



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

July 28, 2026

7:00pm

Note:

- Items on the agenda may be taken out of order.
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- 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.
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Board/Council Members: Kimberly Swartzlander-Chair
John Williams-Vice-Chair
Trenton Sheesley
Renee Woitas
Bill Kephart

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

County Liaison(s): Blanca Vazquez, 702-455-8531, BVA@ClarkCountyNV.gov
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BOARD OF COUNTY COMMISSIONERS
MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair
APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TICK SEGERBLOM
KEVIN SCHILLER, County Manager

- III. Approval of Minutes for July 14, 2026 (For possible action)
- IV. Approval of the Agenda for July 28, 2026 and Hold, Combine, or Delete any Items.
(For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning

1. **PA-26-700031-KLONOWSKI MATTHEW & KARLA TREVINO:**
PLAN AMENDMENT to redesignate the land use category from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC) on 0.72 acres. Generally located south of Russell Road and east of Topaz Street within Paradise. JG/md (For possible action) **PC 8/18/26**
2. **ZC-26-0409-KLONOWSKI MATTHEW & KARLA TREVINO:**
ZONE CHANGE to reclassify 0.72 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone. Generally located south of Russell Road and east of Topaz Street within Paradise (description on file). JG/md (For possible action) **PC 8/18/26**
3. **WS-26-0410-KLONOWSKI, MATTHEW & KARLA TREVINO:**
WAIVERS OF DEVELOPMENT STANDARDS of the following: 1) reduce buffering and screening; 2) reduce driveway width; 3) allow attached sidewalks to remain; and 4) modify uniform standard drawings.
DESIGN REVIEW for the conversion of an existing single-family residence to an office use on 0.72 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Russell Road and east of Topaz Street within Paradise. JG/rg/cv (For possible action) **PC 8/18/26**
4. **UC-26-0411-RAILROAD RIGHT OF WAY:**
USE PERMIT for outdoor storage.
DESIGN REVIEW for outdoor storages with shade structures in conjunction with an 8.23 acre industrial site in an IL (Industrial Light) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located south of Oquendo Road (alignment) and west of Wynn Road (alignment) within Paradise. MN/dd/cv (For possible action) **PC 8/18/26**
5. **VS-26-0355-BUDGET SUITES AMER, LLC NV-480:**
VACATE AND ABANDON easements of interest to Clark County located between Tropicana Avenue and Bell Drive (alignment), and Valley View Boulevard and Procyon Street within Paradise (description on file). MN/tpd/cv (For possible action) **PC 8/18/26**

6. **ET-26-400062 (UC-23-0267) -CAMPUS VILLAGE GROUP L L C:**
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) dormitory; 2) eliminate portions of the pedestrian realms; and 3) eliminate portions of the development standards of the Midtown Maryland Parkway District.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase building heights; 3) reduce landscaping; and 4) alternative driveway geometrics on 3.37 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway (MPO) Overlays. Generally located east of Maryland Parkway and north of Harmon Avenue within Paradise. TS/hw/cv (For possible action) **BCC 8/19/26**

7. **ET-26-400063 (DR-24-0608)-CAMPUS VILLAGE GROUP, LLC:**
DESIGN REVIEW SECOND EXTENSION OF TIME for modifications to a previously approved dormitory and commercial complex on 3.37 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway (MPO) Overlays. Generally located east of Maryland Parkway and north of Harmon Avenue within Paradise. TS/hw/cv (For possible action) **BCC 8/19/26**

8. **ET-26-400066 (ZC-22-0413)-SLETTEN CONSTRUCTION COMPANY:**
USE PERMIT SECOND EXTENSION OF TIME to allow outside dining and drinking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) encroachment into airspace; 3) reduced parking; 4) reduced throat depth; and 5) reduced departure distance.
DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; and 2) hotel. Generally located on the southwest corner of Quail Avenue and Polaris Avenue within Paradise. MN/ji/cv (For possible action) **BCC 8/19/26**

9. **SDR-26-0406-BCORE PARADISE, LLC**
SIGN DESIGN REVIEW for modifications to an approved comprehensive sign plan for a resort hotel (Bellagio) on 75.45 acres in a CR (Commercial Resort) Zone. Generally located west of Las Vegas Boulevard South and south of Flamingo Road within Paradise. JG/rg/cv (For possible action) **BCC 8/19/26**

10. **UC-26-0360-OBJECT DASH, LLC:**
USE PERMIT to allow an office within an existing commercial complex on 2.57 acres in a CR (Commercial Resort) Zone. Generally located west of Paradise Road and north of Flamingo Road within Paradise. TS/jud/cv (For possible action) **BCC 8/19/26**

11. **UC-26-0373-HILTON RESORTS CORPORATION:**
USE PERMIT for a monorail on approximately 21 acres in an RM50 (Residential Multi-Family 50) Zone, a CR (Commercial Resort) Zone, and an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located between Sahara Avenue and Russell Road, and between Paradise Road and Valley View Boulevard within Paradise and Winchester. MN/TS/JJ/JG/jud/cv (For possible action) **BCC 8/19/26**

12. **UC-26-0383-BG CLUB 36 MASTER ASSOCIATION:**
USE PERMIT for a monorail on approximately 80 acres in a CR (Commercial Resort) Zone and a CG (Commercial General) Zone within the Airport Environs (AE-60, AE-65, AE-70, AE-75, & RPZ) Overlays. Generally located between Sahara Avenue and Tropicana Avenue, and between Paradise Road and Las Vegas Boulevard South within Paradise and Winchester. TS/JG/jud/cv (For possible action) **BCC 8/19/26**
13. **ZC-26-0361-MALDONADO DAVID SR:**
ZONE CHANGE to reclassify 1.15 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located on the west side of Boulder Highway, south of Desert Inn Road within Paradise (description on file). TS/jgh (For possible action) **BCC 8/19/26**
14. **UC-26-0362-MALDONADO, DAVID SR.:**
USE PERMIT to allow outdoor storage.
WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.
DESIGN REVIEW for an existing office with proposed site modifications and outdoor storage in conjunction with an existing building on 1.15 acres in a CG (Commercial General) Zone. Generally located south of Desert Inn Road and west of Boulder Highway within Paradise. TS/jud/cv (For possible action) **BCC 8/19/26**
15. **UC-26-0403-PALM PROPERTIES, LLC:**
USE PERMIT for vehicle maintenance or repair.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) general parking area design; 3) modify residential adjacency standards; 4) waive off-site improvements; and 5) alternative driveway geometrics.
DESIGN REVIEW for a proposed shopping center on 2.26 acres in a CG (Commercial General) Zone. Generally located south of Desert Inn Road and west of Nellis Boulevard within Paradise. JG/dd/cv (For possible action) **BCC 8/19/26**
16. **VS-26-0368-HARSCH INVESTMENT PPTYS-NV, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Spring Mountain Road located between Valley View Boulevard and Procyon Street within Paradise (description on file). JJ/jam/cv (For possible action) **BCC 8/19/26**
17. **WS-26-0367-HARSCH INVESTMENT PPTYS-NV, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate buffering and screening; 3) eliminate and reduce parking lot landscaping; 4) modified driveway geometrics; and 5) allow an attached sidewalk.
DESIGN REVIEW for a proposed commercial building on 0.72 acres in a CG (Commercial General) Zone. Generally located north of Spring Mountain Road and east of Valley View Boulevard within Paradise. JJ/jam/cv (For possible action) **BCC 8/19/26**

18. **ZC-26-0326-B L B NEVADA TRUST & BURR BLAKE A & LORI A TRS:**
ZONE CHANGE to reclassify 0.47 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone. Generally located north of Patrick Lane and east of Pecos Road within Paradise (description on file). JG/md(For possible action) **BCC 8/19/26**
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WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate buffering and screening; 2) modify residential adjacency standards; 3) allow an attached sidewalk; and 4) modify uniform standard drawings.
DESIGN REVIEW for a proposed office/warehouse building on 0.47 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Patrick Lane and east of Pecos Road within Paradise. JG/jud/cv (For possible action) **BCC 8/19/26**

VI. General Business (For possible action)

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

VIII. Next Meeting Date: August 11, 2026.

IX. Adjournment.

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IX. Adjournment.

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<https://notice.nv.gov>



Paradise Town Advisory Board

July 14, 2026

MINUTES

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

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

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

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

Dane Detommaso; Planning, Blanca Vazquez; Community Liaison

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

II. Public Comment:
None

III. Approval of June 30, 2026 Minutes

Moved by: Kephart
Action: Approve as submitted
Vote: 4-0 Unanimous

Approval of Agenda for July 14, 2026

Moved by: Williams
Action: Approve as submitted
Vote: 4-0 Unanimous

IV. Informational Items (For Discussion only)
None

V. Planning & Zoning

1. **WS-26-0323-RODERICK DAMIAN LIVING TRUST & Roderick Damien Lamar TRS:**

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

MOVED BY-Swartzlander

APPROVE- Subject to IF approved staff conditions

VOTE: 3-1

Woitas opposed

2. **WS-26-0331-HARMON SQUARE SPE, LLC:**

WAIVER OF DEVELOPMENT STANDARDS for parking area design standards.

DESIGN REVIEW for site and building modifications to accommodate a drive-thru feature for an existing cannabis establishment on 3.29 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Harmon Avenue and west of Paradise Road within Paradise. JG/dd/cv (For possible action) **PC 7/21/26**

MOVED BY-Swartzlander

APPROVE- Subject to IF approved staff conditions

Added Condition

- Applicant to redesign the site to meet staff's recommendation and change the flow of the drive through lane. Revised site plan to be submitted to Zoning prior to the 7/21/26 PC meeting

VOTE: 3-1

Kephart opposed, believes business is detrimental to the safety of public with the drive-thru

3. **WS-26-0285-VEGAS PROPERTY LIMITED:**

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for a proposed accessory living quarters in conjunction with an existing single-family residence on 0.45 acres in an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Five Pennies Lane and east of Pecos Road within Paradise. JG/jl/cv (For possible action) **PC 8/4/26**

MOVED BY-Williams

APPROVE- Subject to IF approved staff conditions

VOTE: 4-0 Unanimous

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

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

DESIGN REVIEW for a parking lot expansion in conjunction with an existing retail, office, and warehouse complex on 14.0 acres in an IL (Industrial Light) Zone. Generally located north of Desert Inn Road and east of Highland Drive within Winchester and Paradise. TS/lm/kh (For possible action)
BCC 8/5/26

MOVED BY-Woitas

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

VI. General Business (for possible action)

None

VII. Public Comment

None

VIII. Next Meeting Date

The next regular meeting will be July 28, 2026

IX. Adjournment

The meeting was adjourned at 7:45 p.m.

08/18/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-26-700031-KLONOWSKI MATTHEW & KARLA TREVINO:

PLAN AMENDMENT to redesignate the land use category from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC) on 0.72 acres.

Generally located south of Russell Road and east of Topaz Street within Paradise. JG/md (For possible action)

RELATED INFORMATION:

APN:

162-36-103-006

EXISTING LAND USE PLAN:

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

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2755 E. Russell Road
- Site Acreage: 0.72
- Existing Land Use: Single-family residence

Applicant's Justification

The applicant is requesting a Master Plan Amendment from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC). The proposed Neighborhood Commercial (NC) designation will continue the ongoing transition of the surrounding area along the Russell Road corridor to a neighborhood serving less intense commercial conversions already located along Russell Road and Eastern Avenue. The Neighborhood Commercial (NC) designation is appropriate for the following reasons: 1) The proposed amendment is consistent with the overall intent of the Master Plan because the proposed Master Plan designation of NC will allow less intense commercial uses along an arterial street adjacent to existing residences that are likely to convert to office uses/buildings; 2) The proposed amendment is compatible and appropriate for the area and will create a low intensity, transition and buffer between existing residences and other uses that may be more intense and typically approved along arterial streets; and 3) The proposed amendment to the Master Plan will not cause a detriment to the public health, safety, and general welfare of the people of Clark County. This proposal complies with County wide Goal 1.3 and policy 1.3.3 which encourages neighborhood services adjacent to developing neighborhoods to minimize

longer vehicle trips. The request is appropriate and compatible with the existing Neighborhood Commercial (NC) designations in the area and complies with the general goals and policies outlined in the Master Plan to ensure the comprehensive development and or redevelopment of an area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CP	Place of worship
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	CP	Office
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

Related Applications

Application Number	Request
ZC-26-0409	A zone change to reclassify the site from RS20 to CP is a companion item on this agenda.
WS-26-0410	A waiver of development standards and a design review for an office building 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 request a change from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC). Intended primary uses in the Neighborhood Commercial (NC) land use category include a mix of retail, restaurants, offices, service commercial, and other professional services. Supporting land uses include public uses such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses.

