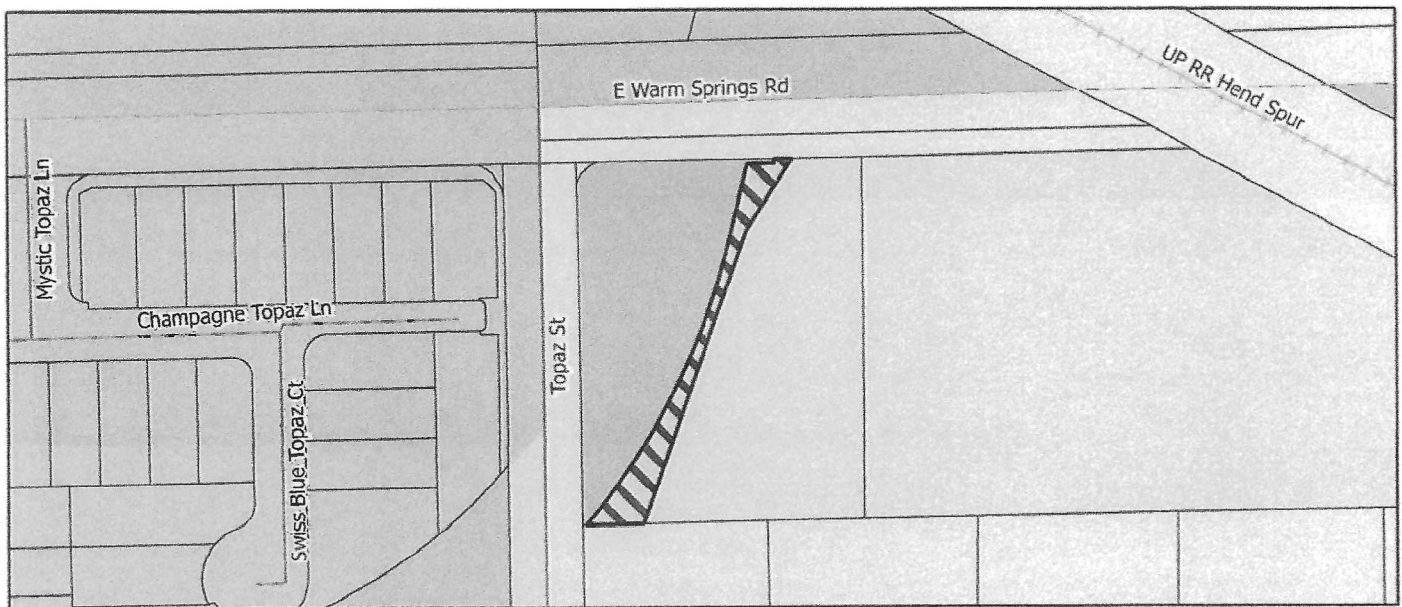
TAB/CAC:**APPROVALS:****PROTEST:****APPLICANT:** COUNTY OF CLARK (PUBLIC WORKS)**CONTACT:** NATHAN WHITE, ADAVEN HOMES, 3425 CLIFF SHADOWS PARKWAY,
SUITE 110, LAS VEGAS, NV 89129

Planned Land Use Amendment PA-25-700047

DRAFT



Current



Requested

- Requested Area To Change
- Planning Areas

Neighborhoods

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

Commercial and Mixed Use

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

Employment

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

Other

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

Winchester Paradise
Clark County, Nevada

6

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 162-18-506-001, 008 & 011

PROPERTY ADDRESS/ CROSS STREETS: 3845 W. Pioneer Avenue, Las Vegas, Nevada 89102

DETAILED SUMMARY PROJECT DESCRIPTION

Retail shopping center

PROPERTY OWNER INFORMATION

NAME: OS Holdco, LLC

ADDRESS: One Caesars Palace Drive

CITY: Las Vegas

STATE: NV

ZIP CODE: 89109

TELEPHONE: N/A

CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: Ali Kaveh

ADDRESS: 6830 S. Rainbow #200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: N/A

CELL 702-277-0194

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Ali Kaveh

ADDRESS: 6830 S. Rainbow #200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: N/A

CELL 702-277-0194

ACCELA REFERENCE CONTACT ID # _____

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

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

Karyn Steenkamp
Property Owner (Signature)

Karyn Steenkamp, Authorized Signatory
Property Owner (Print)

10/21/25

Date

JUSTIFICATION LETTER

Zone Change Request – From RM-50 (Multifamily Residential) to CG (Commercial General)

APNs: 162-18-506-001, 162-18-506-008

Location: Spring Mountain Road & Wynn Road

Applicant: Ali Kaveh / Platinum Realty

Address: 6830 S. Rainbow Blvd, Suite 200, Las Vegas, NV 89118

Contact: (702) 277-0194 | platinumusa9@aol.com

To Whom It May Concern:

Ali Kaveh respectfully submits this justification letter in support of a zone change from RM-50 (Multifamily Residential) to CG (Commercial General) for approximately 9.44 acres located near the intersection of Spring Mountain Road and Wynn Road.

Introduction and Purpose

The purpose of this application is to align the subject site's zoning with the predominantly commercial character of the Spring Mountain corridor. Rezoning to CG will enable a cultural, pedestrian-friendly retail and dining hub that serves nearby neighborhoods and the broader Las Vegas Valley, reinforcing the corridor's role as one of the city's most important commercial and cultural destinations.

Justification for Zone Change

1) Consistency with Surrounding Land Uses

Spring Mountain Road functions as a major commercial corridor defined by continuous shopping centers, restaurants, entertainment, and service businesses. The subject site is directly surrounded by other commercial and mixed-use properties, making the RM-50 designation inconsistent with actual corridor development patterns. Rezoning to CG will create land-use consistency and continuity within the district.

2) Compatibility and Appropriate Transitions

The proposed use will integrate landscape buffering, pedestrian pathways, and streetscape enhancements to ensure smooth transitions to adjacent uses. The project will complement, not compete with, surrounding properties—adding neighborhood-oriented retail, dining, and service options within easy walking distance.

3) Economic and Cultural Contribution

This zone change allows for the creation of a modern cultural retail hub that:

- Generates new employment opportunities during construction and long-term operation;
- Produces sales tax revenue to support County infrastructure and services;
- Prioritizes local and culturally relevant tenants reflecting the corridor's unique identity;
- Enhances walkability and reduces reliance on auto-oriented development.

4) Conformance with County Goals and Policies

The CG designation supports Clark County's policy objectives of intensifying appropriate commercial uses along major arterials and fostering economically vibrant, community-serving centers. The proposed change creates a cohesive land-use framework that better serves local residents and reflects real market demand.

Conclusion

The requested zone change from RM-50 to CG is consistent, compatible, and community-focused. It aligns the site with the commercial identity of the Spring Mountain corridor and enables a culturally resonant, job-creating retail destination that enhances both the neighborhood and the broader Las Vegas Valley. We respectfully request approval of this application.

Sincerely,

Ali Kaveh

Platinum Realty

6830 S. Rainbow Blvd, Suite 200

Las Vegas, NV 89118

platinumusa9@aol.com | (702) 277-0194

6

12/16/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0745-COUNTY OF CLARK:

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

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

RELATED INFORMATION:

APN:

177-12-196-002 ptn

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

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

Applicant's Justification

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

Surrounding Land Use

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

Related Applications

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

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

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

Department of Aviation

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

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:**Department of Aviation**

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

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0090-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: COUNTY OF CLARK (PUBLIC WORKS)

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

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 177-12-196-002

PROPERTY ADDRESS/ CROSS STREETS: Warm Springs and Topaz

DETAILED SUMMARY PROJECT DESCRIPTION

S

Plan Amendment from PU to MN; and Zone Change from RS20 to RS3.3

PROPERTY OWNER INFORMATION

NAME: Clark County

ADDRESS: 500 S. Grand Central Parkway #2

CITY: Las Vegas

TELEPHONE: 702-455-6000

CELL

EMAIL:

STATE: NV

ZIP CODE: 89155

APPLICANT INFORMATION (must match online record)

NAME: Summit Homes of Nevada, LLC.

ADDRESS: 3455 Cliff Shadows Pwky Suite 290

CITY: Las Vegas

STATE: NV

ZIP CODE: 89129

REF CONTACT ID # n/a

TELEPHONE: 702-365-8588

CELL

702-526-9919

EMAIL: nathanw@adavenhomes.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Summit Homes of Nevada, LLC

ADDRESS: 3455 Cliff Shados Pwky, Suite 290

CITY: Las Vegas

STATE: NV

ZIP CODE: 89129

REF CONTACT ID # n/a

TELEPHONE: 702-365-8588

CELL

702-526-9919

EMAIL: nathanw@adavenhomes.com

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

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


Property Owner (Signature)*

Clark County, Denis Cederburg
Property Owner (Print)

10-13-25
Date

DEPARTMENT USE ONLY:

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OTHER

APPLICATION # (s) _____

PC MEETING DATE _____

BCC MEETING DATE _____

TAB/CAC LOCATION _____

ACCEPTED BY _____

DATE _____

FEES _____

DATE _____

Clark County
Department of Comprehensive Planning
500 S. Grand Central Pkwy
Las Vegas, NV. 89155

October 13, 2025

RE: Warm Springs and Topaz Justification Letter
APN: 177-12-196-002 (portion)

This letter is being submitted in support of the above-referenced project. The associated applications include a **Plan Amendment and Zone Change** for a portion of **APN 177-12-196-002**.

Project Description

APN: 177-12-196-002 (portion of)

The subject site is located on the south side of Warm Springs Road, east of Topaz Street, and encompasses approximately **0.12 acres**. The site is proposed to be incorporated into an already approved single-family residential subdivision (TM-25-500039) consisting of five lots.

Currently, the subject parcel is part of a flood channel that directly abuts the approved subdivision. However, this specific portion of the flood channel is excess land that creates a void between the flood channel and the planned exterior wall of the subdivision. By incorporating the subject site into the 5 lots, the unnecessary void is eliminated.

The subject site does not change the conceptual layout of the approved 5-lot subdivision. The internal street will not change. It simply makes some lots larger by adding space to their backyards. The lots will now range from 4,620 square feet to 10,398 square feet. We are requesting a plan amendment from Public Use (PU) to Mid-Intensity Suburban Neighborhood (MN) and zone change from Residential Single Family 20 (RS20) to Residential Single-Family 3.3 (RS3.3).

We trust this letter provides a clear explanation of the proposed development. Should you require any additional information or clarification, please feel free to contact the undersigned at (702) 526-9919.

Sincerely,



Nathan White
Division President
Summit Homes

7

SUMMIT
HOMES

www.summithomesnv.com

12/16/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0734-YANG, TAYING & VIKTORIYA:

WAIVER OF DEVELOPMENT STANDARDS to allow a 6 foot high non-decorative fence within the front setback in conjunction with an existing single-family residence on 0.98 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located south of Viking Road and east of McLeod Drive within Paradise. TS/my/kh
(For possible action)

RELATED INFORMATION:

APN:

162-13-801-003

WAIVER OF DEVELOPMENT STANDARDS:

Allow a 6 foot high non-decorative fence within the first 15 feet of the front setback where a 3 foot high maximum decorative fence within the front setback is allowed per Section 30.04.03B.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3095 E. Viking Road
- Site Acreage: 0.98
- Project Type: 6 foot high non-decorative fence
- Wall Height (feet): 6

Site Plans

The submitted plans depict an single-family residential site south of Viking Road. The parcel has dual access to Viking Road via an existing circular driveway. The existing residence is in the center of the property. The applicant submitted a photograph depicting the existing 6 foot high non-decorative fence located along the northern property line, with a rolling gate in front of each driveway. The applicant is requesting to allow the existing 6 foot high non-decorative fence within the front setback of the subject parcel, where a maximum 3 foot high decorative fence is allowed per Title 30.

Landscaping

Landscaping is not a part of this request.

Elevations

The photos depict a 6 foot high solid non-decorative fence constructed of wood planks and a black metal frame and pilasters. The fence is non-decorative and is not 50% open and does not include enhancements or features.

Applicant's Justification

The applicant states that the fence is present for privacy and security reasons. The recent burglary incident underscores a heightened need for enhanced security measures to protect personal property and ensure the applicant's safety. The second reason is because this type of fence already exists in the surrounding neighborhood.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2	Single-family residences
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2	Undeveloped land

Clark County Public Response Office (CCPRO)

CE25-09282 is an active Code Enforcement case for a building without a permit.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

The applicant's existing fence is not consistent with Title 30's wall and fence standards. Title 30's definition of a decorative fence includes a fence constructed of decorative material which may be in combination with decorative walls and/or columns with no less than 50% of the vertical surface of the fence open. These standards exist to promote a sense of harmonious design throughout the surrounding area. A 6 foot high, solid, and non-decorative fence disrupts the harmonic elements of the community and detracts from the code requirements; therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; 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.