Staff finds the request to redesignate the site to Neighborhood Commercial (NC) is compatible with the surrounding land uses. The site is adjacent to an existing office building to the east and an existing single-family residence to the west zoned RS20 (Residential Single-Family 20). To the north of the project site, across Russell Road, is an existing place of worship. The project site is located adjacent to Russell Road which is designated as an arterial street, and the surrounding area features a combination of low-intensity commercial uses and single-family residences. Redesignating the site to Neighborhood Commercial (NC) will advance policies 1.3.3 and 1.4.4 which encourage the integration of neighborhood services and infill development and redevelopment in established neighborhoods, respectively.

The request to Neighborhood Commercial (NC) complies with Goal WP-3 which encourages the revitalization of established employment centers and commercial corridors in Winchester/Paradise. Furthermore, this request also complies with Policy WP-3.1 which encourages the repurposing and reinventing vacant or functionally obsolete buildings through adaptive reuse where practical and consistent with development to promote reinvestment in Winchester/Paradise and support sustainability initiatives. For these reasons, staff finds the request for the Neighborhood Commercial (NC) land use category 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 September 16, 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:

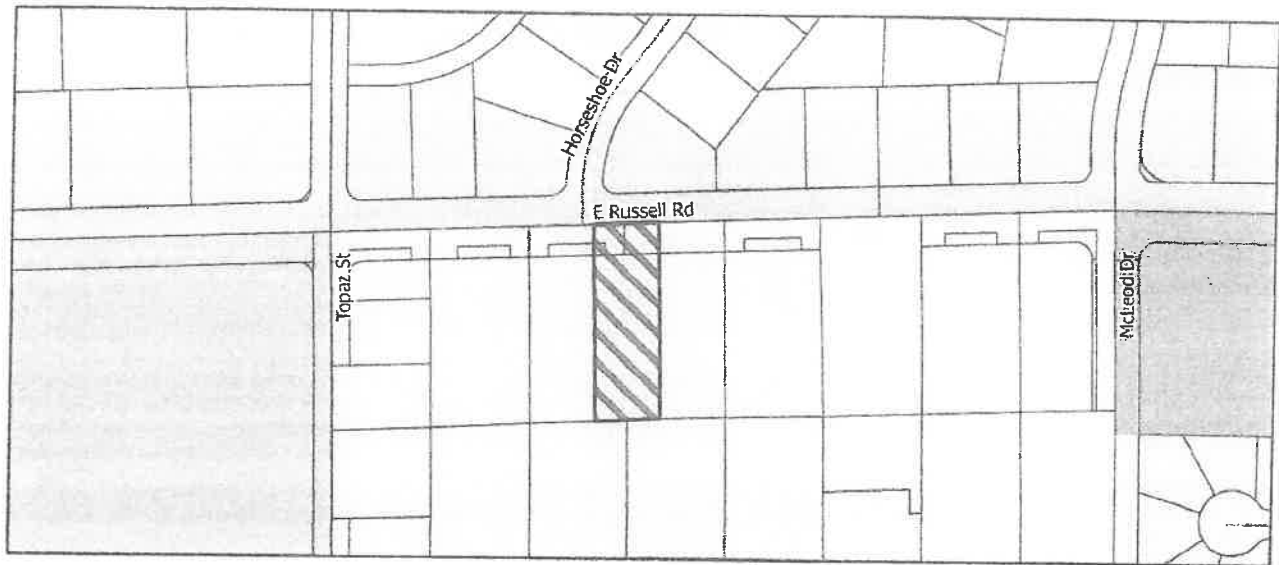
PROTEST:

APPLICANT: MATTHEW KLONOWSKI

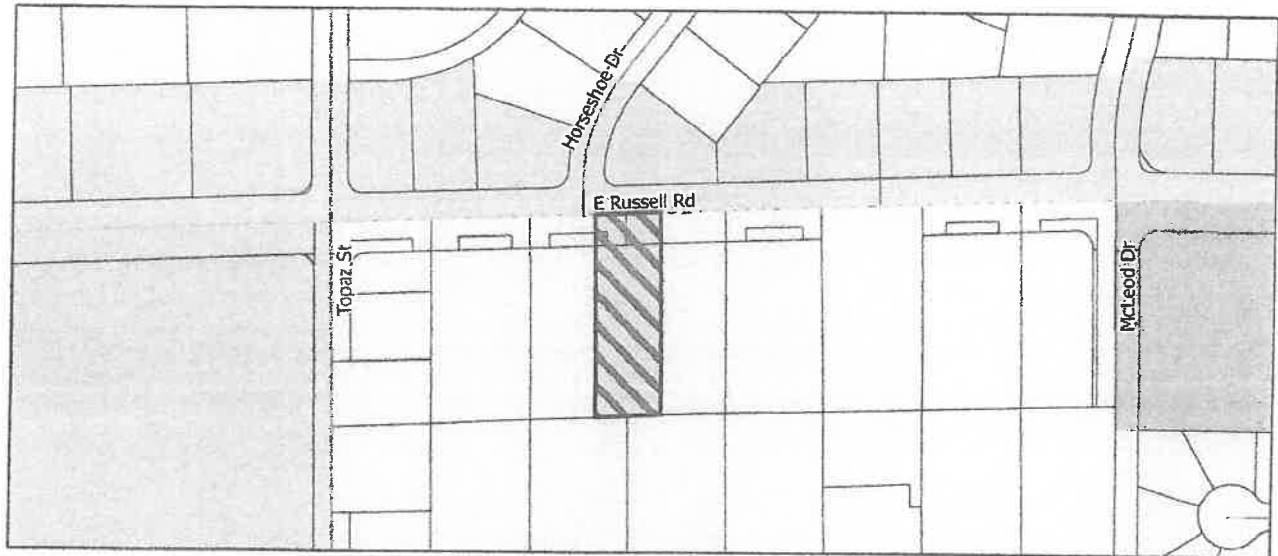
CONTACT: MATTHEW KLONOWSKI, 9369 SHELBY GENE STREET, LAS VEGAS, NV 89139

Planned Land Use Amendment PA-26-700031

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

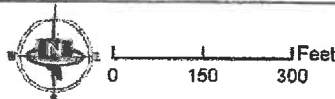
- Business Employment (BE)
- Industrial Employment (IE)

Other

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

Winchester Paradise Clark County, Nevada

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



Map created on: July 08, 2026

This information is for display purposes only. No liability is assumed as to the accuracy of the data delineated hereon.





Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100590
ASSESSOR PARCEL #(s): 162-36-103-006

PROPERTY ADDRESS/ CROSS STREETS: RUSSELL ROAD & TOPAZ STREET

DETAILED SUMMARY PROJECT DESCRIPTION

MASTER PLAN AMENDMENT; ZONING RECLASSIFICATION;
WAIVER/S OF DEVELOPMENT STANDARD/S
& DESIGN REVIEW/S TO CONVERT AN EXISTING RESIDENCE TO
AN OFFICE BUILDING.

PROPERTY OWNER INFORMATION

NAME: DANAT EQUITIES LIVING TRUST AND KLONOWSKI MATTHEW & KARLA TREVINO TRS
ADDRESS: 2755 RUSSELL ROAD
CITY: LAS VEGAS STATE: NV ZIP CODE: 89120
TELEPHONE: _____ CELL: _____

APPLICANT INFORMATION (information must match online application)

NAME: MATTHEW KLONOWSKI
ADDRESS: 9369 SHELBY GENE COURT
CITY: LAS VEGAS STATE: NV ZIP CODE: 89139
TELEPHONE: 702-463-4713 CELL: 702-591-5060 ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: JAY BROWN/LEBENE OHENE
ADDRESS: 520 SOUTH FOURTH STREET
CITY: LAS VEGAS STATE: NV ZIP CODE: 89101
TELEPHONE: 702-5981429 CELL: 702-561-7070 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.

Matthew Klonowski
Property Owner (Signature)*

MATTHEW KLONOWSKI
Property Owner (Print)

06/01/2026
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

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

June 1, 2026

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

**RE: Danat Equities Living Trust and Klonowski Matthew & Karla Trevino TRS
APR-26-100590: Russell Road and Topaz Street
Justification Letter: Master Plan Amendment from RN (Ranch Estate
Neighborhood-2du/ac) to NC (Neighborhood Commercial).
Assessor's Parcel Number: 162-36-103-006 (2755 Russell Road)**

To Whom It May Concern:

On behalf of our client, Matthew Klonowski, we respectfully submit this application package for a proposed Master Plan Amendment from RN (Ranch Estate Neighborhood-2du/ac) to Neighborhood Commercial (NC). The proposed project is located on the south side of Russell Road and 410 feet east of Topaz Street in the Winchester/Paradise Planning area on a 0.72 acre parcel. This request is to facilitate the conversion of an existing residence to an office building/use which is neighborhood serving commercial use along Russell Road, which is an arterial street in this area.

The following Application is required to amend the Master Plan designation for the parcel:

Master Amendment: Plan Amendment from RN (Ranch Estate Neighborhood-2du/ac) to Neighborhood Commercial (NC).

Master Plan Amendment (PA) Justification:

The proposed project is located within the Paradise Planning area with the site on the south side of Russell Road and 410 feet east of Topaz Street. This application to amend the Master Plan is necessary to facilitate the companion request for a zone change request to CP zoning for the conversion to an office use. The requested designation of NC is a less intense designation which will also allow a less intense land use as a transitional use and buffer between an existing office building which is also a converted use and building and an existing residence to the west zoned RN. Overall, the requested redesignation of the parcel to NC in this area is appropriate because this area has been in transition to NC designation for the past 15 or more years, many of the residences front Russell are converted to offices uses because the parcels fronting Russell are no longer appropriate or feasible as residential properties. This parcel is located on an arterial street (Russell Road) and is three quarters east of another arterial street (Eastern Avenue) to the west, therefore, the proposed NC designation is appropriate and compatible because of the parcels located to the north that are currently designated NC on the Master Plan which were residences that were previously converted and rezoned to CP. The proposed designation to NC is

appropriate and compatible for the area. Additionally, except for the adjacent parcels to the immediate south and west of the subject parcel most of the parcels in the area are converted residences that are designated NC on the Master Plan or rezoned to CP zoning. The NC designation will ensure that lower intensity uses are proposed for the site to buffer the residences to farther east, west, and also south and north of Russell Road.

This project complies with County wide Goal 1.3 and policy 1.3.3 which encourages neighborhood services adjacent to developing neighborhoods to minimize longer vehicle trips; policy 1.4.4 which encourages infill development; and policy 1.4.5 to standardize requirements for buffers and development transitions to mitigate the impact of higher intensity uses adjacent to planned and developed residential uses, although in this case the subject parcel on this east Russell Road corridor has been in transition for a number of years to NC designated type uses primarily the conversion of existing residences to offices uses/buildings. The existing and this proposed amendment takes into consideration the existing and adjacent residential uses by providing the required screens and buffers. Additionally, the request complies with the Winchester Paradise area specific Goals and Policies WP-31 and Policy WP 3.1: To repurpose and reinvent functionally obsolete buildings through adaptive re-use where practical just as in this case to encourage and promote reinvestment in the planning area. Therefore, the proposed designation, and the rezoning/reclassification and the companion project is an appropriate and compatible use in this area and is a buffer between the existing NC designations in the area and the future applications in the area. Additionally, the proposed NC designation will continue the on-going transition of this area along the Russell Road corridor to neighborhood serving less intense use commercial conversions uses already occurring along Russell Road and Eastern Avenue.

- 1) The proposed amendment is consistent with the overall intent of the Master Plan because the proposed Master Plan designation of NC will allow less intense commercial uses along an arterial street adjacent to existing residences that are likely to convert office uses/buildings.
- 2) The proposed amendment is compatible and appropriate for the area and will create a low intensity, transition and buffer between existing residences and other uses that may be more intense and typically approved arterial streets.
- 3) The proposed amendment to the Master Plan will not cause a detriment to the public health, safety, and general welfare of the people of Clark County.

This project complies with policy WP 3.1: To repurpose and reinvent functionally obsolete buildings through adaptive re-use where practical just as in this case to encourage and promote reinvestment in the planning area to neighborhood serving uses on a parcel that is no longer feasible as a residential use. The amendment to an NC designation is the same as the existing designation north of the subject parcel and other existing NC designations to the east and west which encourage and promote the efficient use of public services and infrastructure in the area

because of the existing and contiguous developments in the area and is cost effective and maximizes the services existing in the area.