Southern Nevada Health District (SNHD) - Engineering

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TAYING YANG

CONTACT: TAYING YANG, 3095 E. VIKING ROAD, LAS VEGAS, NV 89121



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-13-801-003

PROPERTY ADDRESS/ CROSS STREETS: 3095 E Viking Rd, Las Vegas, NV 89121

DETAILED SUMMARY PROJECT DESCRIPTION

We have installed a perimeter fence that is less than 6 ft, and made of solid WPC material. We are applying for a waiver of development standard to maintain the fence as a solid material.

PROPERTY OWNER INFORMATION

NAME: Taying Yang, Viktoriya Yang

ADDRESS: 7365 Heron Canyon CT

CITY: Las Vegas

STATE: NV

ZIP CODE: 89117

TELEPHONE: 702-913-3022

CELL 702-913-3022

EMAIL: [REDACTED]

APPLICANT INFORMATION (must match online record)

NAME: Taying Yang

ADDRESS: 3095 E Viking Rd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89121

REF CONTACT ID # _____

TELEPHONE: 702-913-3022

CELL 702-913-3022

EMAIL: [REDACTED]

CORRESPONDENT INFORMATION (must match online record)

NAME: Taying Yang

ADDRESS: 3095 E Viking Rd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89121

REF CONTACT ID # _____

TELEPHONE: 702-913-3022

CELL 702-913-3022

EMAIL: [REDACTED]

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

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

Taying Yang
Property Owner (Signature)*

Taying Yang
Property Owner (Print)

5/25/2025
Date

DEPARTMENT USE ONLY:

☐ AC

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OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

FEES _____

TAB/CAC LOCATION _____

DATE _____

8



Taying Yang, MD

702-913-3022 yangty2025@gmail.com 3095 E Viking Rd, Las Vegas, NV 89121

May 25, 2025

To Clark County Comprehensive Planning Department,

As the owners of 3095 E. Viking Rd, we recently had our RV burglarized on 2/7/2025 while parked in our driveway. The financial impact was well beyond \$20,000. Extensive damage to the vehicle in the amount of \$8,800 had to be repaired. In addition over \$12,000 of items were stolen from the vehicle. A police report was completed at the time, a copy of this police report, with Case Report No: LLV2502000026852 is available upon request.

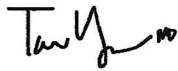
Since this incident, we have installed a privacy fence to the perimeter, which includes the front perimeter of the lot. This fence is exactly 6 ft tall, and is a non-decorative fence. The fence is solid without any gaps, and is a proactive effort to mitigate future security risks by creating a solid barrier that deters potential intruders and enhances privacy.

We are requesting for a waiver to development standard for two reasons. The first reason is for privacy and security. The recent burglary incident underscores a heightened need for enhanced security measures to protect personal property and ensure our safety. The second reason we are requesting a waiver, is because this type of fence already exists in our neighborhood. The existing fence on our neighbors property at 3065 E. Viking Rd is constructed of solid cement, without any gaps. This precedent set by the neighboring property at 3065 E. Viking Rd, identified by parcel number APN 162-13-801-002, significantly strengthens our argument for granting the requested waiver. The fact that this neighboring

8

property has already been granted a waiver for a solid privacy fence establishes a clear pattern of accommodating similar requests within the neighborhood. We truly appreciate your time and hope that you will consider approving this waiver for our safety and privacy.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Taying Yang' with a stylized flourish at the end.

Taying Yang, MD

A handwritten mark in black ink, resembling the number 8, located in the bottom right corner of the page.

12/17/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400116 (WS-23-0593)-MIRAGE PROPCO, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for reduced driveway throat depth.

DEVIATION for existing sidewalk and landscaping.

DESIGN REVIEW for an update to a previously approved resort hotel (Hard Rock Hotel Casino) with all associated and accessory uses, structures, and incidental buildings and structures on 69.88 acres in a CR (Commercial Resort) Zone.

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

RELATED INFORMATION:

APN:

162-16-214-002; 162-17-711-002

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the existing driveway throat depth along Sammy Davis Jr. Drive to 27 feet where 150 feet is required per Uniform Standard Drawing 222.1 (an 82% reduction).

DEVIATION:

Allow an existing attached sidewalk and landscaping to remain along Sammy Davis Jr. Drive where Figure 30.64-17 is required.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3400 Las Vegas Boulevard South
- Site Acreage: 69.88
- Project Type: Resort hotel
- Number of Stories: 43 (including podium)
- Building Height (feet): 542 (top of guitar)/660 (additional architectural features)
- Square Feet: 1,208,301 (approved with UC-23-0031)/45,261 (pool surface area)/70,000 (addition live theater)/60,000 (ballroom addition)/110,000 (low rise expansion)/6,500 (retail addition)/6,300 (north valet remodel)/1,794,654 (total with this application)
- Parking Required/Provided: 5,592/6,166

- Guest Rooms: 3,645

History, Site Plan, & Request

UC-23-0031 was previously approved for the new Hard Rock Hotel Casino Las Vegas on the same site as The Mirage which included a new hotel tower and buildings for a new casino area, retail spaces, restaurants with outside dining, a night club, day club, offices, live entertainment, recreation areas, entertainment areas, back of house areas, and other related accessory uses. The new hotel tower and buildings will consist of 1,208,301 square feet of total area.

Via WS-23-0593 the following structures were removed per the previously approved plans: the existing animal exhibit and habitat, some existing pool structures which include 16 cabanas, a pool bar, lanais, and existing back of house areas (non-public spaces). The total building square footage to be removed is expected to be 172,938 square feet. Furthermore, the plans submitted under WS-23-0593 focused on areas along the south property line and the valet drop-off area in between the self-parking garage and the valet garage (north porte-cochere).

The existing guard station is part of the VIP entrance adjacent to Sammy Davis Jr. Drive, this guard station will be relocated while maintaining the existing driveway. In addition, 6,166 parking spaces are provided, where 5,592 parking spaces are required.

Furthermore, the approved plans depict a reduced driveway throat depth to 27 feet where 150 feet is required per Uniform Standard Drawing 222.1. This geometric driveway exists and is adjacent to Sammy Davis Jr. Drive. The existing attached sidewalk and landscaping along Sammy Davis Jr. Drive will remain, hence the approved deviation.

Landscaping

The previously approved landscape plan focused on the southwest corner of the site. Plant types listed on the plans comply with the Southern Nevada Water Authority Plant List. The landscaping primarily faces interior to the site adjacent to the pool areas, also within the private drive aisle adjacent to the existing villas (north side). The northeastern valet area and porte-cochere will be remodeled with new landscaping which will still face internally to the site and is not within view of Las Vegas Boulevard South.

Elevations

The approved elevations are consistent in architectural design with the previously approved application UC-23-0031. South facing elevations for the existing central plant remodel, theater remodel, and low rise expansion have a maximum height of 98 feet. The northern porte-cochere has a maximum height of 25 feet. The ballroom expansion design includes an overall maximum height of 40 feet. Existing hotel tower elevations have an overall height of 429 feet.

Floor Plans

The following areas and structures on the southwest corner of APN 162-17-711-002 will be remodeled and/or added to the site:

- 6,300 square feet of north valet (remodel)

- 45,261 square feet of pool surface area (remodel) - the maximum allowable surface area is 45,261 square feet
- 70,000 square feet of live theater (addition)
- 6,500 square feet of retail (addition)
- 110,000 square feet of low rise (expansion)
- 60,000 square feet of ballroom (addition), which includes a VIP entrance
- Central Plant

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for WS-23-0593:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; water features must comply with Chapter 30.64, the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

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 30.48 Part B 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.

- 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0246-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant requests additional time to complete the construction of the hotel. Furthermore, the applicant has entered into a Development Agreement which was recorded in January 2024. The applicant indicates, the site has received the following permits: onsite grading, central plant, live theater superstructure and foundations, and live theater. This is the applicant's first request for an extension of time.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-25-900496	Reduce the square footage	Approved by ZA	July 2025
ET-25-400023 (UC-23-0031)	Use permit, deviation, waiver of development, and design review for a resort hotel	Approved by BCC	May 2025
PA-24-700028	Plan amendment of the transportation map between Sahara and Flamingo along Las Vegas Boulevard	Approved by BCC	January 2025
VS-24-0140	Vacated and abandoned easements	Approved by PC	June 2024
WS-23-0593	Waiver of development standards and design review for modifications to Hard Rock	Approved by BCC	November 2023
UC-23-0031	High Impact Project, resort hotel (Hard Rock), with associated uses, deviations, waivers, and design reviews	Approved by BCC	March 2023
DR-21-0443	Comprehensive sign package	Approved by BCC	October 2021
ADR-21-900297	Outdoor patio	Approved by ZA	July 2021
UC-19-0859	Temporary commercial outdoor events	Approved by BCC	December 2019

Prior Land Use Requests

Application Number	Request	Action	Date
DR-18-0647	Façade changes to existing outdoor sales structure/booth	Approved by BCC	October 2018
AR-18-400147 (UC-0283-17)	First application for review of an outdoor sales structure/booth subject to removing the time limit	Approved by BCC	July 2018
UC-0283-17	Allowed an outdoor sales structure/booth for Mirage and signage subject to a 1 year review after ticket sales begin	Approved by BCC	June 2017
UC-0200-17	Allowed an outdoor sales structure/booth for Treasure Island and a use permit for deviations to development standards for a resort hotel	Approved by BCC	May 2017
DR-0596-12	Comprehensive sign package	Approved by BCC	November 2012
TM-0221-08	1 lot commercial subdivision	Approved by PC	February 2009
UC-2055-04	Remodel and expansion of the existing Mirage Resort Hotel including signage	Approved by PC	January 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Treasure Island Resort Hotel
South	Entertainment Mixed-Use	CR	Caesars Palace Resort Hotel & Forum Shops
East	Entertainment Mixed-Use	CR	Venetian/Palazzo Resort Hotel Complex, Casino Royale, & Harrah's Resort Hotel
West	Business Employment	IL	Office/warehouse buildings

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

This is the applicant's first request for an extension of time. Per the applicant, they have diligently acquired the following approved permits from the Building Department: BD23-45385, BD24-46625, and BD5-01210 for commercial grading, as well as BD24-42717 and BD24-45768 for the interior demolition - casino and low rise areas. Since the applicant has demonstrated a significant amount of progress for the project, staff can support this request.

Public Works - Development Review

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

Staff Recommendation
Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until March 22, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: HR LAS VEGAS OWNER, LLC

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101565

ASSESSOR PARCEL #(s): 162-16-214-002 and 162-17-711-002

PROPERTY ADDRESS/ CROSS STREETS: Las Vegas Boulevard and Spring Mountain Road

DETAILED SUMMARY PROJECT DESCRIPTION

An extension of time for an approved resort hotel and casino (WS-23-0593)

PROPERTY OWNER INFORMATION

NAME: Mirage Propco, LLC

ADDRESS: 3400 Las Vegas Blvd., So.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89109

TELEPHONE: 000-000-0000

CELL 000-000-0000

APPLICANT INFORMATION (information must match online application)

NAME: HR Las Vegas Owner, LLC

ADDRESS: One Seminole Way, 2nd Floor

CITY: Hollywood

STATE: FL

ZIP CODE: 33314

TELEPHONE: 000-000-0000

CELL 000-000-0000

ACCELA REFERENCE CONTACT ID # n/a

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell -- Jennifer Lazovich

ADDRESS: 1880 Festival Plaza Dr. Suite 650

CITY: Las Vegas

STATE: Nevada

ZIP CODE: 89135

TELEPHONE: 702-792-7000

CELL 702-792-7048

ACCELA REFERENCE CONTACT ID # 184674

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

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

[Signature]
Property Owner (Signature)*

Samantha Gallagher, Secretary
Mirage Propco LLC
Property Owner (Print)

October 9, 2025

Date

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

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnavlaw.com
D: 702.792.7050

October 3, 2025

VIA EMAIL

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

**Re: Justification Letter –First Extension of Time for WS-23-0593 (Hard Rock
Resort Hotel)
APN: 162-16-214-002 and 162-17-711-002**

To Whom It May Concern:

Please be advised this office represents HR Las Vegas Owner, LLC (the "Applicant") in the above-referenced matter. The Applicant is developing the Hard Rock Resort Hotel on the site of the former Mirage Hotel and Casino. The property is located on the west side of Las Vegas Boulevard and in between Spring Mountain Road and Flamingo Road, more particularly as APNs: 162-16-214-002 and 162-17-711-002 (collectively the "Site"). On or about March 22, 2023, the Board of County Commissioners ("BCC") approved UC-23-0031 allowing for the development of a new resort hotel tower on the Site. Subsequent to the approval of UC-23-0031, the BCC approved a second set of entitlement plans via WS-23-0593, which focused on updating the south property line, valet drop-off area, the removal and addition of structures, and remodeling some structures. Similar to UC-23-0031, the Applicant is now requesting a first extension of time for UC-23-00593.