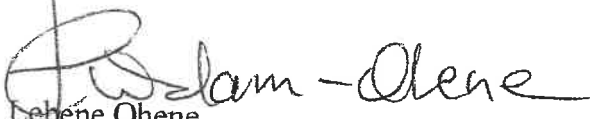
The proposed application is appropriate and compatible with the existing NC designations in the area and complies with the general goals and policies outlined in the Master Plan for an NC designation to ensure the comprehensive development and or redevelopment of an area.

We appreciate your consideration in the review and positive consideration of the amendment proposed to the Master Plan.

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

Sincerely,

BROWN, BROWN & PREMSRIRUT


Lebéne Ohene
Land Use and Development Consultant

08/18/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0409-KLONOWSKI MATTHEW & KARLA TREVINO:

ZONE CHANGE to reclassify 0.72 acres from an RS20 (Residential Single-Family 20) Zone to a CP (Commercial Professional) Zone.

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

RELATED INFORMATION:

APN:

162-36-103-006

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2755 E. Russell Road
- Site Acreage: 0.72
- Existing Land Use: Single-family residence

Applicant's Justification

The proposed zone change application is justified because the project site fronts Russell Road with existing Commercial Professional (CP) zoned office buildings on many of the parcels within the surrounding area. The residences facing Russell Road make it appropriate to allow single-family residential conversions to the office professional uses in this area. The proposed Commercial Professional (CP) zoning complies with the intent of the Master Plan to provide opportunities for compact nodes of low intensity offices, services and retail uses that serve the residents of the immediate neighborhood. The proposed commercial use is a community serving use with customers drawn from the immediate area as well as other areas. This use is on a site in an area that is developed and is in transition with approved commercial office uses in the immediate area. The proposed project fulfills the growth management requirements by redeveloping the site and maximizing the capacities of existing infrastructure and services.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CP	Place of worship

Surrounding Land Use

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

Related Applications

Application Number	Request
PA-26-700031	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC) is a companion item on this agenda.
WS-26-0410	A waiver of development standards and a design review for an office building 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 the request for a Commercial Professional (CP) zoning district compatible with the surrounding area. The Commercial Professional (CP) zone is established to accommodate office and professional uses and provide a buffer between residential neighborhoods and nonresidential areas. Along arterial or collector streets, this district may feature the adaptive reuse of residential buildings for office and professional uses that preserve the scale and character of adjacent residential neighborhoods. The site is adjacent to an existing office building to the east zoned Commercial Professional (CP) and an existing single-family residence to the west zoned RS20 (Residential Single-Family 20). To the north of the project site, across Russell Road, is an existing place of worship that is also zoned Commercial Professional (CP). The project site is located adjacent to Russell Road which is designated as an arterial street, and the surrounding area features a combination of low-intensity commercial uses and single-family residences. Rezoning the site to Commercial Professional (CP) will advance policies 1.3.3 and 1.4.4 which encourage the integration of neighborhood services and infill development and redevelopment in established neighborhoods, respectively. Furthermore, this request also complies with Policy WP-3.1 which encourages the repurposing and reinventing vacant or functionally obsolete buildings through adaptive reuse – where practical and consistent with development to promote reinvestment in Winchester/Paradise and support sustainability initiatives. For these reasons, staff finds the request for the Commercial Professional (CP) zone is appropriate for this location.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 168, 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:

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MATTHEW KLONOWSKI

CONTACT: MATTHEW KLONOWSKI, 9369 SHELBY GENE STREET, LAS VEGAS, NV 89139



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100590

ASSESSOR PARCEL #(s): 162-36-103-006

PROPERTY ADDRESS/ CROSS STREETS: RUSSELL ROAD & TOPAZ STREET

DETAILED SUMMARY PROJECT DESCRIPTION

MASTER PLAN AMENDMENT; ZONING RECLASSIFICATION;
WAIVER/S OF DEVELOPMENT STANDARD/S
& DESIGN REVIEW/S TO CONVERT AN EXISTING RESIDENCE TO
AN OFFICE BUILDING.

PROPERTY OWNER INFORMATION

NAME: DANAT EQUITIES LIVING TRUST AND KLONOWSKI MATTHEW & KARLA TREVINO TRS

ADDRESS: 2755 RUSSELL ROAD

CITY: LAS VEGAS

STATE: NV ZIP CODE: 89120

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: MATTHEW KLONOWSKI

ADDRESS: 9369 SHELBY GENE COURT

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89139

TELEPHONE: 702-463-4713 CELL 702-591-5060 ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: JAY BROWN/LEBENE OHENE

ADDRESS: 520 SOUTH FOURTH STREET

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89101

TELEPHONE: 702-5981429 CELL 702-561-7070 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 understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

MATTHEW KLONOWSKI
Property Owner (Signature)*

MATTHEW KLONOWSKI
Property Owner (Print)

06/01/2026
Date

2
#

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

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

June 1, 2026

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

**RE: Danat Equities Living Trust and Klonowski Matthew & Karla Trevino TRS
APR-26-100590: Russell Road and Topaz Street
Justification Letter: Reclassification/Rezoning from RS20 (Residential Single Family)
to CP (Commercial Professional).
Assessor's Parcel Number: 162-36-103-006 (2755 Russell Road)**

To Whom It May Concern:

On behalf of our client, Matthew Klonowski, we respectfully submit this application package for a proposed Zone Change to reclassify/rezone the subject parcel from an RS20 (Residential Single Family) zone to a CP (Commercial Professional) zone. This request is to facilitate the conversion of an existing residence to an office building/use which is neighborhood serving commercial use along this segment of Russell Road, which is an arterial street in this area.

The proposed project is located on the south side of Russell Road and 410 feet east of Topaz Street within the Winchester/Paradise Planning area. The parcel is a total of 0.72 acres with a current zoning of RS20 and a Master Plan designation of RN (Ranch Estate Neighborhood-2du/ac). North across Russell Road are existing developments that are mostly former residences converted to office buildings/uses, zoned CP and mostly designated (RN or NC) in the Master Plan. South are developed residences zoned RS20. West is an existing residence zoned RS-20 farther west of which is a C-P zoned office complex. Immediately east is a CP zoned office building/use which was also a residential conversion to an office use.

Project Description:

The proposed project is the conversion of an existing 3,530 square foot residence to an office building/use located on the south side of Russell Road. Access to the site is from an existing driveway located on the northeastern portion of the site. The driveway width is 20 feet. The throat depth is 25 feet on both the east and west sides of the driveway. A total of 9 parking spaces are provided, as required by Code with two (2) handicap accessible spaces provided where one (1) is required; and four (4) bicycle spaces are provided as required by Code. No trash enclosure is provided; a waiver is included in the companion justification to allow trash pick-up along the street which is typical for this area because these are mostly converted office buildings/uses. An up to five (5) foot high block wall exist along the south property line; up to five foot 4 inch wall exists along the east property line and a five (5) foot 7 inches along the west property lines, Waivers to allow the existing walls will be included to allow the existing walls as

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04

the buffer walls along the south and west property lines. There are two existing walls/fences along shown along and within the frontage of the property. The five (5) foot 8 inch wrought iron fence is located south of the existing block wall has a gate. The fence and gate are set back 25 feet from the property line and is open during business hours.

Elevations:

The building is up to 20 feet high to the highest point of the building which is to the top of the equipment on top of the roof. The building materials consist of stucco wall finishes with contrasting and complimentary colors. Design accents include painted EIFs, and windows with aluminum and glass store front doors and windows. The colors consist of complementary and contrasting colors in shades of grey, brown, and yellow. There is an existing three (3) foot high wall behind the existing sidewalk and within the front setback of the parcel which will remain. Another foot high existing five (5) foot 8 inch wrought iron fence is depicted on the plans and is set back 25 feet from the property line.

Floor Plans:

The plan show 3,520 square feet. Divided into spaces including the lobby, various offices, bathrooms. The remaining floor area is divided into other office and design areas.

Landscaping:

There is an existing five (5) foot wide area with the sidewalk along Russell Road which will be maintained. A proposed 10 foot wide area landscape areas proposed wide minimum are provided along Russell Road between the existing block wall and fence. A 15 foot wide landscape area is proposed along the south property wall. The landscaping area and existing up to five (5) foot 7 inch high walls are the proposed buffer to the existing residence to the south. A 10 to 15 foot wide landscape areas is proposed.

The following is the required application for the project:

Zone Change:

A Zone Change from (RS20 zoning to Commercial Office (CP) zoning for a proposed office building/use; a conversion of a residence to a commercial office building.

Justification:

The requested Zone Change to CP zoning does not comply with the Master Plan designation for the parcel RN (Ranch Estate Neighborhood) for the Winchester/Paradise Planning area. The existing CP zoning and NC master planned designation in the areas surrounding this site makes the requested zoning and use compatible with and appropriate for the area.

The proposed zone change application is justified because the site fronts Russell Road with the existing CP zoned office building on many of the parcels in the area that are mostly converted residences to office buildings/uses makes this request a compatible use for the area. This area has

been in transition to similar uses for at least the last 15 years and had an overlay (Russell to allow neighbors to serve commercial uses and also an appropriate re-use of residences along an arterial street with high traffic volumes. The residences fronting on Russell makes it appropriate to allow these conversions to the office professional uses in this area. The proposed CP zoning complies with the intent of the Master Plan to provide opportunities for compact nodes of low intensity offices, services and retail uses that serve the residents of the immediate neighborhood. This area is under development, and the required public services and infrastructure are already constructed to service both the existing residential and commercial uses in the area. The proposed zoning and use conforms with goals and policies outlined in the Master Plan for the County wide policies including 5.1.1f 6.1.2 and 6.2.3, 6.2.4 and for the NC designation as far as the policies under the characteristics of the development. developments and planned uses in the area. This project will not impact the existing residences to the north, south , east, or west because the parcel fronts Russell Road and the circulation uses are all to the north of the building.

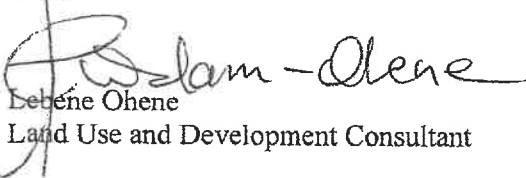
The proposed commercial use is a community serving use with customers drawn from the immediate area as well as other areas. This use is on a site in an area that is developed and is in transition with an approved commercial office uses in the immediate area. The proposed project fulfils the growth management requirements by redeveloping the site and maximizing the capacities of existing infrastructure and services. The proposed zoning and uses conforms with goals and policies outlined in the Master Plan for the County wide policies including 5.1.1f 6.1.2 and 6.2.3, 6.2.4 and for the NC designation as far as the policies under the characteristics of the development which indicates that this request is appropriate for and compatible with existing office uses, residences and existing converted commercial building and planned uses in the area.

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0410-KLONOWSKI, MATTHEW & KARLA TREVINO:

WAIVERS OF DEVELOPMENT STANDARDS of the following: 1) reduce buffering and screening; 2) reduce driveway width; 3) allow attached sidewalks to remain; and 4) modify uniform standard drawings.

DESIGN REVIEW for the conversion of an existing single-family residence to an office use on 0.72 acres in a CP (Commercial Professional) Zone within the Airport Environs (AE-60) Overlay.

Generally located south of Russell Road and east of Topaz Street within Paradise. JG/rg/ev (For possible action)

RELATED INFORMATION:

APN:

162-36-103-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the width of landscape buffer to 10 feet on a portion of the west property line where 15 feet is required per Section 30.04.02C (a 33% reduction).
- b. Reduce the decorative screen wall height to 5 feet along the west property line where 8 feet is required per Section 30.04.02C (a 38% reduction).
- c. Reduce the decorative screen wall height to 5 feet along the south property line where 8 feet is required per Section 30.04.02C (a 38% reduction).
2. Reduce the driveway width to 20 feet where 24 feet is required per Uniform Standard Drawing 222.1 (a 17% reduction).
3. Allow existing attached sidewalks to remain along Russell Road where a detached sidewalk is required per Section 30.04.08C.
4. Allow a commercial pan driveway where commercial curb return driveway is required per Uniform Standard Drawing 222.1.