An extension of time is appropriate for the following reasons:

- This is the first extension of time.
- On May 21, 2025, the BCC approved the first extension of time of UC-23-0031 via ET-25-400023.
- The Site is along Las Vegas Boulevard where resort hotels continue to be the dominate use, and, as such, the approved Hard Rock Resort Hotel project is still compatible with the area.
- The Applicant is diligently processing its development plans.
- The Applicant entered into a Development Agreement with the County, recorded on January 16, 2024.

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9

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CROWELL

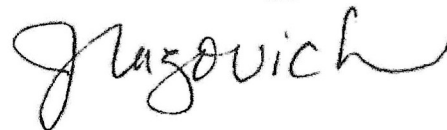
- The Site has received the following permits: onsite grading, central plant, live theater superstructure and foundations, and live theater.
- Construction commenced on July 17, 2024 with an anticipated completion in the 4th Quarter of 2027.

Therefore, a first extension of time is reasonable. Based on the anticipated construction timeline and to be consistent with the recent approval of ET-25-400023 (UC-23-0031), the Applicant is respectfully requesting an extension of time to commence on or before March 22, 2027 to align with the same expiration date of March 22, 2027 granted for ET-25-400023 (UC-23-0031).

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

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc/amp

9

12/17/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400117 (UC-21-0184)-MARIANO MARILOU LIVING TRUST & MARIANO MARILOU TRS:

USE PERMIT SECOND EXTENSION OF TIME for a place of worship on 0.80 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located east of Spencer Street and north of Robindale Road within Paradise. MN/md/cv (For possible action)

RELATED INFORMATION:

APN:

177-11-603-003

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7630 Spencer Street
- Site Acreage: 0.80
- Project Type: Place of worship
- Number of Stories: 1
- Building Height (feet): 20 (top of building)/23 (top of cross)
- Square Feet: 3,653
- Parking Required/Provided: 37/37

History and Request

The Board of County Commissioners (BCC) previously approved a use permit in June 2021 to allow a place of worship via UC-21-0184. The waiver of development standards and the design review were denied with that application. The first extension of time for the place of worship, ET-23-400094 (UC-21-0184), was approved by the BCC in August 2023. The applicant subsequently submitted WS-23-0544, an application for waivers of development standards and a design review for a place of worship that was approved by the BCC in October 2023. The previously approved requests, UC-21-0184 and WS-23-0544, have not commenced. Therefore, a second extension of time is now being requested to commence the place of worship.

Site Plan

Per WS-23-0544, the approved plans depict an existing 1 story single-family residence that is being utilized as a place of worship. The place of worship is set back 215 feet from the west property line along Spencer Street, 12 feet from the north property line, 15 feet from the south property line, and 48 feet from the east property line. The place of worship is located within the eastern portion of the project site. An existing carport is located 9 feet to the west of the building, with a setback of zero feet along the south property line, which is being removed to allow for a drive aisle to the rear of the property for additional parking. A proposed trash enclosure is located to the northwest of the place of worship, with a setback of zero feet from the north property line requiring a waiver of development standards. Two existing storage buildings, each measuring 48 square feet, are located on the northeastern portion of the site with a 5 foot setback from the rear and side yards, and a minimum separation of 6 feet between structures. An existing pool is located within the rear yard of the project site; however, the pool appears to be empty based on recent aerial photographs. The place of worship is required to have 37 parking spaces, and 37 parking spaces are depicted on the plans, with 34 parking spaces located to the west of the building and 3 parking spaces located on the southeastern corner of the site. Six parking spaces are designed as parallel with a minimum length of 21 feet and width of 9 feet, meeting Code standards. The on-site circulation of vehicles is serviced by a one-way circular drive aisle, ranging between 10 feet to 18 feet in width. Bicycle spaces are located at the northwest corner of the building. Access to the site is granted via a single, existing 20 foot driveway along Spencer Street, requiring a waiver to reduce the required width of the driveway. An existing 5 foot wide attached sidewalk is located along Spencer Street.

Landscaping

Per WS-23-0544, the approved plans show an existing attached sidewalk along Spencer Street will remain and no street landscaping is proposed along the right-of-way, which required a waiver of development standards. The interior of the parking lot features a central landscape area with 11 existing palm trees, 8 of which will be removed to accommodate the drive aisle width and parking adjacent to the place of worship. Per the Development Code, palm trees are not allowed in the interior of parking lots as they provide minimal shade; therefore, a waiver is necessary to eliminate parking lot landscaping. Five existing palm trees are provided along a portion of the southwest property line, adjacent to a single-family residence, which will be removed to allow for parking along the south property line. The plan depicts 4 existing palm trees along a portion of the northwest property line, adjacent to the drainage channel. No other perimeter landscaping is provided along the northeast, east, and southeast property lines of the project site, which are adjacent to single-family residences. Waivers are being requested to eliminate landscaping adjacent to the existing residential uses. An existing 6 foot high CMU block wall surrounds the perimeter of the project site.

Elevations

Per WS-23-0544, the approved plans depict an existing place of worship consisting of a stucco exterior and an asphalt shingled roof. The height of the existing building is 20 feet to the top of the pitched roof and 23 feet to the top of the cross. The exterior of the building is painted with neutral, earth tone colors. The height of the existing metal carport is 8 feet. The existing storage buildings are 7.5 feet in height. The storage buildings consist of an asphalt shingled roof with exterior wood siding. The storage buildings are painted with neutral earth tone colors.

Floor Plans

Per WS-23-0544, the approved plans show a 3,653 square foot place of worship consisting of a front and main sanctuary area, prayer room, media room, restroom facilities, children's room, kitchen, mass hall, storage and equipment rooms, and pantry.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-23-400094 (UC-21-0184):

Current Planning:

- Until June 16, 2025 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review

- Compliance with previous conditions.
- Applicant is advised that a vacation application must be submitted for a portion of the drainage easement on the site.

Listed below are the approved conditions for UC-21-0184:

Current Planning:

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review:

- Drainage study and compliance;
- Right-of-way dedication to include a portion of the Duck Creek Channel;
- Grant necessary easements and/or right-of-way;
- Reconstruct driveway as a commercial pan driveway per Uniform Standard Drawing 224;
- Applicant shall perform a topo survey to determine the limits of the Duck Creek Channel in relationship to the on-site and off-site improvements.

Building Department – Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Southern Nevada Health District (SNHD) – Septic

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

Clark County Water Reclamation District (CCWRD)

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

Applicant's Justification

The applicant indicates that they have been working through multiple obstacles on the project due to the unique layout and location of the existing drainage channel. They have worked with the Clark County Fire Department to address the fire requirements for the project and have created an alternative means and methods report to address potential fire concerns. The applicant indicates they have incorporated the recommended fire improvements into the project and will be moving forward with review of the drainage study and civils plans.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0545	Vacate and abandon a portion of a public drainage easement	Approved by BCC	October 2023
WS-23-0544	Waivers of development standards and design review for a place of worship	Approved by BCC	October 2023
ET-23-400094 (UC-21-0184)	First extension of time for a place of worship	Approved by BCC	August 2023
UC-21-0184	Use permit for a place of worship with waivers for parking, setbacks, landscaping, pedestrian walkways, drive aisle width and driveway design standards - waivers and design review for a facility - denied	Approved by BCC	June 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential & drainage channel
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Single-family residential & drainage channel

Related Applications

Application Number	Request
ET-25-400118 (WS-23-0544)	First extension of time for waivers of development standards and a design review for a place of worship is a companion item on this agenda.

Clark County Public Response Office (CCPRO)

CE-19-17787 is an active violation for building without a permit (alterations to the front entry, garage conversion, and room addition).

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

The applicant states that they have been working with the Fire Department to address the fire requirements for the project. Records show that the applicant has submitted a drainage study (PW25-17190) for review by Public Works. Additionally, BD24-40111 is a building permit application in review with the Building Department for interior tenant improvements to address the issues for CE-19-17787 with CCPRO. Staff finds the applicant has demonstrated that they are trying to make progress for the completion of the project. Staff can support this extension of time request. However, since the land use applications were approved to allow the site to be a place of worship, the County has adopted a rewrite to Title 30 effective January 1, 2024, and projects are expected to comply with the new regulations. Therefore, staff may not support future extension of time requests.

Public Works - Development Review

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

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until October 4, 2027 to commence.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no

substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

Southern Nevada Health District (SNHD) - Engineering

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

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: PHILIP WAKEFIELD

CONTACT: ANGELA BACA, BLUE DIAMOND CIVIL ENGINEERING, 9816 GILESPIE STREET, SUITE 120, LAS VEGAS, NV 89183



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101437

ASSESSOR PARCEL #(s): 177-11-603-003

PROPERTY ADDRESS/ CROSS STREETS: 7630 SPENCER STREET

DETAILED SUMMARY PROJECT DESCRIPTION

This application is for an Extension of Time for ET-23-400094(UC-21-184)

This is being submitted in conjunction with a Companion Application:(APR-25-101444- (EOT for WS-23-0544)

PROPERTY OWNER INFORMATION

NAME: MARILOU MARIANO, TRUSTEE of the MARILOU MARIANO LIVING TRUST

ADDRESS: 1605 VESPERTINA CT

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89128

TELEPHONE: 702.521.6598

CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: BLUE DIAMOND CIVIL ENGINEERING/ PHIL WAKEFIELD

ADDRESS: 9816 GILESPIE STREET, STE 102

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89183

TELEPHONE: 702.478.8580

CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: BLUE DIAMOND CIVIL ENGINEERING/ ANGELA BACA

ADDRESS: 9816 GILESPIE STREET, STE 102

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89183

TELEPHONE: 702.478.8580

CELL _____

ACCELA REFERENCE CONTACT ID # 177619

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

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

Mariano
Property Owner (Signature)*

Marilou Mariano Trustee
Property Owner (Print)

9/15/2025
Date



September 19, 2025

Clark County
Department of Comprehensive Planning
500 S. Grand Central Pkwy.
Las Vegas, NV 89155

**Re: 7630 Spencer Street – APR-25-101437
Justification Letter for Extension of Time – ET-23-400094(UC-21-0184)**

To Whom It May Concern,

Blue Diamond Civil Engineering, on behalf of our client, is respectfully requesting an Extension of Time for ET-23-400094 (UC-21-0184) associated with the above project. The application has had one extension and is requesting approval for another extension. An extension is being applied for since the application has expired.

We have been working through multiple obstacles on this project due to its unique layout and location causing unexpected delays. We have worked together with the CC Fire Dept to address the fire requirements for this project. We successfully created an alternative means and methods report to address potential fire concerns. We have incorporated the recommended fire improvements and will be moving forward with reviews of the drainage study and civil plans. The developer is seeking additional time for the project and intends to start construction in the near future.

We are hopeful that this letter justifies the intent of the proposed extension of time. If you should require any additional information please feel free to contact our office.

Sincerely,

Blue Diamond Civil Engineering

Angela Baca

Angela Baca
Sr. Project Coordinator

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400118 (WS-23-0544)-MARIANO MARILOU LIVING TRUST & MARIANO MARILOU TRS:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) eliminate trash enclosure setbacks; 2) screening mechanical equipment; 3) eliminate street landscaping; 4) eliminate parking lot landscaping; 5) eliminate landscaping adjacent to a less intensive use (single-family residences); 6) reduce drive aisle width; and 7) allow modified driveway design standards.

DESIGN REVIEW for a place of worship on 0.8 acres in an R-E (Rural Estates Residential) Zone.

Generally located east of Spencer Street and north of Robindale Road within Paradise. MN/al/cv
(For possible action)

RELATED INFORMATION:

APN:

177-11-603-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the setback for a proposed trash enclosure to zero feet where a minimum of 50 feet is required from any residential development (single-family residence) on a separate parcel per Section 30.56.120 (a 100% reduction).
- b. Reduce the interior side yard setback for a proposed trash enclosure to zero feet where a minimum of 5 feet is required per Table 30.40-1 and Section 30.56.120 (a 100% reduction).
2. Waive screening for mechanical equipment where required per Table 30.56-2.
3. Eliminate Street landscaping (Spencer Street) where 15 feet of landscaping is required behind an existing attached sidewalk per Section 30.64.030.
4. Eliminate parking lot landscaping where required per Figure 30.64-14.
5. Eliminate landscaping adjacent to a less intensive use (single-family residences) where landscaping per Figure 30.64-11 (1 tree every 20 feet) is required.
6. a. Reduce one-way drive aisle width to a minimum of 10 feet where a minimum width of 12 feet is required per Table 30.60-4 (a 16.7% reduction).
- b. Reduce two-way drive aisle width to a minimum of 10 feet where a minimum width of 24 feet is required per Table 30.60-4 (a 58.3% reduction).
- c. Reduce one-way drive aisle width to 14 feet where 24 feet is required per Table 30.60-4 (a 42% reduction).
7. a. Permit an existing pan driveway where a commercial driveway is required per Uniform Standard Drawing 222.1.

- b. Reduce the width of an existing driveway along Spencer Street to 20 feet where a minimum of 36 feet is required per Uniform Standard Drawing 222.1 (a 44.4% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7630 Spencer Street
- Site Acreage: 0.8
- Project Type: Place of worship
- Number of Stories: 1
- Building Height (feet): 20 (top of building)/23 (top of cross)
- Square Feet: 3,653
- Parking Required/Provided: 37/37

Site Plan

The approved plan depicts an existing 1 story single-family residence that is being utilized as a place of worship. The place of worship is set back 215 feet from the west property line along Spencer Street, 12 feet from the north property line, 15 feet from the south property line, and 48 feet from the east property line. The place of worship is located within the eastern portion of the project site. An existing carport is located 9 feet to the west of the building, with a setback of zero feet along the south property line, which is being removed to allow for a drive aisle to the rear of the property for additional parking. A proposed trash enclosure is located to the northwest of the place of worship, with a setback of zero feet from the north property line requiring a waiver of development standards. Two existing storage buildings, each measuring 48 square feet, are located on the northeastern portion of the site with a 5 foot setback from the rear and side yards, and a minimum separation of 6 feet between structures. An existing pool is located within the rear yard of the project site; however, the pool appears to be empty based on recent aerial photographs. The place of worship is required to have 37 parking spaces, and 37 parking spaces are depicted on the plans, with 34 parking spaces located to the west of the building and 3 parking spaces located on the southeastern corner of the site. Six parking spaces are designed as parallel with a minimum length of 21 feet and width of 9 feet, meeting Code standards. The on-site circulation of vehicles is serviced by a one-way circular drive aisle, ranging between 10 feet to 18 feet in width. Bicycle spaces are located at the northwest corner of the building. Access to the site is granted via a single, existing 20 foot driveway along Spencer Street, requiring a waiver to reduce the required width of the driveway. An existing 5 foot wide attached sidewalk is located along Spencer Street.

Landscaping

Per the approved plans the existing attached sidewalk along Spencer Street will remain and no street landscaping is proposed along the right-of-way, which required a waiver of development standards. The interior of the parking lot features a central landscape area with 11 existing palm

trees, 8 of which will be removed to accommodate the drive aisle width and parking adjacent to the place of worship. Per the Development Code, palm trees are not allowed in the interior of parking lots as they provide minimal shade; therefore, a waiver is necessary to eliminate parking lot landscaping. Five existing palm trees are provided along a portion of the southwest property line, adjacent to a single-family residence, which will be removed to allow for parking along the south property line. The plan depicts 4 existing palm trees along a portion of the northwest property line, adjacent to the drainage channel. No other perimeter landscaping is provided along the northeast, east, and southeast property lines of the project site, which are adjacent to single-family residences. Waivers are being requested to eliminate landscaping adjacent to the existing residential uses. An existing 6 foot high CMU block wall surrounds the perimeter of the project site.

Elevations

The approved plans depict an existing place of worship consisting of a stucco exterior and an asphalt shingled roof. The height of the existing building is 20 feet to the top of the pitched roof and 23 feet to the top of the cross. The exterior of the building is painted with neutral, earth tone colors. The height of the existing metal carport is 8 feet. The existing storage buildings are 7.5 feet in height. The storage buildings consist of an asphalt shingled roof with exterior wood siding. The storage buildings are painted with neutral earth tone colors.

Floor Plans

The approved plans depict a 3,653 square foot place of worship consisting of a front and main sanctuary area, prayer room, media room, restroom facilities, children's room, kitchen, mass hall, storage and equipment rooms, and pantry.

Signage

Signage was not part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for WS-23-0544:

Comprehensive Planning

- Applicant to pay \$915 per required tree towards the tree fund for waived street and parking lot trees;
- Existing carport to be removed prior to building permits;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Right-of-way dedication to include a portion of the Duck Creek Channel;
- Grant necessary easements and/or right-of-way;
- Reconstruct driveway as a commercial pan driveway per Uniform Standard Drawing 224;
- Applicant shall perform a topo survey to determine the limits of the Duck Creek Channel in relationship to the on-site and off-site improvements.

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 is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; and to contact the Southern Nevada Health District when modifying existing plumbing fixtures.

Applicant's Justification

The applicant indicates that they have been working through multiple obstacles on the project due to the unique layout and location of the existing drainage channel. They have worked with the Clark County Fire Department to address the fire requirements for the project and have created an alternative means and methods report to address potential fire concerns. The applicant indicates they have incorporated the recommended fire improvements into the project and will be moving forward with review of the drainage study and civils plans.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0545	Vacate and abandon a portion of a public drainage easement	Approved by BCC	October 2023
WS-23-0544	Waivers of development standards and design review for a place of worship	Approved by BCC	October 2023
ET-23-400094 (UC-21-0184)	First extension of time for a place of worship	Approved by BCC	August 2023
UC-21-0184	Use permit for a place of worship with waivers for parking, setbacks, landscaping, pedestrian walkways, drive aisle width and driveway design standards - waivers and design review for a facility - denied	Approved by BCC	June 2021

Surrounding Land Use

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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Single-family residential & drainage channel

Related Applications

Application Number	Request
ET-25-400117 (UC-21-0184)	Second extension of time for a place of worship is a companion item on this agenda.

Clark County Public Response Office (CCPRO)

CE-19-17787 is an active violation for building without a permit (alterations to the front entry, garage conversion, and room addition).

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

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

The location is impacted by an existing drainage channel which creates unique circumstances for the development of the site. The applicant states that they have been working with the Fire Department to address the fire requirements for the project. Records show that the applicant has submitted a drainage study (PW25-17190) for review by Public Works. Additionally, BD24-40111 is a building permit application in review with the Building Department for interior tenant improvements to address the issues for CE-19-17787 with CCPRO. Staff finds the applicant has demonstrated that they are trying to make progress for the completion of the project. This application is contingent upon UC-21-0184, the use permit that approved the use of the site as a place of worship, remaining active. Staff can support this extension of time request. However, since the land use applications were approved to allow the site to be a place of worship, the County has adopted a rewrite to Title 30 effective January 1, 2024, and projects are expected to comply with the new regulations. Therefore, staff may not support future extension of time requests.

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until October 4, 2027 to commence.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines; the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application.

Public Works - Development Review

- Compliance with previous conditions.

Southern Nevada Health District (SNHD) - Engineering

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: PHILIP WAKEFIELD

CONTACT: ANGELA BACA, BLUE DIAMOND CIVIL ENGINEERING, 9816 GILESPIE STREET, SUITE 120, LAS VEGAS, NV 89183



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101444
ASSESSOR PARCEL #(s): 177-11-603-003

PROPERTY ADDRESS/ CROSS STREETS: 7630 SPENCER STREET

DETAILED SUMMARY PROJECT DESCRIPTION

This application is for an Extension of Time for WS-23-0544

This is being submitted in conjunction with a Companion Application:(APR-25-101437 for ET-23-400094(UC-21-0184)

PROPERTY OWNER INFORMATION

NAME: MARILOU MARIANO, TRUSTEE of the MARILOU MARIANO LIVING TRUST
ADDRESS: 1605 VESPERTINA CT
CITY: LAS VEGAS STATE: NV ZIP CODE: 89128
TELEPHONE: 702.521.6598 CELL: _____

APPLICANT INFORMATION (information must match online application)

NAME: BLUE DIAMOND CIVIL ENGINEERING/ PHIL WAKEFIELD
ADDRESS: 9816 GILESPIE STREET, STE 102
CITY: LAS VEGAS STATE: NV ZIP CODE: 89183
TELEPHONE: 702.478.8580 CELL: _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: BLUE DIAMOND CIVIL ENGINEERING/ ANGELA BACA
ADDRESS: 9816 GILESPIE STREET, STE 102
CITY: LAS VEGAS STATE: NV ZIP CODE: 89183
TELEPHONE: 702.478.8580 CELL: _____ ACCELA REFERENCE CONTACT ID # 177619

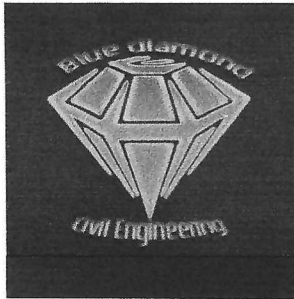
*Correspondent will receive all project communication via the email entered in online application.

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

Property Owner (Signature)*

Marilou Mariano Trustee
Property Owner (Print)

9/15/2025
Date



September 19, 2025

Clark County Planning Department
500 South Grand Central Parkway
Las Vegas, Nevada 89155

Re: 7630 Spencer Street – APR-25-101444
Justification Letter for Extension of Time – WS-23-0544

To Whom It May Concern:

Blue Diamond Civil Engineering, on behalf of our client, is respectfully requesting an Extension of Time for WS-23-0544 associated with the above project. The application was initially approved on October 4, 2023. An extension is critical to avoid expiration so that the project may run its course gathering approvals and permits, as needed for project completion.

We have been working through multiple obstacles on this project due to its unique layout and location causing concerns. We have worked together with the CC Fire Dept to address the fire requirements for this project. We successfully created an alternative means and methods report to address potential fire concerns. We have incorporated the recommended fire improvements and will be moving forward with reviews of the drainage study and civil plans. The developer is seeking additional time for the project and is eager to start construction in the near future.

We are hopeful that this letter justifies the intent of the proposed extension of time. If you should require any additional information please feel free to contact our office.

Sincerely,

Blue Diamond Civil Engineering

Angela Baca

Angela Baca
Sr. Project Coordinator

12/17/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0774-OCEAN SHOWBOAT, INC.:

ZONE CHANGE to reclassify 4.91 acres from an RM50 (Residential Multi-Family 50) Zone to a CG (Commercial General) Zone.

Generally located north of Spring Mountain Road and east of Wynn Road within Paradise (description of file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:

162-18-506-001 ptn; 162-18-506-008

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.91
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change to a CG (Commercial General) Zone. There is a related land use application for development of a shopping center consisting of 5 buildings. The scope of the zone boundary amendment for the project includes the entirety of APN 162-18-506-008 and only half of APN 162-18-506-001, the other half will remain undeveloped and not a part. According to the applicant, the CG designation is consistent with the predominantly commercial character of the Spring Mountain Road corridor. Rezoning to CG will enable a cultural, pedestrian-friendly retail and dining hub that serves nearby neighborhoods and the broader Las Vegas valley. The project will attract new businesses to the area, which in return will create employment opportunities for the surrounding community.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-24-900762	Administrative extension of time for ZC-22-0427	Approved by ZA	November 2024
ZC-22-0427	Reclassified this site to RM50 (previously R-5) for a multiple family apartment complex	Approved by BCC	September 2022

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0213-12	Truck wash and covered parking structure in conjunction with a freight terminal	Approved by BCC	June 2012
NZC-0233-11	Reclassified this site to IL (previously M-1) zoning for a freight terminal	Approved by BCC	August 2011

*Additional land use applications have been previously approved on this site prior to 2011 but are not related to this application.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	IL	Office/warehouse uses & distribution building
South	Entertainment Mixed-Use	IL	Office/warehouse & retail complex
East	Entertainment Mixed-Use	RMS0 & CR	Undeveloped & commercial center
West	Entertainment Mixed-Use	IL	Warehouse use & commercial building

Related Applications

Application Number	Request
UC-25-0775	A use permit, waiver of development standards, and design review for a shopping center is a companion item on this agenda.
VS-25-0773	A vacation and abandonment of right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds that the conforming zone change request is within the range of intensity allowed by the land use plan. The subject site is located directly northeast and southwest from properties that are currently zoned for CG. In addition, other CG zoned properties also exist along the Spring Mountain corridor. Spring Mountain Road is a heavily traveled street and can accommodate the proposed zoning. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses. For these reasons, staff finds the request for CG zoning appropriate for this location.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0251-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ALI KAVEH

CONTACT: ALI KAVEH, PLATINUM, 6830 S. RAINBOW BOULEVARD #200, LAS VEGAS, NV 89118

12/17/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0773-OCEAN SHOWBOAT, INC.:

VACATE AND ABANDON a portion of a right-of-way being Wynn Road located between Pioneer Avenue and Spring Mountain Road; and a portion of a right-of-way being Pioneer Avenue located between Wynn Road and Valley View Boulevard within Paradise (description on file). JJ/hw/cv (For possible action)

RELATED INFORMATION:

APN:

162-18-506-001; 162-18-506-011

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plans provided depict the vacation and abandonment of portions of the Pioneer Avenue and Wynn Road rights-of-way. This vacation is being proposed in order to accommodate the development of detached sidewalks in conjunction with a proposed shopping center.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-22-0427	Zone Change from M-1 to R-5 for 352 unit multi-family residential development - expired	Approved by BCC	September 2022
DR-0213-12	Design Review for a truck wash and covered parking structure in conjunction with an approved freight terminal - expired	Approved by BCC	June 2012
NZC-0233-11	Non-Conforming Zone Change from H-1 to M-1 for a freight terminal - expired	Approved by BCC	August 2011
UC-1439-06	Use Permit for a 2,200 room resort hotel and expansion of Gaming Enterprise District - expired	Approved by BCC	December 2006
ZC-1276-06	Zone Change from C-2 and M-1 to H-1 for a future resort hotel	Approved by BCC	November 2006
VS-1038-06	Vacated and abandoned a portion of the Pioneer Avenue right-of-way - expired	Approved by PC	November 2006
ZC-1978-04	Zone Change from C-2 and M-1 to C-2 for a 199 foot tall hotel condominium timeshare tower with shopping center - expired	Approved by BCC	December 2004