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2755 East Russell Road
- Site Acreage: 0.72
- Project Type: Residential conversion to office
- Number of Stories: 1

- Building Height (feet): 18
- Square Feet: 3,530
- Parking Required/Provided: 9/9
- Sustainability Required/Provided: 7/3

Site Plan

The proposed site plan depicts a single-story office building with a building area of 3,530 square feet on a site currently developed as a single-family residential lot and is proposed for conversion to an office use. The plan shows 80 feet of front setback, 11 feet of side setback, 132 feet of rear setback, and a maximum building height of 18 feet, with 9 parking spaces including 2 ADA spaces, and 4 bicycle spaces. Requested waivers include reducing the landscape buffer width to 10 feet along a portion of the west property line, reducing decorative screen wall height to 5 feet along both the west and south property lines, reducing the driveway width to 20 feet, and allowing the existing attached sidewalk along Russell Road to remain where a detached sidewalk is otherwise required.

Landscaping

The landscape plan depicts a 10 foot wide street front landscape area along Russell Road that meets Title 30 standards. Buffering and screening are provided along the west and south property lines consisting of evergreen trees, with the landscape buffer along the west shown at a reduced width.

Elevations

The building elevations depict a single-story structure designed and appears as an existing residential type building, finished in beige stucco with brown trim and brown asphalt shingles. The north, south, southwest, southeast, and west elevations are shown with consistent exterior materials and roof form, illustrating the overall height of 18 feet and the residential style appearance.

Floor Plans

The floor plan shows a single story, 3,530 square foot layout with garage/storage, office and meeting areas, lobby and front desk, employee kitchen, design center rooms, covered patio, and an entry ramp. A central hall connects all labeled rooms.

Applicant's Justification

The applicant states that the proposed conversion of the existing residence to an office use is compatible with other office conversions along Russell Road. The applicant indicates that each requested waiver is due to existing site conditions, including the 10 foot setback adjacent to the building, existing 5 foot high walls, unscreened rooftop equipment from 1977, the attached sidewalk, the existing twenty foot pan style driveway, and reduced driveway radii. The applicant states that full sustainability compliance is not achievable because the building was constructed in 1977, and that cross access cannot be provided due to a block wall on the adjacent office property. The applicant further states that on street trash pickup is consistent with existing practice in the area and avoids impacts to nearby residences. The applicant concludes that the office use will generate minimal customer visits, will not impact surrounding development, and is located within a corridor transitioning from residential to office uses.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CP (AE-60)	Place of worship
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60)	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60)	Single-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	CP (AE-60)	Office

Related Applications

Application Number	Request
PA-26-700031	A plan amendment from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC) is a companion item on this agenda.
ZC-26-0409	A zone change from RS20 to CP 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

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 #1a

The request to reduce the required landscape buffer width along a portion of the west property line is due to the location of the existing building on the site. Since the building is already in place, the proposed 10-foot-wide landscape buffer is the maximum buffer width that can be provided adjacent to the building. In the areas where there is no existing structure, the required 15-foot-wide landscape buffer is provided. Because the reduced buffer is limited to the area adjacent to the existing building and the required buffer is provided where feasible, staff could support this request. However, since staff is unable to support the other requests, staff recommends denial of this waiver.

Waivers of Development Standards #1b & #1c

The requested reductions to the required decorative screen wall heights along the west and south property lines decrease the screening intended by Section 30.02.02C for non-residential uses

adjoining residential properties. Although the building is an existing single-family residential structure, the proposed commercial use requires compliance with current buffering and screening standards. The reductions result from the applicant's selected site layout, and the required wall heights can be met through design adjustments. Because the hardship is self-imposed and the standards can be achieved, staff does not support these requests.

Design Review

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

The proposed development is compatible with adjacent development and is harmonious with the surrounding area, as Russell Road is a primary arterial corridor characterized by a mix of commercial and office uses, with a clear trend toward continued commercial frontage. The conversion of the existing structure to office use aligns with this development pattern and is appropriate for an arterial roadway. The building elevations depict a single story residential-type structure finished in beige stucco with brown trim and brown asphalt shingles; however, the scale, intensity, and functional use are consistent with other office conversions along the corridor and do not present unsightly or undesirable architectural features. Site access and circulation are adequate for an arterial frontage and do not negatively impact adjacent roadways or neighborhood traffic, as the internal layout and driveway configuration support the operational needs of the proposed office use. The site does not provide a trash enclosure, and trash service will continue through street-side pickup consistent with residential service. However, the applicant has provided a letter from Republic Services indicating their approval for residential toters for service. Their recommendation is open to change if trash is being generated at a commercial level in the future and that no enclosure will be needed to house containers or toters. The existing mechanical equipment are not screened; however, they are currently existing and visible from the adjacent residential properties and right-of-way, and converting the use to an office does not increase the impact of the existing mechanical equipment on the immediate area.

That being said, since staff is unable to support the waiver requests, staff recommends denial of the design review.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request to reduce the back of curb radius. The reduced radius in combination with Waiver #4 will not provide adequate space for vehicles to safely make turning movements and would result in vehicles running over the curb and into landscaped areas. Therefore, staff cannot support this request.

Waiver of Development Standards #3

Staff cannot support the request to not install detached sidewalks along Russell Road. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from

traffic and with the redevelopment, staff finds that it is imperative to provide the detached sidewalks.

Waiver of Development Standards #4

Commercial curb return driveways help mitigate traffic by allowing a smooth transition from the road into the commercial site, whereas pan driveways require vehicles to nearly come to a stop to negotiate a turn into a site. As such, pan driveways are not an acceptable standard for any driveways other than emergency access driveways only. 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:

- 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

- Applicant is advised that off-site improvement permits may be required;
- Reconstruct any unused driveways with full off-site improvements.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MATTHEW KLONOWSKI

**CONTACT: MATTHEW KLONOWSKI, 9369 SHELBY GENE STREET, LAS VEGAS, NV
89139**

DRAFT



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100590

ASSESSOR PARCEL #(s): 162-36-103-006

PROPERTY ADDRESS/ CROSS STREETS: RUSSELL ROAD & TOPAZ STREET

DETAILED SUMMARY PROJECT DESCRIPTION

**MASTER PLAN AMENDMENT; ZONING RECLASSIFICATION;
WAIVER/S OF DEVELOPMENT STANDARD/S
& DESIGN REVIEW/S TO CONVERT AN EXISTING RESIDENCE TO
AN OFFICE BUILDING.**

PROPERTY OWNER INFORMATION

NAME: DANAT EQUITIES LIVING TRUST AND KLONOWSKI MATTHEW & KARLA TREVINO TRS

ADDRESS: 2755 RUSSELL ROAD

CITY: LAS VEGAS

STATE: NV ZIP CODE: 89120

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: MATTHEW KLONOWSKI

ADDRESS: 9369 SHELBY GENE COURT

CITY: LAS VEGAS

STATE: NV ZIP CODE: 89139

TELEPHONE: 702-463-4713 CELL 702-591-5060 ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: JAY BROWN/LEBENE OHENE

ADDRESS: 520 SOUTH FOURTH STREET

CITY: LAS VEGAS

STATE: NV ZIP CODE: 89101

TELEPHONE: 702-5981429 CELL 702-561-7070 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.

Matthew Klonowski
Property Owner (Signature)*

MATTHEW KLONOWSKI
Property Owner (Print)

06/01/2026
Date

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

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

June 24, 2026

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

**RE: Danat Equities Living Trust and Klonowski Matthew & Karla Trevino TRS
APR-26-100590: Russell Road and Topaz Street
Justification Letter: Revision-2: Waiver of Development Standards: Reduce
buffering requirements (landscape/wall height); allow an attached sidewalk, reduce
driveway width; reduced radii,
Design Review: Conversion of a residence to an Office Building/Use, eliminate trash
enclosure, reduced sustainability requirements; cross access, eliminate building
massing, articulation Requirements and screening of equipment,
Assessors' Parcel Number: 162-36-103-006**

To Whom It May Concern:

On behalf of our client, Matthew Klonowski, we respectfully submit this application package including a proposed Plan Amendment, Zone Change, Waivers of Development Standards and Design Reviews for a residential conversion for a proposed office use/building.

The proposed project is located on the south side of Russell Road and 410 feet east of Topaz Street within the Winchester/Paradise Planning area. The parcel is a total of 0.72 acres. The current zoning of the site is RS20 with a Master Plan designation of RN (Ranch Estate Neighborhood 2du/ac). North across Russell Road are existing developments that are mostly former residences converted to office uses/buildings, zoned CP, and mostly designated NC (Neighborhood Commercial and RN on the Mater Plan. South are developed residences zoned RS20 and designated RN on the Master Plan. West is an existing residence zoned RS20 farther west of which is a C-P zoned office complex. Immediately east is a CP zoned office building which was also a residential conversion to an office use/building.

Project Description:

The proposed project is the conversion of an existing 3,530 square foot residence to an office building/use located on the south side of Russell Road. Access to the site is from an existing driveway located on the northeastern portion of the site. The driveway is 20 feet wide. The throat depths are 25 feet on both the east and west sides of the driveway. A total of 9 parking spaces are provided, as required by Code with two (2) handicap accessible spaces provided where one (1) is required; and four (4) bicycle spaces are provided as required by Code. No trash enclosure is provided. An up to five (5) foot high block wall exist along the south property line; up to five (5) foot 4 inch wall exists along the east property line and a five (5) foot 7 inches along the west property lines, Waivers to allow the existing walls will be included to allow the existing walls as

the buffer walls along the south and west property lines. There are two existing walls/fences along shown along and along and within the frontage of the property. The five (5) foot 8 inch wrought iron fence is located south of the existing block wall has a gate. The fence and gate are set back 25 feet from the property line and open during business hours.

Elevations:

The building is up to 18 feet high to the highest point of the building which is to the top of the mechanical equipment on top of the roof. The building materials consist of stucco wall finishes with contrasting and complimentary colors. Design accents include painted EIFs, and windows with aluminum and glass store front doors and windows. The colors consist of complementary and contrasting colors in shades of greys and brown. There is an existing three (3) foot high wall behind the existing sidewalk and within the front setback of the parcel which will remain. Another foot high existing five (5) foot 8 inch wrought iron fence is depicted on the plans and is set back 25 feet from the property line.

Floor Plans:

The plan show 3,520 square feet. Divided into spaces including the lobby, various offices, bathrooms The remaining floor area is divided into other office and design areas.

Landscaping:

There is an existing five (5) foot wide area with the sidewalk along Russell Road which will be maintained. A proposed 10 foot wide area landscape areas proposed wide minimum are provided along Russell Road between the existing block wall and fence. A 15 foot wide landscape area is proposed along the south property wall. The landscaping area and existing up to five (5) foot 7 inch high walls are the proposed buffer to the existing residence to the south. A 10 to 15 foot wide landscape areas is proposed.

Signage is not a part of this application.

The following are the required applications for the project:

Waivers of Development Standard:

- 1) Reduce portions of the landscape buffer along the west property line to ten (10) feet where a minimum of 15 feet is required.

Justification:

The required 15 foot wide landscape buffer can be provided for portions of the west property line. The area adjacent to the building, which is set back 10 feet from the property line is the only area that is 10 feet. This is an existing condition that cannot be changed. The waiver will not impact the site because this is an existing side yard and the use is an office use.

- 2) Allow up to five (5) foot high buffer walls along the south and east property lines where walls with a minimum height of eight (8) is required.

Justification:

This request is an existing condition. Landscaping that complies to Code will be provided along the south property line which will mitigate the request. The landscaping is reduced for a portion along the west property line adjacent to the building but will not impact the residential use to the west.

- 3) Eliminate the screening of an existing roof top equipment.

Justification:

The existing residence was constructed in 1977 when roof top equipment was allowed and they were unscreened. This request is to maintain an existing condition which will be cost prohibitive to change. Furthermore, other office buildings/uses have maintained the existing conditions.

- 4) Allow/maintain an existing attached sidewalk along Russell Road.

Justification:

This request is to maintain the existing attached sidewalk along Russell Road. This section of Russell Road is fully developed, and this conversion does not involve the complete redevelopment of the parcel, although an addition of a building and landscape areas will be constructed.

- 5) Allow/maintain an existing 20 foot wide pan style driveway where a commercial curb return driveway is required.

Justification:

This request is to allow the existing driveway geometrics. There is an existing three (3) foot high wall along the front property line which will not allow the widening of the driveway. The existing condition will not impact access to the site.

- 6) Reduce the required radius on both sides of the driveway to zero feet where a minimum of 15 feet is required.

Justification:

This is necessary because of the existing non-commercial driveway access to the site. This request is for the conversion of a residence to an office use/building. The existing width of the driveway and other existing conditions including an existing wall and fence on the site necessitates this waiver.

Design Reviews:

1. Convert an existing residence to an office building/use.

Justification:

This request is appropriate and compatible with existing office uses in the area. Similar residential conversions are approved along both the north and south sides of this segment of Russell road.