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1216-04	Waiver for Temporary off-site parking lot - expired	Approved by BCC	September 2004
UC-0616-03	Use Permit to increase the height of a previously approved hotel/timeshare and reduce setbacks and street tree - expired	Approved by BCC	July 2003
UC-1846-02	Use Permit for a hotel/timeshare building and shopping center with increased building height - expired	Approved by BCC	March 2003
TM-0377-02	1 lot commercial subdivision map - expired	Approved by PC	October 2002
ZC-0756-02	Zone Change from M-1 to C-2 for a 165,500 square foot shopping center with increased building height - expired	Approved by BCC	July 2002
UC-0469-96	Use Permit for a 10,000 square foot helipad - expired	Approved by BCC	May 1996
AC-97-86	92,000 square foot shopping and automotive service center - expired	Approved by PC	September 1986

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	IL & CG	Office/warehouse
South	Entertainment Mixed-Use	CR & IL	Office/warehouse & retail
East	Entertainment Mixed-Use	RM50	Undeveloped
West	Entertainment Mixed-Use & Corridor Mixed-Use	IL	Office/warehouse

Related Applications

Application Number	Request
ZC-25-0774	A zone change from RM50 to CG is a companion item on this agenda.
UC-25-0775	A shopping center with outdoor dining, recreation facilities, and live entertainment 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

- Drainage study and compliance;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Spring Mountain Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: ALI KAVEH

CONTACT: ALI KAVEH, PLATINUM, 6830 S. RAINBOW BOULEVARD #200, LAS VEGAS, NV 89118

12/17/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0775-OCEAN SHOWBOAT, INC.:

USE PERMITS for the following: 1) outdoor dining and drinking; 2) recreational and entertainment facilities; and 3) live entertainment.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase drive aisle length; 2) allow an attached sidewalk to remain; and 3) reduce throat depth.

DESIGN REVIEW for a proposed shopping center on a 4.91 acre portion of 7.55 acres in a CG (Commercial General) Zone.

Generally located east of Wynn Road and south of Pioneer Avenue within Paradise. JJ/hw/cv
(For possible action)

RELATED INFORMATION:

APN:

162-18-506-001; 162-18-506-008 ptn

WAIVERS OF DEVELOPMENT STANDARDS

1. Increase the drive aisle length to 450 feet where 400 feet is the maximum allowed per Section 30.04.04H (a 13% increase).
2. Allow an attached sidewalk along Spring Mountain Road to remain where a detached sidewalk is required per Section 30.04.08C.
3. Reduce the driveway throat depth along Spring Mountain Road to 88.5 feet where 100 feet is the minimum required per Uniform Standard Drawing 222.1 (a 12% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.91 (portion)/7.55 (overall)
- Project Type: Shopping center
- Number of Stories: 2
- Building Height (feet): 50
- Square Feet: 73,482
- Parking Required/Provided: 171/171
- Sustainability Required/Provided: 7/8

Site Plans

The plans provided depict a currently undeveloped 7.55 acre T-shaped parcel located at the southeast corner of Wynn Road and Pioneer Avenue. The proposed shopping center development will be located in the western and southern portions of the site with the development taking up 4.91 acres. The plans show the 73,482 square foot shopping center will consist of 6 separate building situated in the center of the site extending from Pioneer Avenue south to Spring Mountain Road.

Buildings A and B are located in the southern portion of APN 162-18-506-008 and are set back 4 feet from the side property lines and 10 feet behind the attached sidewalk along Spring Mountain Road. Both buildings are situated 72 feet apart from each other. Approximately 30 feet north of both Building A and B are Buildings C and E with both buildings set back 4 feet from the side property lines of APN 162-18-506-008. Building C continues up to the northern property line of APN 162-18-506-008. Building E is L-shaped and continues into APN 162-18-506-001 for approximately 50 feet and extends to the east for approximately 50 feet. This building is set back 10 feet from southeast property line of APN 16-18-506-001 and 118 feet from the eastern boundary of the project. Building D is located 6.7 feet north of Building C. Building D is set back 6.7 to 25 feet from the southwest property line of APN 162-18-506-001 and is set back 146 feet from Wynn Road. Building F is the northernmost building and is shown back 56 feet from Pioneer Avenue, 80 feet north of Building D and E, 118 feet from the eastern project boundary, and 138 feet from Wynn Road. Buildings A through E have north-south orientations, while Building F has an east-west orientation.

The plans also show several community features that include outdoor dining areas, shaded areas, sculptures, and a playground. A playground and landscaped seating area is shown between Buildings A and C and Building B and D. An entrance archway spans the driveway along Spring Mountain Road and is setback 10 feet from Spring Mountain Road. A large scale vaulted circular sculpture piece is located centrally on the site and is north of Buildings D and E and south of Building F with an overall diameter of 110 feet. Outdoor dining areas are shown in the northeast corner of Building D, the northwest corner of Building E, and the south-central portion of Building F adjacent to the circular sculpture. Additional shaded seating areas are shown on both sides of the drive aisle south of the circular sculpture and just north of the entrance archway. Due to these outside dining and activity spaces, the applicant is requesting use permits for live entertainment, a recreational facility, and outside dining. These use permits will allow outside dining along with outdoor cultural performances and events to be conducted in the outdoor public spaces. These use permits are needed as these uses could be located as little as 118 feet from the RM50 zoned property to the east.

Access to the site is provided by 3 commercial driveways located along Spring Mountain Road, Wynn Road, and Pioneer Avenue. The Spring Mountain Road driveway is located centrally along the southern property line of APN 162-18-506-008, is 37 feet wide and will be an entry only one-way driveway that connects to a drive aisle running between Building A, B, C, and E up to a central east-west drive aisle that results in a "T" intersection, located between Buildings D, E, and F.. This east-west drive aisle will be one-way with the direction of travel being outward from the intersection on each side of the north-south drive aisle. Along Wynn Road, the driveway is 36 feet wide and located centrally along the western property line of APN 162-18-

506-001. The driveway along Pioneer Avenue is located in the northeast corner of the project area and will be 36 feet wide. These driveways access a series of 24 foot wide drive aisles that provide access to the site and the parking area. Additional drive aisles are provided to the north, east, and west of Building D, E, and F and access the surrounding parking area with all remaining drive aisles being two-way.

Parking is provided throughout the site but is particularly situated in the northern portion of the project area on APN 162-18-506-001. Parking in the northern portion of the site is located to the east, north, and west sides of the buildings and is located various parking courts. Parking is also located on both sides of the east-west central drive aisles and along both sides of the north-south drive aisle. A total of 171 parking spaces are being provided where 171 parking spaces are required.

Landscaping

The plans provided show street and parking lot landscaping will be provided throughout the site. In terms of street landscaping, all 3 street frontages will have landscaping areas. Along Spring Mountain Road, a 10 foot wide landscaping strip is being provided behind the existing 5 foot wide attached sidewalk. Since the attached sidewalk will remain, a waiver of development standards is required. Within this landscape area, 4 Shoestring Acacia (*Acacia Stenophylla*) trees will be provided every 30 feet on center where 4 large trees are required. Along both Wynn Road and Pioneer Avenue, a 15 foot wide landscaping area is being provided consisting of a 5 foot landscape strip along the street followed by a 5 foot wide sidewalk followed by another 5 foot wide landscaping strip. Within the landscaping area along both streets are a mixed of Shoestring Acacia and Desert Museum Palo Verde (*Cercidium* sp.) trees in alternating rows, where possible, spaced every 20 feet on center. Along Wynn Road, a total of 10 trees are provided where 8 trees are required, and, along Pioneer Avenue, a total of 20 trees are provided where 16 trees are required. Within the parking area, terminal landscape finger islands are being provided at the ends of each row of parking with additional finger islands provided where the rows contain more than 6 spaces. In general, a landscape finger island is provided every 4 to 12 spaces. Each finger island contains a Desert Willow (*Chilopsis Linearis*) tree with a total of 57 such trees being provided where 29 trees are required in the parking area. Additionally, 2 buffers are also being provided where not required. With a 10 foot wide landscape area being provided along the eastern boundary of the project and another 10 foot wide landscape area being provided along the southwest boundary of the site. Both landscape areas contain Shoestring Acacia trees in a single row spaced approximately 10 feet apart on center.

Elevations

The elevations show the proposed buildings will all contain a similar architectural theme and will range in height from 28 to 50 feet in height. Buildings A and B will both be 2-story buildings and will reach 39 feet in height while Buildings C, D, and E will be 37 feet tall and will contain only 1 floor. Building F will be a maximum of 50 feet tall with a single story on the west and east ends of the building but will have a second level in the center of the building. Overall, the building will be constructed of concrete and stucco panels but will use a variety of vertical wood, decorative metal screens, lighting fixtures, and glass to create various accents, framing, and architectural enhancements. All building fronts have pedestrian awnings for shading. The rooflines of the various building will vary between flat, pitched, and curvilinear roofs and with

various materials used such as metal tile. The overall aesthetic of the shopping center is inspired by the various cultures of East Asia.

Floor Plans

The plans provided show generalized shell suites within the 6 proposed buildings. Overall, a total of 50 suites are shown with the area of these suites ranging from 900 square feet up to 2,848 square feet. Both Buildings A and B will have 5 suites on their ground floor and 2 suites on their second floor with the suites ranging in size from 1,089 square feet up to 1,980 square feet for Building A. Building B's suites will range in size from 1,070 square feet up to 1,827 square feet. Building C will contain 4 suites ranging in size from 988 square feet up to 1,293 square while Building D will contain 7 suites ranging in size from 900 square feet up to 2,848 square feet. Building E will have 11 suites with a minimum size of 900 square feet and a maximum size of 1,335 square feet. Building F will have 10 suites on the first floor and 4 suites on the upper floor with the suites ranging from 1,436 square feet up to 1,860 square feet.

Applicant's Justification

The increased drive aisle length and reduced throat depth is justified as the drive aisle increase in minor and the shopping center has provided wider sidewalks and other pedestrian friendly features. Allowing the existing attached sidewalk along Spring Mountain Road is justified as there is an ongoing project along Spring Mountain Road to improve the streetscape and the sidewalk could be modified sometime soon. Additionally, the requests for recreational facilities, outdoor dining, and live entertainment as well as the project are justified as the site is located within the Chinatown cultural district where there are already similar commercial developments with such uses approved. Additionally, many of these same developments are located next to or within mixed-use or multi-family developments.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-22-0427	Zone Change from M-1 to R-5 for 352 unit multi-family residential development - expired	Approved by BCC	September 2022
DR-0213-12	Design Review for a truck wash and covered parking structure in conjunction with an approved freight terminal - expired	Approved by BCC	June 2012
NZC-0233-11	Non-Conforming Zone Change from H-1 to M-1 for a freight terminal - expired	Approved by BCC	August 2011
UC-1439-06	Use Permit for a 2,200 room resort hotel and expansion of Gaming Enterprise District - expired	Approved by BCC	December 2006
ZC-1276-06	Zone Change from C-2 and M-1 to H-1 for a future resort hotel	Approved by BCC	November 2006
VS-1038-06	Vacated and abandoned a portion of the Pioneer Avenue right-of-way - expired	Approved by PC	November 2006
ZC-1978-04	Zone Change from C-2 and M-1 to C-2 for a 199 foot tall hotel condominium timeshare tower with shopping center - expired	Approved by BCC	December 2004

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1216-04	Waiver for Temporary off-site parking lot - expired	Approved by BCC	September 2004
UC-0616-03	Use Permit to increase the height of a previously approved hotel/timeshare and reduce setbacks and street tree - expired	Approved by BCC	July 2003
UC-1846-02	Use Permit for a hotel/timeshare building and shopping center with increased building height - expired	Approved by BCC	March 2003
TM-0377-02	1 lot commercial subdivision map - expired	Approved by PC	October 2002
ZC-0756-02	Zone Change from M-1 to C-2 for a 165,500 square foot shopping center with increased building height - expired	Approved by BCC	July 2002
UC-0469-96	Use Permit for a 10,000 square foot helipad - expired	Approved by BCC	May 1996
AC-97-86	92,000 square foot shopping and automotive service center - expired	Approved by PC	September 1986

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	IL & CG	Office/warehouse
South	Entertainment Mixed-Use	CR & IL	Office/warehouse & retail
East	Entertainment Mixed-Use	RM50	Undeveloped
West	Entertainment Mixed-Use & Corridor Mixed-Use	IL	Office/warehouse

Related Applications

Application Number	Request
VS-25-0773	A vacation and abandonment of a portion of the Pioneer Avenue and Wynn Road rights-of-way is a companion item on this agenda.
ZC-25-0774	A zone change from RM50 to CG 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 Permits

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on

adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The neighborhood surrounding the proposed shopping center development contains a wide variety of uses and structures. Directly across Spring Mountain Road is an existing large-scale retail and restaurant complex, with most of the block between Valley View Boulevard and Arville Street containing a similar mix of uses. In addition, most of the areas to the north and west of the subject are industrial in nature would not be impacted by live entertainment, outdoor dining, or recreational facilities, like arcades and similar uses. Additionally, the surrounding area has a strong pedestrian and commercial presence that would receive benefits from additional uses such as live entertainment and recreational facilities. The proposed development has also provided additional buffering to help filter any impacts that could come upon the existing and future uses to the east and south. Several of shopping centers and plazas along Spring Mountain Road already have outdoor dining facilities and are mostly buffered by the buildings on-site. Ultimately, Staff finds the addition of such uses in this area would contribute to the entertainment and dining character of the Chinatown neighborhood and there are limited residential developments in the area that would be affected by the proposed uses. Staff finds the proposed use will support Clark County Master Plan Policies 5.1.3 and 5.5.3 and Winchester/Paradise Specific Policy WP-3.1 which encourage the development of business and employment opportunities which support the economic base of the Las Vegas Valley, particularly those that encourage the development and redevelopment of vacant and underused land. For these reasons, staff can support these requests.

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 purpose of limiting drive aisle length within commercial development is to limit possible traffic conflicts and to allow easy exit access during times of high traffic volume. Staff finds in this case the length of the north-south drive aisle is just above the maximum length and much of the length of the drive aisle is landscaped or pedestrian areas where there are no traffic conflicts. Also the drive aisle is one-way with 2 lanes towards the center of the site so there should also be less traffic causing potential conflicts. Staff also finds the shopping center is well connected to the surrounding areas through larger sidewalks and walkways and Spring Mountain Road has several public transit routes which would help to reduce on-site traffic conflicts. As a result, 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.

Staff finds the proposed shopping center will contribute to the pedestrian centered character of the Spring Mountain and Chinatown neighborhood by using wider sidewalks, shade awnings, street landscaping, and a welcoming aesthetic. The architecture used is interesting and varied and adds to the unique character of the Chinatown neighborhood. On-site circulation directs users to the center of the site in an efficient manner and has several points of ingress and egress. The site is well landscaped and contains sufficient parking. The proposed uses of the site will be within the character of the surrounding area and with limited residential uses should not cause any additional burden. The site will activate a previously undeveloped area that has previously been approved for similar and even larger scale shopping centers and uses. Given the attractive nature of the proposed building, the orderly design of the site, the enhanced pedestrian nature of the development, and its conformance with the character and uses of the neighborhood, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to allowing the existing attached sidewalks to remain along Spring Mountain Road since there is a Public Works project for this area.

Waiver of Development Standards #3

Staff has no objection to the reduced throat depth for the driveway along Spring Mountain Road. The applicant worked closely with staff to redesign the Spring Mountain Road driveway, improving safety by converting it to a one-way entrance only driveway.

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 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 driveways along Wynn Road and Pioneer Avenue must meet the minimum standard of throat depth required by Uniform Standard Drawing 222.1;
- 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;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Spring Mountain Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0251-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: ALI KAVEH

CONTACT: ALI KAVEH, PLATINUM, 6830 S. RAINBOW BOULEVARD #200, LAS VEGAS, NV 89118



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____
ASSESSOR PARCEL #(s): 162-18-506-001, 008 & 011

PROPERTY ADDRESS/ CROSS STREETS: 3845 W. Pioneer Avenue, Las Vegas, Nevada 89102

DETAILED SUMMARY PROJECT DESCRIPTION

Retail shopping center

PROPERTY OWNER INFORMATION

NAME: OS Holdco, LLC
ADDRESS: One Caesars Palace Drive
CITY: Las Vegas STATE: NV ZIP CODE: 89109
TELEPHONE: N/A CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: Ali Kaveh
ADDRESS: 6830 S. Rainbow #200
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: N/A CELL 702-277-0194 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Ali Kaveh
ADDRESS: 6830 S. Rainbow #200
CITY: Las Vegas STATE: NV ZIP CODE: 89118
TELEPHONE: N/A CELL 702-277-0194 ACCELA REFERENCE CONTACT ID # _____

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

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

Karyn Steenkamp
Property Owner (Signature)

Karyn Steenkamp, Authorized Signatory
Property Owner (Print)

10/21/25
Date

Ali Kaveh

Platinum Realty

6830 S. Rainbow, Suite 200

Las Vegas, NV, 89118

platinumusa9@aol.com | (702) 277 0194

Date: 10/24/25

Clark County Department of Comprehensive Planning

500 S. Grand Central Parkway

Las Vegas, NV 89155

RE: Justification Letter – Commercial Development Proposal for 9.44 Acres at Spring Mountain Rd, Valley View Blvd, and Wynn

APNs: 162-18-506-001, 162-18-506-008, 162-18-506-011

To Whom It May Concern,

I am writing to respectfully submit this justification letter in support of our proposed commercial development on approximately 9.44 acres located near the intersection of Spring Mountain Road, and Valley View Boulevard. As you are aware, this corridor has become a vital and dynamic hub within the Las Vegas Valley—one that continues to evolve in response to local demand, regional growth, and cultural significance. We are submitting for a design review, and a zone change for the subject site.

We are asking for a use of recreational facility and live entertainment as well.

Waivers of Development Standards:

- **Increase drive isle length from 400 feet to 450 feet**, due to our design layout for this site plan, we have created a site plan where sidewalks are up to 25 feet wide to make this a more pedestrian friendly shopping experience. We also try to keep all the stores next to each other to make it have the feeling of an outdoor mall shopping experience. We feel that this waiver is justified since we are creating an outdoor mall experience for everyone with pedestrian friendly attributes.
- **Leaving the attached sidewalk on Spring Mountain Road**, per our conversations with Public Works, the existing attached sidewalk on Spring Mountain will stay in place. Developer will agree to sign a SID agreement with the County for the major project as part of the Spring Mountain redevelopment plans being proposed by Public Works and the County.
- **Throat depth**, asking for a waiver of development standards to reduce the throat depth to 88.5 feet where 100 feet is the requirement. The proposed driveway from Spring Mountain is ingress only, therefore we feel that 88.5 feet is sufficient.

Economic Opportunity & Community Enhancement

This development is envisioned not just as a set of buildings, but as a community asset—an active, thoughtfully curated commercial destination that responds directly to the needs of the local population. In recent years, successful projects like **Shanghai Plaza** have proven that commercial centers, when thoughtfully designed and programmed, can deliver outstanding public impacts. Since opening, Shanghai Plaza has generated dozens of local jobs, drawn in significant foot traffic, supported small businesses, and cultivated a safe, engaging environment for both residents and visitors. Shanghai Plaza has shown that when commercial space is built with intention and cultural relevance, it becomes a magnet for both locals and tourists.

Our project aims to bring that same level of vitality to this underutilized parcel. With a carefully planned mix of retail, dining, wellness services, and flexible commercial space, we will provide:

- **New job opportunities** across a range of industries and skill levels
- **Increased sales tax revenue** to benefit local infrastructure and public services
- **A vibrant pedestrian-oriented space** that encourages connectivity and reduces reliance on vehicle-heavy development
- **Support for small and locally owned businesses** that will reflect and enrich the surrounding community

Compatibility with Surrounding Uses

This site is ideally located within an area already active with commercial and mixed-use developments. The surrounding blocks include well-established shopping plazas, entertainment venues, professional offices, and service-oriented businesses. Our project will **complement these uses**, not compete with them. By strengthening the commercial corridor along Spring Mountain and introducing modern infrastructure, this project will serve as a catalytic enhancement to an already growing district.

The proposed development benefits from a strong residential base directly surrounding the site, including multifamily communities like **LOTUS**, **COYA**, and others along the Spring Mountain corridor. These properties have brought hundreds of new residents to the area, many of whom are seeking walkable access to quality dining, shopping, and daily services. A well-executed retail center will not only meet this demand but help create a more complete neighborhood experience—where people can live, eat, shop, and unwind without needing to drive across town.

Conclusion

This project is not speculative. It is community-minded, market-supported, and modeled after proven local successes. The overwhelming demand for high-quality commercial space in this corridor—especially space that is thoughtfully integrated into the cultural and economic fabric of Las Vegas—makes this a timely and appropriate development. This land is ready for a project of

this kind. With your support, we can transform this land into a long-term asset that serves both economic and social functions.

Thank you for your time and consideration. I would be happy to provide additional supporting materials or answer any questions as needed.

Ali Kaveh

Platinum Realty

6830 S. Rainbow Blvd, Suite 200, Las Vegas, NV, 89118

platinumusa9@aol.com

(702) 277 0194

12/17/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0756 - BP FLAMINGO LLC:

USE PERMIT for outdoor dining and drinking.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) reduce parking; 3) modify residential adjacency standards; 4) allow an attached sidewalk; and 5) allow a commercial pan driveway.

DESIGN REVIEW for proposed restaurant buildings with drive-thrus within an existing commercial complex on 1.1 acres in a CG (Commercial General) Zone.

Generally located north of Flamingo Road and west of Pinecrest Street within Paradise. TS/hw/cv (For possible action)

RELATED INFORMATION:

APN:

161-18-402-014

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along Flamingo Road where a 10 foot wide landscaping strip with large trees placed every 30 feet on center is required per Section 30.04.01D.
2. Reduce the number of on-site parking spaces required to 18 parking spaces where 24 parking spaces are required per Section 30.04.04C (a 25% reduction).
3.
 - a. Reduce the separation between the western drive-thru and the residential uses to the north to 15 feet where 200 feet is required per Section 30.04.05E (a 92.5% reduction).
 - b. Reduce the separation between the eastern drive-thru and the residential uses to the north to 63 feet where 200 feet is required per Section 30.04.05E (a 68.5% reduction).
4. Allow an existing 5 foot wide attached sidewalk to remain along Pinecrest Street where a 5 foot wide detached sidewalk is required per Section 30.04.08C.
5. Allow the existing commercial pan driveway along Pinecrest Street to remain where a commercial curb return driveway is required per Uniform Standard Drawing 222.1 and Section 30.04.08C.

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3680 Flamingo Road

- Site Acreage: 1.1
- Project Type: Drive-thru restaurants
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 1,025 (Proposed West Building)/2,650 (Proposed East Building)
- Parking Required/Provided: 24/18
- Sustainability Required/Provided: 7/7

Site Plan

The site of the proposed drive-thru restaurants is 1.1 acres and located on the northwest corner of Flamingo Road and Pinecrest Street. The site is currently developed with an existing 6,000 square foot bank branch office building and it is proposed to be demolished to make way for the proposed restaurants. The proposed restaurant buildings will be centered on the southern portion of the site with one restaurant building located in the west half of the site and the other restaurant building located in the east half of the site. The west restaurant building will be 1,025 square feet and rectangular in shape with a north-south orientation. This building will be set back 42 feet from Flamingo Road, 35 feet from the west property line, and 135 feet from the north property line. A 500 square foot covered outdoor dining area is proposed along the southeast portion of the restaurant building and will be 155 feet from the residential uses to the north. The east restaurant building will be 2,650 square feet and rectangular in shape with a north-south orientation. This building will be set back 41 feet from Flamingo Road, 32 feet from Pinecrest Street to the east, and 91 feet from the north property line. The 2 restaurant buildings will be separated from each other by 95 feet.

The site will be accessed by 2 existing pan driveways with 1 located along Flamingo Road and the other along Pinecrest Street. The Flamingo Road driveway is 31 feet wide and located in the southwest corner of the site but is located entirely within the existing right-of-way of Flamingo Road. The Pinecrest Street driveway is 32 feet wide and located in the northeast corner of the site. Since these driveways will not be constructed to the commercial curb return driveway standards, a waiver of development standards is required. Additionally, the applicant is maintaining the existing 5 foot wide attached sidewalks along Flamingo Road and Pinecrest Street. Since Title 30 requires attached sidewalks to be reconstructed as detached sidewalks, a waiver of development standards is required to maintain the attached sidewalks.

These driveways will access 2 east-west drive aisles located in the northern and southern portions of the site. The northern drive aisle is approximately 32 feet wide while the southern drive aisle varies between 24 feet and 25 feet. A central north-south drive aisle is 24 feet wide and has parking located on each side of the drive aisle adjacent to both restaurant buildings. The parking area contains 18 total parking spaces with 10 spaces on the west side of the drive aisle and 8 spaces on the east side of the drive aisle. An additional 13 parking spaces are located south of the southern drive aisles but are located entirely within the Flamingo Road right-of-way. As a result, those spaces cannot count toward the required number of parking spaces, so a total of 18 parking spaces are provided on-site where 24 spaces are required, thus requiring a waiver of development standards.