2. Allow/maintain the existing architectural design and features and eliminate the required building massing and articulations.

Justification:

The existing building which is a residence was constructed in 1977. This conversion to a commercial use is intended maintain the residential character of the surrounding neighborhood.

3. Allow Sustainability Provisions of four and half (3) points where a minimum of Seven (7) are required for a commercial use.

Justification:

This is an existing site with a building constructed in 1977 that is being converted. Most of the sustainability provisions are not achievable, however the provisions provided will help achieve a portion of the requirement.

4. Eliminate cross access to the east property line

Justification:

This request is necessary because the existing office conversion to the east (office building/use) has a block wall, therefore, the cross access required cannot be achieved.

5. Allow on street trash pick-up by waiving the trash enclosure requirement.

Justification:

The required trash enclosure will actually impact the existing residential uses to the south and west. Currently the existing residences and the other office building/uses in the area place their trash cans along the street for pick-up which is more effective and does not impact the uses. Republic Serviced already has this service in the area, therefore allowing this waiver for the service is compatible with the existing trash service in the area.

6. Eliminate the screening of the roof top mechanical equipment,

Justification:

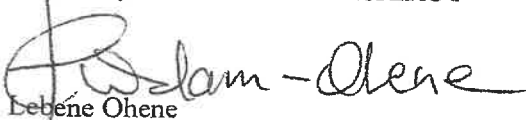
The proposed conversion to an office building/use is a community serving use with which will not impact the area. This is the proposed office for a pool company very few customers will actually come to the site. This use is on a site in an area that is developed and is in transition from residential to commercial office uses with approved commercial conversions to the northern and eastern and portions of the east of the site. infrastructure and services. The proposed zoning and uses conforms with goals and policies outlined in the Master Plan for the County wide policies including 5.1.1f 6.1.2 and 6.2.3, 6.2.4 and for the NC designation as far as the policies under the characteristics of the development and specific policies stated above which indicates that this request is appropriate for and compatible with existing uses, developments and planned uses in the area. This project will not impact the existing residences to the south and portions of the north, east and west of the general area.

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

08/18/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0411-RAILROAD RIGHT OF WAY:

USE PERMIT for outdoor storage.

DESIGN REVIEW for outdoor storages with shade structures in conjunction with an 8.23 acre industrial site in an IL (Industrial Light) Zone within the Airport Environs (AE-60 & AE-65) Overlay.

Generally located south of Oquendo Road (alignment) and west of Wynn Road (alignment) within Paradise. MN/dd/cv (For possible action)

RELATED INFORMATION:

APN:

162-31-612-002; 162-31-612-003; 162-31-698-001

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4305 & 4315 Oquendo Road
- Site Acreage: 8.23
- Project Type: Outdoor storage
- Number of Stories: 1 (tent structure)
- Building Height (feet): 15 (tent structure)
- Square Feet: 1,500 (each tent structure)/14,607 (northwest outdoor storage area)/24,100 (southern outdoor storage area)
- Parking Required/Provided: 89/198

Site Plan & Request

The site plan depicts an existing warehouse building located along the west side of the site. Access to the site is provided via a single commercial driveway at the northernmost point of the site adjacent to Oquendo Road. The triangular-shaped site is surrounded on all 3 sides by the existing railroad. Parking for the site is located to the north and east of the existing building.

The applicant is now requesting to utilize portions of the railroad property as outdoor storage space for the on-site businesses. The first outdoor storage area is 14,607 square feet, located directly to the northwest of the subject parcels, and contains two tent structures in the southern portion of the storage area. The second outdoor storage area is 24,100 square feet, located directly southeast of the subject parcels, and does not contain any buildings or structures. Both

outdoor storage areas are enclosed with 6 foot high chain link fencing. The materials stored in both outdoor storage areas are stacked and/or piled above the height of the fence.

Landscaping

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

Elevations

Elevations depict the two tent structures located in the northern storage area as being 15 feet high and made of canvas material. There are no other structures within either storage area, and all of the other buildings on site are existing with no proposed changes.

Floor Plans

The tent structures are 1,500 square feet each, with no interior rooms, and are only used as shelters and storage areas for equipment.

Applicant's Justification

The applicant states that the outdoor storage areas will not negatively impact any of the surrounding area, as all of the properties adjacent to the site are either industrial or public facilities (a detention basin in this case). The applicant also states that the stacking of their materials does not have a negative impact, as any potential safety and visual impacts are nullified since there is no public access to the site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0507	Waiver of development standards for EV charging and a design review for a new office/warehouse building	Approved by PC	November 2024
ET-0133-08 (WS-0474-06)	First extension of time for a proposed manufacturing building on the southeast corner of the site with reduced parking - expired	Approved by BCC	June 2008
WS-0474-06	Waiver of development standards to reduce parking and design review for a new manufacturing building on the southeast corner of the site - expired	Approved by BCC	May 2006
WS-1577-03	Waiver of development standards reduce setbacks, increased wall height, reduced landscaping adjacent to the right-of-way, and a design review for a food processing plant on the southeast corner of the site - expired	Approved by BCC	November 2003
TM-0241-03	Tentative map for 1 lot commercial subdivision - PB 113-70	Approved by PC	July 2003
ET-0016-01 (DR-1866-99)	First extension of time of a design review for a storage yard - expired	Approved by PC	February 2001
DR-1866-99	Design review for storage yard - expired	Approved by PC	January 2000

Prior Land Use Requests

Application Number	Request	Action	Date
WT-0003-99	Waived off-site improvements including streetlights and sidewalks (excluded paving, curb, and gutter)	Approved by PC	February 1999
ZC-0253-97	Zone change from R-E zoning to M-1 zoning for a distribution center	Approved by BCC	March 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL (AE-60)	Railroad, undeveloped, & office/warehouse buildings
South	Business Employment	IL (AE-65)	Railroad, office/warehouse buildings, & industrial complexes
East	Business Employment	IL (AE-60 & AE-65)	Railroad & industrial complexes
West	Public Use & Business Employment	IL (AE-60 & AE-65)	Railroad, detention basin, & undeveloped parcels

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.

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.

Use Permit & Design Review

While normally staff would not support the requested use permits for outdoor storage due to stacked or piled material, in this case staff finds that the outdoor storage areas being utilized by the company on APNs 162-31-612-002 and 162-31-612-003 are being directly leased from the

railroad, and that there are no public rights-of-way or less intense uses from which the outdoor storage areas would be visible. For these reasons, staff can support these requests.

Department of Aviation

The property lies partially within the AE- 65 (65 - 70 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: PIPPA, LLC

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

DRAFT

08/18/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0355-BUDGET SUITES AMER, LLC NV-480:

VACATE AND ABANDON easements of interest to Clark County located between Tropicana Avenue and Bell Drive (alignment), and Valley View Boulevard and Procyon Street within Paradise (description on file). MN/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

162-29-101-002

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon easements within the parcel to eliminate unnecessary easements.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-25-500139	Tentative map for one commercial lot	Approved by PC	September 2025
VC-0849-98	Variance and design review for an office building	Approved by PC	July 1998
VC-0296-97	Variance for landscaping and block walls	Approved by PC	April 1997
DR-0159-97	Design review for an animated pole sign	Approved by BCC	February 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use (18 or more du/ac)	CG	Undeveloped, restaurant, & gas station
South	Entertainment Mixed-Use (18 du/ac)	IP	Remainder of multi-family development
East	Entertainment Mixed-Use (18 du/ac)	CG	Restaurant
West	Entertainment Mixed-Use (18 du/ac)	IL & CG	Undeveloped & vehicle repair

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 patent easements that are not needed for site, drainage, or roadway development.

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

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BUDGET SUITES AMER, LLC NV-480

CONTACT: JPL ENGINEERING, INC., 6725 S EASTERN AVENUE, SUITE 5, LAS VEGAS, NV 89119



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100565
ASSESSOR PARCEL #(s): 162 29 101 002, 015, 016, 044 and 046

PROPERTY ADDRESS/ CROSS STREETS: 3655 W Tropicana Ave (Tropicana btw Polaris and Procyon)

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of Patent Easement (APN 162 29 101 002; NFM 26 50004)

PROPERTY OWNER INFORMATION

NAME: Budget Suites America LLC NV 480 and Budget Suites America LLC 480
ADDRESS: 4640 S; Eastern Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89119
TELEPHONE: 702 456 1606 CELL: _____

APPLICANT INFORMATION (information must match online application)

NAME: Budget Suites America LLC NV 480
ADDRESS: 4640 S. Eastern Ave
CITY: Las Vegas STATE: NV ZIP CODE: 89119
TELEPHONE: 702 355 0163 CELL: _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)

NAME: JPL Engineering Inc
ADDRESS: 6725 S. Eastern Ave, Suite 5
CITY: Las Vegas STATE: NV ZIP CODE: 89119
TELEPHONE: 702 898 6269 CELL: _____ ACCELA REFERENCE CONTACT ID # _____

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

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

Robert Bigalow
Property Owner (Signature)*

Robert Bigalow

Property Owner (Print)

3-17-26
Date



May 27, 2026

Clark County – Current Planning
500 Grand Central Parkway
Las Vegas, NV 89155

**RE: Vacation of Patent Easement
APN 162-29-101-002
JPL #25005
APR 26-100565 (NFM 26-500004)**

On behalf of the applicant Ownership of the above referenced parcel Engineering Inc. respectfully requests your consideration of the above referenced vacation.

This vacation is per Public Works Survey requirements is to eliminate un-necessary remittments patent easement. The easement is 33' wide along the West and South PL and 3' wide along the East PL (Procyon Street) for a total area of 18,331.08 sq-ft +/-.

The vacation is consistent with the overall land use of the area and will have no adverse impact on the adjacent properties.

Should you have any questions regarding the project please don't hesitate to contact our office at (702) 898-6269.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Lopez', with a long horizontal line extending to the right.

James P. Lopez

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400062 (UC-23-0267)-CAMPUS VILLAGE GROUP L L C:

USE PERMITS SECOND EXTENSION OF TIME for the following: 1) dormitory; 2) eliminate portions of the pedestrian realms; and 3) eliminate portions of the development standards of the Midtown Maryland Parkway District.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) increase building heights; 3) reduce landscaping; and 4) alternative driveway geometrics on 3.37 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway (MPO) Overlays.

Generally located east of Maryland Parkway and north of Harmon Avenue within Paradise. TS/hw/cv (For possible action)

RELATED INFORMATION:

APN:

162-23-204-001; 162-23-204-003 through 162-23-204-004

USE PERMITS:

1. Dormitory.
2.
 - a. Eliminate the pedestrian realm for a portion of street frontage along Maryland Parkway where a 20 foot wide pedestrian realm is required per Section 30.48.1870.
 - b. Eliminate the pedestrian realm along Harmon Avenue where a 20 foot wide pedestrian realm is required per Section 30.48.1870.
3.
 - a. Allow the minimum front setback for Building B to not be adjacent to the pedestrian realm per Section 30.48.1880.
 - b. Allow Building B with a 92 foot front setback where 30 feet is the maximum allowed from the front property line per Section 30.48.1880.
 - c. Eliminate transparent glass on non-street-facing facades where 35% of the ground floor of non-street-facing facades is required per Section 30.48.1880.
 - d. Eliminate windows or secondary entrances on building facades adjacent to shared driveways per Section 30.48.1880.
 - e. Allow for an open and unscreened ramp (east side of the parking garage) where an enclosed or screened ramp is required per Section 30.48.1880.
 - f. Allow for parking areas and/or drive aisles between streets and front building facades for Building B where not allowed per Section 30.48.1180.
 - g. Allow parking outside the required parking and service zone for Building B per Section 30.48.1880.
 - h. Allow vehicular access to surface parking west of the convenience store where rear alleys or side roadway access is required per Section 30.48.1880.