Each restaurant building has an associated drive-thru that connects with the on-site circulation of the site. The drive-thru associated with the west restaurant building starts with double drive-thru lanes north of the restaurant, and flows in a counterclockwise direction. The drive-thru lanes merge into 1 lane along the west property line. The menu boards are located after the curve of the drive-thru lanes heading south toward the pick-up window. All menu boards face west away from the residential areas to the north. The vehicles will exit south toward the driveway along Flamingo Road. This drive-thru is set back 15 feet from the residential uses to the north.

The drive-thru associated with the east restaurant building starts at the east of the southern drive aisle and is a 12 foot wide single lane drive-thru. This drive-thru circles the restaurant building along the east, north, and west sides of the building and flows in a counterclockwise direction. The menu board is located at the northeast corner of the restaurant building. The menu board faces east away from the residential uses to the north. The drive-thru exits out into the southern drive aisle just to the west of where the drive-thru begins. This drive-thru is set back 63 feet from the residential uses to the north. Due to the location of both proposed drive-thru lanes for both proposed restaurants, waivers to modify residential adjacency standards are required.

Landscaping

The landscape plans indicate street, parking lot, and screening and buffering landscaping will be provided on the site. In terms of street landscaping, along Pinecrest Street, a 10 foot wide landscaping strip will be provided behind the existing 5 foot wide attached sidewalk. This landscape strip will consist of a single row of 6 Thornless Palo Verde (*Parkinsonia* sp.) trees, and an existing Mesquite species tree spaced every 20 feet where 7 large trees are required. Along Flamingo Road, the existing 5 foot wide landscaping area will remain and contains 2 existing Mesquite trees with 1 Shoestring Acacia (*Acacia Stenophylla*) tree being added. This area, however, is completely within the existing Flamingo Road right-of-way and therefore cannot count toward the required street landscaping and a waiver of development standards is required. To mitigate this, the applicant is providing 1 Shoestring Acacia tree on-site along the right-of-way, 3 Shoestring Acacia trees in a 10 foot wide landscape strip along the western boundary, and 2 Shoestring Acacia trees within a planting area north of the western restaurant building for a total of 6 large trees where 6 large trees would be required.

Within the parking area, a total of 6 Thornless Palo Verde trees are provided where 6 medium or large trees are required. On the west side of the parking area, terminal landscape islands are provided with trees with an additional tree provided in the planting area north of the restaurant building to serve as a parking lot tree. In the eastern portion of the parking, terminal landscape islands are provided with a central landscape finger island in the middle of the parking row. This allows a tree to be placed every 4 spaces.

Buffering and screening landscaping is also provided along the northern boundary of the site within a 15 foot wide landscaping strip. Within this landscaping strip, are 2 rows of Mulga Acacia (*Acacia Aneura*) trees spaced 10 feet apart with an 8 foot tall decorative block wall along the northern property line of the site. Additionally, 2 existing Mesquite trees have been incorporated into the screening buffer as well.

Each restaurant building has an associated drive-thru that connects with the on-site circulation of the site. The drive-thru associated with the west restaurant building starts with double drive-thru lanes north of the restaurant, and flows in a counterclockwise direction. The drive-thru lanes merge into 1 lane along the west property line. The menu boards are located after the curve of the drive-thru lanes heading south toward the pick-up window. All menu boards face west away from the residential areas to the north. The vehicles will exit south toward the driveway along Flamingo Road. This drive-thru is set back 15 feet from the residential uses to the north.

The drive-thru associated with the east restaurant building starts at the east of the southern drive aisle and is a 12 foot wide single lane drive-thru. This drive-thru circles the restaurant building along the east, north, and west sides of the building and flows in a counterclockwise direction. The menu board is located at the northeast corner of the restaurant building. The menu board faces east away from the residential uses to the north. The drive-thru exits out into the southern drive aisle just to the west of where the drive-thru begins. This drive-thru is set back 63 feet from the residential uses to the north. Due to the location of both proposed drive-thru lanes for both proposed restaurants, waivers to modify residential adjacency standards are required.

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The landscape plans indicate street, parking lot, and screening and buffering landscaping will be provided on the site. In terms of street landscaping, along Pinecrest Street, a 10 foot wide landscaping strip will be provided behind the existing 5 foot wide attached sidewalk. This landscape strip will consist of a single row of 6 Thornless Palo Verde (*Parkinsonia* sp.) trees, and an existing Mesquite species tree spaced every 20 feet where 7 large trees are required. Along Flamingo Road, the existing 5 foot wide landscaping area will remain and contains 2 existing Mesquite trees with 1 Shoestring Acacia (*Acacia Stenophylla*) tree being added. This area, however, is completely within the existing Flamingo Road right-of-way and therefore cannot count toward the required street landscaping and a waiver of development standards is required. To mitigate this, the applicant is providing 1 Shoestring Acacia tree on-site along the right-of-way, 3 Shoestring Acacia trees in a 10 foot wide landscape strip along the western boundary, and 2 Shoestring Acacia trees within a planting area north of the western restaurant building for a total of 6 large trees where 6 large trees would be required.

Within the parking area, a total of 6 Thornless Palo Verde trees are provided where 6 medium or large trees are required. On the west side of the parking area, terminal landscape islands are provided with trees with an additional tree provided in the planting area north of the restaurant building to serve as a parking lot tree. In the eastern portion of the parking, terminal landscape islands are provided with a central landscape finger island in the middle of the parking row. This allows a tree to be placed every 4 spaces.

Buffering and screening landscaping is also provided along the northern boundary of the site within a 15 foot wide landscaping strip. Within this landscaping strip, are 2 rows of Mulga Acacia (*Acacia Aneura*) trees spaced 10 feet apart with an 8 foot tall decorative block wall along the northern property line of the site. Additionally, 2 existing Mesquite trees have been incorporated into the screening buffer as well.

Overall, 2 existing trees located on the site that are considered significant trees will be removed with 6 new trees replacing those lost trees. The new trees are mainly Western Redbud (*Cercis Occidentalis*) trees and Thornless Palo Verde trees that have been placed in the landscape strip along the western boundary and the planting area norther of the western restaurant building.

Elevations & Floor Plans

West Restaurant Building

This building is a typical commercial restaurant building and stands 24 feet tall. The exterior of the building is primarily grey colored stucco with blue fiber cement accenting. The roof is a flat roof with cool roof elements. Roof extensions and wall pop-outs are found on all elevations. A stone veneer accent runs along the entire base of the building. There is a main order/pick-up window located on the southeast portion of the building with the drive-thru located on the southwest portion of the building. All windows and doors have associated awnings. A 12 foot tall outside dining patio is found on the east side of the building. The interior of the building shows the building contains 1,025 square feet with a majority of the area dedicated to a food production area with the remaining spaces being an office, cooler, and restroom.

East Restaurant Building

This building is also a typical commercial restaurant building with franchise architecture and stands 24.2 feet tall. The exterior of the building is primarily blue colored hardi-board siding with red and white siding elements and accenting. The roof is a flat roof with cool roof elements. Roof extensions, wall breaks, and wall pop-outs are found on all elevations. A grey brick veneer accent runs along the entire base of the south and east facades of the building. There is a main entrance located on the south façade of the building consisting of an aluminum commercial window/door system. The drive-thru is located on the southwest portion of the building. All windows and doors have associated awnings. The interior of the building shows the building contains 2,650 square feet with a majority of the area dedicated to a dining room and food prep areas with the remaining spaces being an office, cooler, storage, and restroom.

Applicant's Justification

The outside dining area should not create any burdens to the residential areas to the north due to the provided screening landscape buffer and the outside dining area is more located and oriented towards Flamingo Road. The reduced separation of the drive-thru lanes to the residential uses to the north is justified due to the screening landscaping buffer along the northern property line along with the fact the property directly to the north is planned for commercial uses and could have been used as such. Additionally, all menu boards and talk boxes are directed away from the residential uses to the north. The reduction of parking and landscaping due to their placement in the Flamingo Road right-of-way is justified due to an existing lease for this area with the Nevada Department of Transportation (NDOT) and additional landscaping has been provided throughout the site to make up for the loss of such landscaping. The Pinecrest Street driveway and sidewalk and the maintenance of the existing condition would not impact the surrounding area due to the limited traffic along Pinecrest Street.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-283-89	Zone change from R-1 to C-2 for a 6,000 square foot bank branch with drive-thru ATM.	Approved by BCC	November 1989
ZC-3-86	Zone change from R-1 to C-2 for a 15,000 square foot commercial complex – expired	Approved by BCC	February 1986

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Undeveloped & single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2	Single-family residential
East & West	Corridor Mixed-Use	CG	Commercial Shopping Center

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning Use Permit

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

The purpose of reviewing outdoor dining uses is to assure the proposed outdoor dining area is sufficiently set back from neighboring residential uses, appropriate buffering and mitigation measures are being provided, and to assure the site of the proposed use is appropriate for outside dining. In this case, staff finds the proposed separation of the outdoor dining area to the residential uses to the north is 155 feet with both a screening landscape buffer and a drive-thru located between the outdoor dining area and the residential uses. Staff finds this separation combined with the buffer and other uses should help to reduce the impact the outdoor dining area will have on surrounding residential uses. Additionally, the outdoor dining area is more oriented towards the Flamingo Road frontage, which should keep noise and other disturbances from being audible from the residential uses. As a result, 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.

Waivers of Development Standards #1 & #2

Parking stall minimum standards and street landscaping are important to ensure that a lack of parking does not disturb the surrounding area or lead to traffic disruptions, and street landscaping allows pedestrian streetscapes to remain cooler due to a reduction in the heat island effect. In this case, the applicant is providing parking stalls and street landscaping within a portion of the site that is located within the Flamingo Road right-of-way. The parking and landscaping provided within the right-of-way is an issue as this landscaping and parking stalls could be removed at the request of NDOT at any time leaving the site under parked and without any street landscaping. Since the site is being reconstructed, staff finds the site could have been designed to accommodate more parking on-site and the required street landscaping could have been placed along the street as required. While staff can appreciate the placement of additional trees throughout the site to make up for the lack of street landscaping, the proposed additional trees are not provided in locations which would make a comfortable streetscape. As a result, staff is unable to support these requests.

Waiver of Development Standards #3

The purpose of ensuring a significant separation between residential uses and drive-thru lanes is to prevent the noise and odors that come from such uses disturbing surrounding residential areas. In this case, the proposed drive-thru lanes are between 15 and 63 feet from the residential uses to the north. The applicant is proposing a screening landscape buffer that should reduce possible noise and odors. Staff also finds that all menu boards and talk boxes have been oriented away from the residential uses to the north. With that said, staff finds the site is being reconstructed and the design of the site could have been set up to increase the distance of the drive-thru lanes to the northern boundary. Additionally, additional buffering could also have been provided to provide additional screening and buffering where the drive-thru lanes will be closest to the northern boundary of the site. For these reasons, staff is unable to 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 proposed design of the site orients most of the uses proposed towards the south along the Flamingo Road frontage, which creates a more pedestrian oriented site and keeps the uses away from the residential uses to the north. Additionally, the applicant is providing enough parking lot

landscaping and additional landscaping to make up for significant trees that are already present on the site. The landscaping buffer along the north is also provided per Code. The buildings proposed on the site primarily consist of franchise architecture which is typical of the commercial uses that are found along Flamingo Road. Staff also finds the repurposing of the site from its currently blighted condition to the proposed restaurants will be a benefit to the Flamingo Road corridor and the residential uses to north and will increase the safety of the area. With that said, staff finds that since the site is being reconstructed, the existing parking and landscaping within the Flamingo Road right-of-way could have been removed and reconstructed on-site. Additionally, staff finds additional buffering could have been provided to reduce the impacts the drive-thru lanes may have on the residential uses to the north. Ultimately, staff finds the proposed design and uses comply with Master Plan Policies 1.4.4, 5.1.5 and 6.1.6 and Winchester/Paradise Specific Policy WP-3.1, which support adaptive reuse of aging or blighted commercial properties and the use infill development where possible to reduce impacts on existing infrastructure. With that said, Staff also finds the proposed development does not support Policy 1.4.5 and Winchester/Paradise Specific Policy WP-1.1, which encourage the development of non-auto-centric uses along high-capacity transit routes and the uses of appropriate buffers between residential uses and more intense commercial uses. For these reasons, staff is unable to able to support this request.

Public Works - Development Review

Waiver of Development Standards #4

Staff cannot support the request to allow the existing attached sidewalks to remain on Pinecrest Street. Detached sidewalks offer improved pedestrian safety by increasing the distance between pedestrians and vehicular traffic. Staff finds that it is imperative to provide detached sidewalks.

Waiver of Development Standards #5

Staff has no objection to allowing the existing curb return driveways to remain on Pinecrest Street. The applicant worked with staff construct a 5 foot sidewalk behind the existing driveway to maintain ADA compliance.