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the rear setback along the east property line to 1 foot where 10 feet is required per Table 30.40-4 (a 90% reduction).
b. Reduce the height setback from an arterial street (Maryland Parkway) to 16 feet where 57 feet is required per Figure 30.56-4 (a 28% decrease).
2. a. Increase the height of north building A to 175 feet where 50 feet is the maximum per Table 30.40-4 (a 250% increase).
b. Increase the height of south building B to 113 feet where 50 feet is the maximum per Table 30.40-4 (a 126% increase).
3. a. Reduce landscaping along a portion of Maryland Parkway where landscaping per Figure 30.64-17 is required.
b. Eliminate landscaping to a less intense use to the east where 1 tree per 20 feet is required per Figure 30.64-11.
c. Reduce landscaping along Harmon Avenue to 5 feet where 15 feet is required per Section 30.64.030. (a 66% reduction).
d. Reduce landscaping along University Avenue to 3 feet where 15 feet is required per Section 30.64.030 (an 80% reduction).
4. a. Reduce the throat depth of the University Avenue driveway to 92 feet where 150 feet is required by Uniform Standard Drawing 222.1 (a 39% reduction).
b. Reduce the throat depth for the Maryland Parkway driveway to 13 feet where 25 feet is the minimum per Uniform Standard Drawing 222.1 (a 44% reduction).
c. Reduce the throat depth for the Harmon Avenue driveway to 105 feet where 150 feet is the minimum per Uniform Standard Drawings 222.1 (a 30% reduction).
d. Reduce the departure distance on University Avenue to 138 feet where 190 feet is the minimum per Uniform Standard Design Drawings 222.1 (a 27% reduction).
e. Reduce the departure distance on Maryland Parkway to 80 feet where 190 feet is the minimum per Uniform Standard Drawing 222.1 (a 58% reduction).
f. Reduce the approach distance on Harmon Avenue to 36 feet where 150 feet is the minimum per Uniform Standard Drawings 222.1 (a 76% reduction).
g. Reduce the width of the main driveway on University Avenue to 21 feet where 36 feet (lip to lip) is required per Chapter 30.52.

LAND USE PLAN: WINCHESTER/PARADISE CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4440 & 4482 S. Maryland Parkway & 1220 E. Harmon Avenue
- Site Acreage: 3.37
- Number of Dormitory Beds: 722 (Per DR-24-0608)
- Project Type: Dormitory, office, retail, & convenience store
- Number of Stories: 14 (Per DR-24-0608)
- Building Height (feet): 165 (Building A Per DR-24-0608) /113 (Building B)
- Square Feet: 405,397 (Building A Per DR-24-0608)/103,724 (Building B)

- Open Space Required/Provided: 7,340/7,385 (4,300 shaded) (Per DR-24-0608)
- Parking Required/Provided: 504/520 (Per DR-24-0608)

History & Request

The Board of County Commissioners approved ZC-21-0451 and TM-21-500134 in October of 2021 which rezoned the site to the CG zone and allowed a similar dormitory project. The applicant then revised the plan for that project with the previously approved development consisting of a dormitory, office, and retail uses as well as a new convenience store without a gasoline station. This redesign of the project was approved by the Board of County Commissioners in June 2023 through UC-23-0267 with the facade improvements of the garage approved by the Zoning Administrator via ADR-23-900532, as required by the conditions of approval for UC-23-0267. The applicant then proposed to make further revisions mainly to the exterior of the building in December 2024 with DR-24-0608. The main revisions made included changes to the exterior materials of the building, removal of a rooftop pool deck, which was moved to the fourth floor and added 10 new dormitory units, and the reduction in the height of the building from 175 feet to 165 feet. The applicant is requesting to extend the expiration of UC-23-0267 for an additional 2 years allow continued work on the building and inspection process.

Site Plan

The previously approved plan depicted a commercial complex with 2 buildings. Setbacks for the northern building (Building A), which included commercial suites, podium parking, and a dormitory, included a varying setback of a minimum of 20 feet to the east property line adjacent to a multiple family residential complex and 20 feet to the north property line along University Avenue. Along Maryland Parkway to the west of the site, the northern building was set back 20 feet along the first floor for the pedestrian realm, and the floors above were set back 16 feet, which created an overhang over the pedestrian realm. The 1:3 height setback ratio from an arterial street (Maryland Parkway) was also 16 feet where 67 feet was required.

The southern building (Building B), which consisted of commercial suites, a new convenience store, podium parking, and office uses, was set back 1 foot from the east property line adjacent to a multiple family residential development for the first floor, 10 feet from the south property line along Harmon Avenue, and 92 feet from the west property line along Maryland Parkway. Surface parking was located near the corner of Maryland Parkway and Harmon Avenue, which was set back about 40 feet from the south property line along Harmon Avenue and about 30 feet from the west property line along Maryland Parkway.

Access was provided by a driveway from University Avenue on the north side of the site, a driveway from Maryland Parkway on the southwest side of the site, and 2 driveways from Harmon Avenue on the south side of the site. Both the driveway from University Avenue and the eastern driveway from Harmon Avenue provided north/south access through the site and to the podium level parking spaces in both buildings. The driveway from Maryland Parkway and the western driveway from Harmon Avenue both provided access to the convenience store, and surface level parking spaces for the commercial suites in the southern building.

Internal trash enclosures were located on the first floors of parking/service area both the northern and southern buildings. There were no ventilation openings on the east side of the trash enclosure areas. Instead, the ventilation was directed north to University Avenue and south to Harmon Avenue. The site plan modifications approved through DR-24-0608 included a reduction in provided and required parking.

Public Art

A requirement of the Maryland Parkway Overlay is to provide a public art installation. The proposed art component of this project consisted of a future pedestal area for art competition and installation.

Landscaping

West of the University Avenue driveway on the north side of the site, landscaping included a 3 foot to 20 foot wide landscape strip and a 5 foot wide attached sidewalk. Additional hardscape and pedestrian areas were located near the corner of University Avenue and Maryland Parkway. East of the University Avenue driveway, a 5 foot attached sidewalk continued to the east. A 40 foot section of the University Avenue street frontage had no landscaping for a utility area.

On the northern portion of the Maryland Parkway street frontage, the plans depicted a 20 foot wide pedestrian realm consisting of an 8 foot wide landscape and amenity zone, a 5 foot wide clear zone, and a 7 foot wide supplemental pedestrian area. Due to the grade changes, up to a 2 foot high retaining wall was in the landscape and amenity zone. Therefore, the pedestrian clear zone was located above street level. Within the central portion of the Maryland Parkway street frontage, an approximately 40 foot wide pedestrian courtyard area extended from the street eastward, providing pedestrian access into the site. A waiver of development standards to not provide street landscaping was included for this section of Maryland Parkway street frontage. On the southern portion of the Maryland Parkway street frontage, which was in front of the convenience store, street landscaping included a 5 foot wide landscape area, a 5 foot wide detached sidewalk, and an 11 foot to 42 foot wide landscape area adjacent to surface parking. A use permit was included to not provide a 20 foot wide pedestrian realm on this portion of the site.

Along the western side of the Harmon Avenue street frontage, landscaping included a 5 foot wide attached sidewalk, and a 5 foot to 30 foot wide landscape area. The eastern portion of the Harmon Avenue street frontage included a 5 foot wide attached sidewalk and a 11 foot to 25 foot wide landscape area. A waiver of development standards was necessary to not provide at least 15 feet of landscaping, and a use permit was necessary to not provide a 20 foot wide pedestrian realm.

Along the east property line, a waiver of development standards was necessary to not provide landscaping to a less intense use (multiple family residential complex). Landscaping was provided within the central pedestrian courtyard area and within the parking lot in front of the convenience store.

Elevations

The northern building was 175 feet high and the southern building was 113 feet high. Both buildings consisted of storefront glass on the first floor, several levels of podium parking, and

floors above consisting of glass windows, metal panels, and smooth painted EIFS. Decorative horizontal concrete panels on both buildings helped to visually obscure the podium parking levels from all street frontages; however, not the east elevation adjacent to the residential development.

The first level through the 4th level of the residential building was set back 20 feet from Maryland Parkway, as well as the pedestrian open space on the 5th level. The 5th level through 11th level of the residential portion of the north building, was set back 16 feet, and included the pool area. The remainder of the north building wrapped around the 5th level open space up to the 15th level.

This design reduced the apparent mass of the overall building along Maryland Parkway. On the north, south, and east sides of the northern building, vertical off-set surface planes created shadows to help reduce the visual mass.

The 1st level of Building B was set back 3 feet, and the 2nd through 4th levels were set back more than 10 feet, and the 5th level overhangs the parking garage at an angle, continuing to the rooftop. Horizontal overhangs created shadows and reduced the visual mass of the building, and the south facing angled overhang created visual interest.

The modifications to the building elevations approved through DR-24-0608 reduced the height of Building A from 175 feet to 165 feet along with reducing various articulations and changing the exterior materials of the parking garage and portions of the main building.

Floor Plans

Building A, the first floor retail and pedestrian courtyard area were 19 feet in height. The parking lot interior access ramps and levels 2 through 4 were parking areas in both buildings. The 5th floor included dormitory housing units and an open space area called the Yard. The northern building was 404,786 square feet and included commercial suites, a dormitory, and accessory uses such as a student lobby. Commercial suites, the student lobby, and back of house spaces were located on the first floor, and podium level parking was located on levels 2 through 4. Dormitory rooms were located on levels 5 through 15, and dormitory rooms and a pool with outdoor amenities were located on a podium deck on level 11. The dormitory included 236 studio units, 45 two bedroom units, and 95, four bedroom units for a total of 376 units or 706 beds. The 2 and 4 bedroom units shared a common living room and kitchen.

Building B was 103,724 square feet. On the first level, the building included commercial suites, a convenience store, and back of house areas. Levels 2 through 4 were podium level parking, and levels 5 through 7 were designated for office uses.

The modifications approved through DR-24-0608 reduced the overall amount of open space by eliminating the outdoor pool area and combining it with the open space provided on the lower. Additionally, this removal of the outdoor pool allowed for the increase in the number of units by 10, which in turn increased the overall square footage of Building A.

Previous Conditions of Approval

Listed below are the approved conditions for ADET-25-900084:

Current Planning

- Until June 21, 2026 to commence.
- Applicant is advised that the application must commence by the stated date 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.

Listed below are the approved conditions for UC-23-0267:

Comprehensive Planning

- Expunge the use permits, waivers of development standards, and design reviews associated with ZC-21-0451;
- Coordinate future bus stop with Regional Transportation Commission (RTC) and any modification to the site design, sidewalk width will require additional land use through public hearing;
- Any modifications to approved design beyond providing additional landscaping will require additional land use through public hearing;
- Decorative screening to be provided for the east elevations of the podium parking levels for both buildings to be approved through an administrative design review;
- Appropriate land use application is required for the art plan, and art shall be installed prior to Certificate of Completion;
- 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 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

- Comply with approved drainage study PW22-18770;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Right-of-way dedication to include a 54 foot property line radius at the southwest corner of the site;

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Harmon Avenue improvement project;
- 30 days to coordinate with Public Works and the Regional Transportation Commission and to dedicate any necessary right-of-way and easements for the Maryland Parkway BRT project;
- Reconstruct the back of curb radii on the southwest and northwest corner of the site to meet the minimum requirements per Uniform Standard Drawing 201.
- Applicant is advised that 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; that offsite improvement permits may be required; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the VS-21-0452 expires in October 2023.

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 must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace

determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that 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 #0018-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant intends to secure Tax Increment Financing (TIF) because the project was recently placed within the Maryland/Flamingo Redevelopment Area. The applicant will work with the Clark County Economic Development Office and other applicable agencies for as long as it is necessary to obtain such TIF. Additionally, interest rate fluctuations and variance in construction costs have made commencement difficult. If approved, this extension of time will help the applicant meet all applicable deadlines so construction can commence as soon as practicable.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-25-900084 (UC-23-0267 & DR-24-0608)	First extension of time for a mixed-used dormitory and commercial complex.	Approved by ZA	February 2025
WC-24-400127 (UC-23-0267)	Waiver of conditions to waive the requirement for a design review as a public hearing for design modifications.	Denied by BCC	December 2024
DR-24-0608	Design review for modifications to a previously approved mixed-used dormitory and commercial complex.	Approved by BCC	December 2024
ADR-23-900532	Administrative design review for the exterior facade materials of the parking garage - expunged	Approved by ZA	November 2023
UC-23-0267	Use permit for a mixed-use dormitory and commercial complex.	Approved by BCC	June 2023
ZC-21-0451	Zone change from C-1 to C-2 zoning for a dormitory and commercial mixed-uses.	Approved by BCC	October 2021
TM-21-500134	1 lot commercial subdivision - withdrawn	Approved by BCC	October 2021
VS-21-0452	Vacation and abandonment for portions of right-of-way - expired	Approved by BCC	October 2021
ZC-27-75	Zone change for the northern and eastern parcels to C-2 zoning for a shopping center	Approved by BCC	May 1975

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-189-63	Zone change for the southwestern parcel to C-1 zoning for a service station	Approved by BCC	January 1964

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	RS5.2 (AE-60 & MPO)	Undeveloped
South	Corridor Mixed-Use	CG (AE-60 & MPO)	UNLV buildings
East	Urban Neighborhood (greater than 18 du/ac)	RM32 & CG (AE-60 & MPO)	Multi-family residential
West	Public Use	PF (AE-60 & MPO)	UNLV campus

Related Applications

Application Number	Request
ET-26-400063 (DR-24-0608)	A second extension of time for modifications to a mixed-use dormitory and commercial complex 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**

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 concludes that the applicant has not demonstrated significant progress toward project completion. While records indicate that some permits remain active, there has been minimal permit-related activity since 2025. Based on these findings, staff is unable to 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:

- Until June 21, 2028 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 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 applications; 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 (CCWRB)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: CAMPUS VILLAGE GROUP, LLC

CONTACT: LUKE BRADFORD HUTCHISON & STEFFEN, PLLC, 10080 W. ALTA DRIVE, SUITE 200, LAS VEGAS, NV 89145



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100648

ASSESSOR PARCEL #(s): 162-23-204-001, 003, & 004

PROPERTY ADDRESS/ CROSS STREETS: 4440 South Maryland Parkway, Las Vegas, Nevada 89119

DETAILED SUMMARY PROJECT DESCRIPTION

University Village mixed use project comprised of Student Housing, Office and Retail uses over a structured parking.

PROPERTY OWNER INFORMATION

NAME: Campus Village Group, LLC

ADDRESS: 2733 East Parleys Way, Ste 300

CITY: Salt Lake City

STATE: NV

ZIP CODE: 84109

TELEPHONE: 801-485-7700

CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: Campus Village Group, LLC

ADDRESS: 2733 East Parleys Way, Ste 300

CITY: Salt Lake City

STATE: UT

ZIP CODE: 84109

TELEPHONE: 801-485-7770

CELL N/A

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Luke C. Bradford, Hutchison and Steffen PLLC

ADDRESS: 10080 W Alta Dr., Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89145

TELEPHONE: 702-385-2500

CELL N/A

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.

Joshua W. Woodbury
Property Owner (Signature)*

JOSHUA W. WOODBURY
Property Owner (Print)

Date

5/22/2026



PECCOLE PROFESSIONAL PARK
10080 WEST ALTA DRIVE, SUITE 200
LAS VEGAS, NEVADA 89145
702.385.2500
FAX 702.385.2086
HUTCHLEGAL.COM

JOHN T. MORAN III, PARTNER
JMORAN@HUTCHLEGAL.COM
LUKE C. BRADFORD, ASSOCIATE
LBRADFORD@HUTCHLEGAL.COM

CLIENT No.: 11004-1

May 27, 2026

Via Email to:

Clark County Development Services
500 South Grand Central Parkway
Las Vegas, Nevada 89155

Re: Justification Letter for Extension of Time Application
Campus Village Group L.L.C. (the "Applicant")
4440 South Maryland Parkway, Las Vegas, Nevada 89119
Assessor's Parcel Numbers: 162-23-204-001, 003, & 004
Original Application Number: UC-23-0267
Application Pre-Review Number: 26-100648

To whom it may concern:

Please accept this Justification Letter which explains this application for an extension of time for the above-referenced project (the "Application").

On behalf of the Applicant, we are requesting approval of this Application for an extension of time to extend the deadline "to commence" under the "Conditions of Approval" for application UC-23-0267 by two (2) years. Following the approval of this application by the Clark County Board of County Commissioners on July 3, 2023, a Notice of Final Action was issued with a list of "Conditions of Approval." The relevant condition for this request for an extension of time is listed under the "Comprehensive Planning" section as follows:

"Applicant is advised...that this application must commence within 2 years of approval date or it will expire."

On February 25, 2025, the Zoning Administrator administratively approved a one-year extension of time for the project to commence, extending such deadline to June 21, 2026 (Reference: ADET-25-900084).

We are requesting a two-year extension so the deadline "to commence" would be June 21, 2028. One reason for this Application is the Applicant intends to secure Tax Increment Financing (TIF) because the above-referenced project was recently placed within the Maryland/Flamingo Redevelopment area. The Applicant will work with the Clark County Economic Development Office and other applicable agencies for as long as it is necessary to obtain such TIF. Other reasons for this Application include, but are not limited to, interest rate fluctuations and variance in construction costs. If approved, this extension of time will help the Applicant meet all applicable deadlines so construction can commence as soon as practicable.

Please note that there have been no changes with the Applicant's plans since their original submittal.

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Clark County Development Services
May 27, 2026
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Please do not hesitate to contact me with any questions or concerns.

Sincerely,

HUTCHISON & STEFFEN, PLLC

/s/ John T. Moran III

John T. Moran III

Luke C. Bradford

For the Firm

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400063 (DR-24-0608)-CAMPUS VILLAGE GROUP, LLC:

DESIGN REVIEW SECOND EXTENSION OF TIME for modifications to a previously approved dormitory and commercial complex on 3.37 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway (MPO) Overlays.

Generally located east of Maryland Parkway and north of Harmon Avenue within Paradise. TS/hw/cv (For possible action)

RELATED INFORMATION:

APN:

162-23-204-001; 162-23-204-003 through 162-23-204-004

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4440 & 4482 S. Maryland Parkway & 1220 E. Harmon Avenue
- Site Acreage: 3.37
- Number of Dormitory Beds: 722 (previously 706)
- Project Type: Dormitory, office, retail, & convenience store
- Number of Stories: 14 (previously 15)
- Building Height (feet): 165 (previously 175) (Building A)/113 (Building B)
- Square Feet: 405,397 (previously 404,786) (Building A)/103,724 (Building B)
- Open Space Required/Provided: 7,340/7,385 (4,300 shaded) (previously 12,200 (6,100 shaded))
- Parking Required/Provided: 504/520 (previously 712/728)

History & Request

The Board of County Commissioners approved ZC-21-0451 and TM-21-500134 in October of 2021 which rezoned the site to the CG zone and allowed a similar dormitory project. The applicant then revised the plan for that project with the previously approved development consisting of a dormitory, office, and retail uses as well as a new convenience store without a gasoline station. This redesign of the project was approved by the Board of County Commissioners in June 2023 through UC-23-0267 with the façade improvements of the garage approved by the Zoning Administrator via ADR-23-900532, as required by the conditions of approval for UC-23-0267. The applicant then proposed to make further revisions mainly to the

exterior of the building in December 2024 with DR-24-0608. The main revisions made included changes to the exterior materials of the building, removal of a rooftop pool deck, which was moved to the fourth floor and added 10 new dormitory units, and the reduction in the height of the building from 175 feet to 165 feet. The applicant is requesting to extend the expiration of UC-23-0267 for an additional 2 years allow continued work on the building and inspection process.

Site Plan

The plan depicted a commercial complex with 2 buildings. Setbacks for the northern building (Building A), which included commercial suites, podium parking, and a dormitory, featured a varying setback with a minimum of 20 feet to the east property line adjacent to a multi-family residential complex and 20 feet to the north property line along University Avenue. Along Maryland Parkway to the west of the site, Building A was set back 20 feet along the first floor for the pedestrian realm, and the floors above were set back 16 feet, which created an overhang over the pedestrian realm.

The southern building (Building B), which consisted of commercial suites, a new convenience store, podium parking, and office uses, was set back 1 foot from the east property line adjacent to a multi-family residential development for the first floor, 10 feet from the south property line along Harmon Avenue, and 92 feet from the west property line along Maryland Parkway. Surface parking was located near the corner of Maryland Parkway and Harmon Avenue, which was set back about 40 feet from the south property line along Harmon Avenue and about 30 feet from the west property line along Maryland Parkway.

Access was provided by a driveway from University Avenue on the north side of the site, a driveway from Maryland Parkway on the southwest side of the site, and 2 driveways from Harmon Avenue on the south side of the site. Both the driveway from University Avenue and the eastern driveway from Harmon Avenue provided north/south access through the site and to the podium level parking spaces in both buildings. The driveway from Maryland Parkway and the western driveway from Harmon Avenue both provided access to the convenience store, and surface level parking spaces for the commercial suites in Building B.

Internal trash enclosures were located on the first floors of parking/service area in both buildings. There was no ventilation openings on the east side of the trash enclosure areas. Instead, the ventilation was directed north to University Avenue and south to Harmon Avenue.

Landscaping

West of the University Avenue driveway on the north side of the site, landscaping included a 3 foot to 20 foot wide landscape strip and a 5 foot wide attached sidewalk. Additional hardscape and pedestrian areas were located near the corner of University Avenue and Maryland Parkway. East of the University Avenue driveway, a 5 foot attached sidewalk continued to the east. A 40 foot wide section of the University Avenue street frontage had no landscaping due to a utility area.

On the northern portion of the Maryland Parkway street frontage, the plans depicted a 20 foot wide pedestrian realm consisting of an 8 foot wide landscape and amenity zone, a 5 foot wide

clear zone, and a 7 foot wide supplemental pedestrian area. Due to the grade changes, up to a 2 foot high retaining wall was in the landscape and amenity zone. Therefore, the pedestrian clear zone was located above street level. Within the central portion of the Maryland Parkway street frontage, an approximately 40 foot wide pedestrian courtyard area extended from the street eastward, providing pedestrian access into the site. A waiver of development standards to not provide street landscaping was included with the original application for this section of Maryland Parkway street frontage. On the southern portion of the Maryland Parkway street frontage, which was in front of the convenience store, street landscaping included a 5 foot wide landscape area, a 5 foot wide detached sidewalk, and an 11 foot to 42 foot wide landscape area adjacent to surface parking. A use permit was previously included to not provide a 20 foot wide pedestrian realm on this portion of the site.

Along the western side of the Harmon Avenue street frontage, landscaping included a 5 foot wide attached sidewalk, and a 5 foot to 30 foot wide landscape area. The eastern portion of the Harmon Avenue street frontage included a 5 foot wide attached sidewalk and a 11 foot to 25 foot wide landscape area. A waiver of development standards was also necessary to not provide at least 15 feet of landscaping, and a use permit was necessary to not provide a 20 foot wide pedestrian realm.

Along the east property line, a waiver of development standards was necessary to not provide landscaping to a less intense use (multi-family residential complex). Landscaping was provided within the central pedestrian courtyard area and within the parking lot in front of the convenience store.

Elevations

The Building A was 165 feet high and the Building B was 113 feet high. Both buildings consisted of storefront glass on the first floor, several levels of podium parking, and floors above consisting of glass windows, metal panels, and smooth painted EIFS with "V" groove reveals. Decorative "flex facade" screening panels on both buildings helped to visually obscure the podium parking levels from all street frontages and from the residential areas to the east.

The first level through the fourth level of the Building A was set back 20 feet from Maryland Parkway, as well as the pedestrian open space on the Level 5. Levels 5 through 11 of the residential portion of Building A, was set back 16 feet. The remainder of the building wrapped around the open space on Level 5 up to the Level 14. This design reduced the apparent mass of the overall building along Maryland Parkway. On the north, south, and east sides of the Building A, vertical off-set surface planes created shadows to help reduce the visual mass.

The first level of Building B was set back 3 feet, and the second through fourth levels were set back more than 10 feet, and the fifth level overhanged the parking garage at an angle, continuing to the rooftop. Horizontal overhangs created shadows and reduced the visual mass of the building, and the south facing angle overhanged creating visual interest.

Floor Plans

Building A, the first floor retail and pedestrian courtyard area were 19 feet in height. The parking lot interior access ramps and levels 2 through 4 were parking areas in both buildings.

The fourth floor included dormitory housing units and an open space area called the Yard which contained the previous tenth floor amenities along with a pool. The Building A was 405,397 square feet and included commercial suites, a dormitory, and accessory uses such as a student lobby. Commercial suites, the student lobby, and back of house spaces were located on the first floor, and podium level parking was located on levels 2 through 4. Dormitory rooms were located on Levels 5 through 14. The dormitory included 244 studio units, 45 two bedroom units, and 97 four bedroom units for a total of 386 units or 722 beds. The 2 and 4 bedroom units shared a common living room and kitchen.

Building B was 103,724 square feet. On the first level, the building included commercial suites, a convenience store, and back of house areas. Levels 2 through 4 are podium level parking, and Levels 5 through 7 were designated for office uses.

Previous Conditions of Approval

Listed below are the approved conditions for ADET-25-900084:

Current Planning

- Until June 21, 2026 to commence.
- Applicant is advised that the application must commence by the stated date 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.