Staff Recommendation

Approval of the use permit; denial of the waivers of development standards and design review.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 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

- Drainage study and compliance;
- Traffic study and compliance;
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0250-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JOSEPH BONIFATTO

CONTACT: LEBENE AIDAM-CHENE, BROWN, BROWN, & PREMSRIRUT, 520 S. FOURTH STREET #200, LAS VEGAS, NV 89101



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-100843

ASSESSOR PARCEL #(s): 161-18-402-014 & 161-18-499-043

PROPERTY ADDRESS/ CROSS STREETS: FLAMINGO ROAD

DETAILED SUMMARY PROJECT DESCRIPTION

COMMECAIL PROJECT) RESTAURANT WITH A DRIVE THROUGH WINDOW - POSSIBLE APPLICATIONS INCLUDE A SPECIAL USE PERMIT/S, WAIVER/S OF DEVELOPMENT STANDARDS AND DESIGN REVIEW/S.

PROPERTY OWNER INFORMATION

NAME: BP FLAMINGO LLC (JOSEPH BONIFATTO)

ADDRESS: 3680 EAST FLAMINGO RD

CITY: LAS VEGAS

STATE: NV ZIP CODE: 89121

TELEPHONE: N/A CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: JOE BONIFATTO

ADDRESS: BP HOLDINGS INC

CITY: LAS VEGAS SUITE 150

STATE: NV

ZIP CODE: 89169

TELEPHONE: 702-725-5700

CELL 702-491-0472

ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: JAY BROWN/LEBENE OHENE

ADDRESS: 520 SOUTH SUITE 200

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89101

TELEPHONE: 702-598-1429

CELL 702-561-70

ACCELA REFERENCE CONTACT ID # 173825

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

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

Property Owner (Signature):

JOSEPH BONIFATTO

Property Owner (Print)

JULY 24, 2025

Date

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

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5563
FACSIMILE: (702) 385-1023
EMAIL: jbrown@brownlawlv.com

October 21, 2025

Clark County Comprehensive Planning
Current Planning Division
500 Grand Central Parkway
Las Vegas Nevada 89155

RE: BP Flamingo, LLC – APR-25-100843

Justification Letter: Revision-2: Two Restaurants with Drive-Through Windows

Location: Flamingo Road & Pinecrest Street (3680 Flamingo Road).

Special Use Permit: Reduce the separation from an outdoor dining area.

Waivers of Development Standards: Residential Adjacency Requirements to Reduce setback to Drive-through Lanes; Allow alternative Landscaping; Reduce on-site parking; allow alternative Off-Site Standards; and increase retaining wall height.

Design Reviews: Alternative Building Entry frontage & Two Restaurants with Drive-Through Windows

Assessors' Parcel Numbers: 161-18-402-014 & (161-18-499-043 - NDOT ROW Easement)

To Whom It May Concern:

On behalf of our Client, BP Flamingo LLC., we respectfully submit this application package for a proposed commercial development consisting of two freestanding restaurant buildings each with a drive-through window. The parcel is currently developed and has a building which was formerly a Bank of America location. The existing building will be demolished to accommodate the proposed project. The proposed project is located on the northwest corner of Flamingo Road and Pinecrest Street. The parcel is a total 1.1 acres and is zoned CG (Commercial General). The parcel is located within the Paradise Town Board Planning Area.

Project Description:

The proposed Dutch Bros restaurant is 1,025 square feet with a 500 square foot outside dining area located on the west side of the site. The two drive-thru lanes for the Dutch Bros are along the north and west sides of the building and site and merges into one lane at the southwestern portion of the building. The drive-thru lanes are buffered from the north property line with a proposed minimum 15 foot wide landscaping area and eight (8) foot high wall. The menu boards and call boxes are located on the west side of the building and site. The proposed Zaxby restaurant is 2,650 square feet and is located on the east side of the site. The drive-thru lane is along the northern, western, and eastern sides of the buildings adjacent to Flamingo Road and Pinecrest Street. The site is accessed by two (2) driveways; one (1) located on Flamingo Road; and the other driveways is on Pinecrest Street. A total of 27 parking spaces are required for the site; however total of 31 parking spaces are provided within the allowable 15% increase allowed by Code. The plans depict 18 spaces located on-site and 13 located within the Flamingo Road right-of-way. Two (2) handicap accessible spaces are provided whereas one (1) is required by

Code. Four (4) bicycle spaces are provided per Code. A total of two (2) trash enclosures are provided, one each adjacent to the respective restaurant building. No loading zones are provided since none is required by Code. An eight (8) foot high wall is proposed along the north property line, and its construction will comply with Code requirements. Some parking spaces and portions of the alternative landscaping proposed for the site is within the Flamingo Road easement. A lease agreement is provided for the NDOT easement. This was an existing condition with the previous development on the site (Bank). The lease with NDOT allows the proposed design of the site which will maintain existing conditions along the Flamingo Road frontage of the site. A lease is provided from NDOT for the right-of-way area along the front property line.

Landscaping:

A proposed alternative landscaping area with an existing five (5) foot wide attached sidewalk along the frontage of the parcel is located within the Flamingo Road easement. Only a portion of the landscaping depicted along Flamingo Road is within the property line ranging from three (3) feet to ten (10 feet) wide. Landscaping ranging from 15 feet up to approximately 20 feet with a five foot wide attached sidewalk is depicted along Pinecrest Street. Proposed landscaping ranging from 15 feet up to a minimum of 21 feet wide is proposed with a proposed 8 foot high wall along the north property line. A minimum ten (10) landscape area is depicted along the west property line.

Elevations:

The Dutch Bros building is up to 24 feet high to the top of the parapets. The building materials consist of stucco wall finishes with contrasting and complimentary colors. Design accents include stone veneers, painted metal awnings and strips, doors, and windows with aluminum and glass store front doors and windows. The colors consist of complementary and contrasting colors for the brand. The Zaxby's building ranges in height from 9 feet up to 24 feet 2.5 inches. The building materials consist of stucco wall finishes with contrasting and complimentary colors. Design accents include stone veneers, painted metal awnings and strips, doors, and windows with aluminum and glass store front doors and windows. The colors consist of complementary and contrasting colors for each respective brand.

Floor Plans:

The Dutch Bros' plan is 1,025 square feet and is divided to show the room schedule as required by Code per the Brand's layout. The Dutch Bros has a 500 square foot outside dining area. The Zaxby's is 2,650 and divided to show the room schedule required by Code and per the Brand's layout.

Signage is not a part of this application.

The following are the required applications for the project:

Special Use Permit:

Reduce the separation of the outside dining area (Dutch Bros) to the residential areas to the north to 155.5 feet where 200 feet is required.

Justification:

The outdoor dining area is located east of the Dutch Bros building and is south of the drive through lanes. The area screened and buffered by the required 15 foot wide buffer area along the north property line and the additional landscaping provided between the drive-through lanes and the dining area. The landscaping will both screen, buffer, eliminate visual impact and mitigate any perceived noise from this area which is closer to Flamingo Road than the residential uses to the north.

Waivers of Development Standards:

- 1) Waive the following Residential Adjacency Standards. (30.04.06D)**
 - a. Reduce the setback for the drive-through lane for the Dutch Bros to 15 feet where a 200 foot setback is the standard. (30.04.06)**
 - b. Reduce the setback for the drive-through lane for the Zaxby's to 63.25 feet where a 200 foot setback is the standard. (30.04.06)**

Justification:

The proposed drive-thru lane from the northern property line is a minimum to 15 feet buffered/screened from the residential development by landscaping with the same width and an eight (8) foot high wall. The parcel to the north was previously developed as a residence which is now demolished, however, there is a residential permit in process but not yet constructed. The parcel is designated in the Master Plan as Neighborhood Commercial (NC), therefore could have been a commercial use. Additionally, there is a commercial development on the subject site. The drive-thru lane for the Zaxby's is oriented in a south to north direction and is not immediately adjacent to the north property line and will, therefore, not impact the parcel to the north which is undeveloped at this time and since designated as NC in the Master Plan. Additionally, the Zaxbys building is buffered and screened by a 9.7 foot wide landscape area which will mitigate any perceived impact. The call boxes, pay and pick-up windows are all set back a minimum of 40 feet from the north property line which also reduces noise, environmental and visual impact for the existing and future residential use.

- 2) Reduce the required landscaping along the Flamingo Road street frontage (within the property line) and allow an alternative landscaping where portions of the required landscaping is provided within Flamingo Road where required within the property line (on-site). 30.04.01**

Justification:

Lanscaping provided along Flamingo Road is partially within the right-of-way and on-site. Portions of the landscaping within the right-of-way easement is existing consists of mostly ground cover and shrubs and two trees. This landscaping is enhanced with an additional tree is included in the r-o-w. Additional street frontage landscaping is provided on-site north of the drive aisle for the parking spaces within the r-o-w easement. The landscape plan provided the details of the landscaping provided for the site. Additionally, some of the required trees are provided on the west property line of the site where a landscaping is not required. This request will maintain an approved and existing condition.

- 3) Reduce on-site parking spaces to 18 spaces where 24 spaces are required by Code. 30.04.02.**

Justification:

The required parking for the site 27 parking spaces, however, this requirement is reduced to 24 spaces (10%) because a of a transit stop is located approximately 600 feet of the site. The plans depict that only 18 spaces of the required 24 spaces are located on-site. The remaining six (6) spaces including an addition seven (7) spaces for a total of 13 spaces are located with the Flamingo Road right-of-way easement. The plans depict a total of 31 parking spaces (both on-site and off-site) for the uses on the site. Parking provided exceeds the 15% allow by Code and is at 29%. This design depicts both portions of both landscaping and parking within the Flamingo Road r-o-w. A lease is provided from NDOT allowing the landscaping and parking in the easement. This design and request is an existing condition for the site and other properties along this portion of the Flamingo Road frontage. This request will not impact the site or area since it is an existing condition for the previous bank building on the site.

- 4) Permit an attached sidewalk along the street frontage (Pinecrest Street) where a detached sidewalk is the standard in Clark County. 30.04.08**

Justification:

The sidewalks along Pinecrest Street are existing and match the existing the sidewalks for the adjacent developments on both sides of the street in the area. Therefore, the request is to maintain the existing for continuity of the developments in the. This is a redevelopment of a site and an infill project. The applicant also wants to maintain the existing condition on the site as the previous development. An attached sidewalk exists along Flamingo Road which is an NDOT right-of-way and will be maintained as a part of this project.

- 5) Allow an alternative commercial pan driveway along Pinecrest Drive where the Uniform Standard Drawing (222.1) is required.**

Justification:

The project Engineer states that the standard is an existing condition and because of its location on a local street is an acceptable design for the street. Pinecrest is a short local street that serves a few properties. Additionally, the street ends in a cul-de-sac, therefore, maintaining the existing pan driveway will not impact the use the site or the street and is an acceptable design at this location because of minimal vehicular traffic on the Pinecrest Street.

- 6) Increase the height of a retaining wall along the east side of the easternmost drive-through lane to 4.5 feet where a maximum height of three (3) is the standard.**

Justification:

This waiver is necessary because of the existing grade adjacent to the eastern portion of the parcel. The retaining wall is located along the drive-through lane and will not impact the site, landscaping or street frontage. The height of the retaining wall is depicted on the grading plan and will not impact the landscaping or the street frontage. The required landscaping along the Pinecrest street frontage will screen and buffer the retaining wall.

Design Reviews:

- 1) Allow alternative locations for the main entrances of both restaurant buildings.
30.04.05**

Justification:

Both restaurant buildings have entrances at the sides of building instead along the street frontages as required by Code. This request is necessary because brands are located in various states and have standard designs with entrances that do not face street frontages. The buildings, however, are placed close to the street frontages and have architectural features that enhance the portions/sides of the building that front the street.

- 2) For two restaurants with drive-throughs and an outdoor dining area.**

Justification:

The proposed restaurant uses are community serving uses with customers drawn from the immediate area. This use is a redevelopment of a site and an infill project on a site which has an existing Bank building which will be demolished to accommodate the proposed restaurant. The restaurants fulfils the growth management requirements by developing on this site and maximizing the capacities of existing infrastructure and services.

The building primarily complies with Code requirements because they have four sided architectures and all sides of the buildings including along the street frontages are completed with architectural details depicted for each respective restaurant brand. Both building elevations

LAW OFFICE

Brown, Brown & Premsrirut

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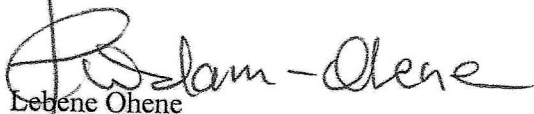
depict horizontal articulations with variation in roof heights, building material, textures, and colors.

We appreciate your review of this application and look forward to your comments to proceed with the application process for the project.

Please contact me at 702-598-1429 if you have any questions or need additional information.

Sincerely,

BROWN, BROWN & PREMSRIRUT


Lebene Ohene
Land Use and Development Consultant