Listed below are the approved conditions for DR-24-0608:

Comprehensive Planning

- Expunge ADR-23-900532 and the design review portion of UC-23-0267;
- Until June 21, 2025 to commence, corresponding with the expiration of UC-23-0267, 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

- Comply with approved drainage study PW22-18770;
- Traffic study and compliance;
- Right-of-way dedication to include a 54 foot property line radius at the southwest corner of the site;

- 30 days to coordinate with Public Works - Construction Management Division and to dedicate any necessary right-of-way and easements for the Harmon Avenue improvement project;
- 30 days to coordinate with Public Works and the Regional Transportation Commission and to dedicate any necessary right-of-way and easements for the Maryland Parkway BRT project;
- Reconstruct the back of curb radii on the southwest and northwest corner of the site to meet the minimum requirements per Uniform Standard Drawing 201;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation Noise Office at landuse@lasairport.com;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation Noise Office when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that 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 #0018-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant intends to secure Tax Increment Financing (TIF) because the project was recently placed within the Maryland/Flamingo Redevelopment Area. The applicant will work with the Clark County Economic Development Office and other applicable agencies for as long as it is necessary to obtain such TIF. Additionally, interest rate fluctuations and variance in construction costs have made commencement difficult. If approved, this extension of time will help the applicant meet all applicable deadlines so construction can commence as soon as practicable.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-25-900084 (UC-23-0267 & DR-24-0608)	First extension of time for a mixed-used dormitory and commercial complex.	Approved by ZA	February 2025
WC-24-400127 (UC-23-0267)	Waiver of conditions to waive the requirement for a design review as a public hearing for design modifications.	Denied by BCC	December 2024
DR-24-0608	Design review for modifications to a previously approved mixed-used dormitory and commercial complex.	Approved by BCC	December 2024
ADR-23-900532	Administrative design review for the exterior façade materials of the parking garage - expunged	Approved by ZA	November 2023
UC-23-0267	Use permit for a mixed-use dormitory and commercial complex.	Approved by BCC	June 2023
ZC-21-0451	Zone change from C-1 to C-2 zoning for a dormitory and commercial mixed-uses.	Approved by BCC	October 2021
TM-21-500134	1 lot commercial subdivision - withdrawn	Approved by BCC	October 2021
VS-21-0452	Vacation and abandonment for portions of right-of-way - expired	Approved by BCC	October 2021
ZC-27-75	Zone change for the northern and eastern parcels to C-2 zoning for a shopping center	Approved by BCC	May 1975
ZC-189-63	Zone change for the southwestern parcel to C-1 zoning for a service station.	Approved by BCC	January 1964

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	RS5.2 (AE-60 & MPO)	Undeveloped
South	Corridor Mixed-Use	CG (AE-60 & MPO)	UNLV buildings
East	Urban Neighborhood (greater than 18 du/ac)	RM32 & CG (AE-60 & MPO)	Multi-family residential
West	Public Use	PF (AE-60 & MPO)	UNLV campus

Related Applications

Application Number	Request
ET-26-40062 (UC-23-0267)	A second extension of time for a mixed-use dormitory and commercial complex 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**

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 concludes that the applicant has not demonstrated significant progress toward project completion. While records indicate that some permits remain active, there has been minimal permit-related activity since 2025. Based on these findings, staff is unable to support this request.

Public Works - Development Review

Significant changes have occurred in the surrounding area, including the Bus Rapid Transit (BRT) project, ongoing improvements along Maryland Parkway and University Avenue, and the completion of the Harmon project. Due to these substantial and evolving conditions, 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 June 21, 2028, to commence, to match with the expiration of UC-23-0267, 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 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 applications; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: CAMPUS VILLAGE GROUP, LLC

CONTACT: LUKE BRADFORD HUTCHISON & STEFFEN, PLLC, 10080 W. ALTA DRIVE, SUITE 200, LAS VEGAS, NV 89145



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100648

ASSESSOR PARCEL #(s): 162-23-204-001, 003, & 004

PROPERTY ADDRESS/ CROSS STREETS: 4440 South Maryland Parkway, Las Vegas, Nevada 89119

DETAILED SUMMARY PROJECT DESCRIPTION

University Village mixed use project comprised of Student Housing, Office and Retail uses over a structured parking.

PROPERTY OWNER INFORMATION

NAME: Campus Village Group, LLC

ADDRESS: 2733 East Parleys Way, Ste 300

CITY: Salt Lake City

STATE: NV

ZIP CODE: 84109

TELEPHONE: 801-485-7700

CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: Campus Village Group, LLC

ADDRESS: 2733 East Parleys Way, Ste 300

CITY: Salt Lake City

STATE: UT

ZIP CODE: 84109

TELEPHONE: 801-485-7770

CELL N/A

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Luke C. Bradford, Hutchison and Steffen PLLC

ADDRESS: 10080 W Alta Dr., Suite 200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89145

TELEPHONE: 702-385-2500

CELL N/A

ACCELA REFERENCE CONTACT ID #

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

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


Property Owner (Signature)*

JOSHUA A. WOODBURY
Property Owner (Print)

5/22/2026
Date



PECCOLE PROFESSIONAL PARK
10080 WEST ALTA DRIVE, SUITE 200
LAS VEGAS, NEVADA 89145
702.385.2500
FAX 702.385.2086
HUTCHLEGAL.COM

JOHN T. MORAN III, PARTNER
JMORAN@HUTCHLEGAL.COM
LUKE C. BRADFORD, ASSOCIATE
LBRADFORD@HUTCHLEGAL.COM

CLIENT No.: 11004-1

May 26, 2026

Via Email to:

Clark County Development Services
500 South Grand Central Parkway
Las Vegas, Nevada 89155

Re: Justification Letter for Extension of Time Application

Campus Village Group L.L.C. (the "Applicant")
4440 South Maryland Parkway, Las Vegas, Nevada 89119
Assessor's Parcel Numbers: 162-23-204-001, 003, & 004
Original Application Number: DR-24-0608
Application Pre-Review Number: 26-100648

To whom it may concern:

Please accept this Justification Letter which explains this application for an extension of time for the above-referenced project (the "Application").

On behalf of the Applicant, we are requesting approval of this Application for an extension of time to extend the deadline "to commence" under the "Conditions of Approval" for Design Review application DR-24-0608 by two (2) years. Following the approval of this application by the Clark County Board of County Commissioners on December 18, 2024, a Notice of Final Action was issued with a list of "Conditions of Approval." The relevant condition for this request for an extension of time is listed under the "Comprehensive Planning" section as follows:

"Until June 21, 2025 to commence, corresponding with the expiration of UC-23-0267, or the application will expire unless extended with approval of an extension of time."

On February 25, 2025, the Zoning Administrator administratively approved a one-year extension of time for the project to commence, extending such deadline to June 21, 2026.

We are requesting a two-year extension so the deadline "to commence" would be June 21, 2028. One reason for this Application is the Applicant intends to secure Tax Increment Financing (TIF) because the above-referenced project was recently placed within the Maryland/Flamingo Redevelopment area. The Applicant will work with the Clark County Economic Development Office and other applicable agencies for as long as it is necessary to obtain such TIF. Other reasons for this Application include, but are not limited to, interest rate fluctuations and variance in construction costs. If approved, this extension of time will help the Applicant meet all applicable deadlines so construction can commence as soon as practicable.

Clark County Development Services
May 26, 2026
Page 2

Please note that there have been no changes with the Applicant's plans since their original submittal.

Please do not hesitate to contact me with any questions or concerns.

Sincerely,

HUTCHISON & STEFFEN, PLLC

/s/ John T. Moran III

John T. Moran III

Luke C. Bradford

For the Firm

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400066 (ZC-22-0413)-SLETTEN CONSTRUCTION COMPANY:

USE PERMIT SECOND EXTENSION OF TIME to allow outside dining and drinking.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; 2) encroachment into airspace; 3) reduced parking; 4) reduced throat depth; and 5) reduced departure distance.

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; and 2) hotel.

Generally located on the southwest corner of Quail Avenue and Polaris Avenue within Paradise.
MN/ji/cv (For possible action)

RELATED INFORMATION:

APN:

162-32-101-023; 162-32-101-024

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the maximum building height to 245 feet where a maximum height of 100 feet is allowed per Table 30.40-7 (a 145% increase).
2. Permit encroachment into airspace.
3. Reduce required parking to 520 spaces where 531 spaces are required per Table 30.60-1 (a 2% decrease).
4. Reduce the throat depth to 11 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 93% reduction).
5. Reduce the departure distance to 15 feet where 190 feet is the standard per Uniform Standard Drawing 222.1 (a 92% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5825 Polaris Avenue
- Site Acreage: 2.1
- Project Type: Hotel
- Number of Stories: 19
- Building Height (feet): 245
- Square Feet: 531/520

History & Site Plan

The original application (ZC-22-0413), approved in June 2023 by the Board of County Commissioners, reclassifies the site from M-1 (Light Manufacturing) to H-1 (Limited Resort and Apartment), with a use permit, waivers of development standards and a design review for a hotel. A 1-year administrative extension of time ADET-25-900422 (ZC-22-0413) was approved and has since expired on June 7th, 2026. The previously approved plans depict a proposed hotel of 340 rooms with restaurant, day spa, ballroom, and convention hall. The site is currently within a mile of Allegiant Stadium and is surrounded by industrial and warehouse uses and is within the Stadium District. The hotel will not be a resort hotel and will not offer any gaming uses or entertainment. The hotel is set back 10 feet from Quail Avenue and is centrally located on the site with most of the parking in a garage that occupies Floors 2 through 5 of the building. There are a total of 521 spaces which is the subject of a waiver request to reduce the required parking. An accessory building for "back of house" is in the northwest portion of the site, adjacent to Quail Avenue. Access to the proposed hotel is shown from Polaris Avenue and Quail Avenue.

Landscaping

The approved plans depict landscape areas around the perimeter of the property and includes trees set at 20 feet on center along the southern, eastern, and northern property lines, 30 feet on center along the western property line with various trees and shrubs between 5 to 15 gallon base. An existing attached sidewalk is adjacent to Quail Avenue and Polaris Avenue. The plans also depict landscaping at the pool deck and terrace with raised planters along the perimeter, artificial turf adjacent to the pool. No trees are proposed in the pool area.

Elevations

The approved plans depict a 19 story, 245 foot high hotel with cement panels and cast in place concrete walls and columns, pre-finished cement fiber board panels, metal seam roof canopy, window glazing and other architectural enhancements.

Floor Plans

The approved plans depict several amenities often associated with a hotel. The lobby plans include offices, lobby bar, mechanical room, and check-in. Levels 2 through 5 are reserved as a parking garage.

The ballroom includes kitchen, board rooms, meeting room, event center, junior ballroom, and restrooms. The pool and spa floor plans include a fitness center, pool bar and deck, kitchen, outdoor terrace and spa, and restrooms.

The restaurant and bar on Level 9 includes dining area, kitchen, bar, cigar bar, and an outdoor terrace for outdoor dining and drinking. The next floor up are hotel rooms typical of any standard hotel and includes upscale suites on the nineteenth floor. In addition, on the nineteenth floor there is a rooftop bar with kitchen and an outdoor terrace for outdoor drinking.

Signage

Signage is not part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ADET-25-900422 (ZC-22-0413):

Current Planning

- Until June 7, 2026 to commence.
- Applicant is advised that the application must commence by the stated date 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.

Listed below are the approved conditions for ZC-22-0413:

Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Applicant to work with Current Planning on the design of the pedestrian realm, sidewalks, and street landscaping to comply with the intent of the Stadium District Plan;
- Along Polaris Avenue and Quail Avenue, existing attached sidewalk to be removed and new 15 foot wide pedestrian realm to be installed and set back a minimum of 5 feet from curb;
- 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 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 the use permit, waivers of development standards, and the design reviews must commence within 2 years of approval date or they will expire.

Public Works – Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Reconstruct any unused driveways with full off-site improvements.
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones; and that off-site improvement permits may be required.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77;

- Applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; 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.
- 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 #0277- 2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant is requesting an extension of time for an additional 2 years to allow commencement of the development. Since the approval of ZC-22-0413 the applicant states that financing has been secured, they obtained FAA clearance for the increase in building height, conducted market studies for strategic positioning and programming, and revised the design based on market data. An Administrative extension of time ADET-25-900422 (ZC-22-0413) was obtained and has since expired June 7, 2026.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-25-900422 (ZC-22-0413)	Administrative extension of time for a zone change from M-1 to H-1 zoning, use permit, waivers of development standards, and a design review for a hotel	Approved ZA	June 2025
ZC-22-0413	Zone change from M-1 to H-1 zoning, use permit, waivers of development standards, and a design review for a hotel	Approved by BCC	June 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Entertainment Mixed-Use	IP	Warehouse facility

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West, South, & North	Entertainment Mixed-Use	IL	Office, warehouse, & undeveloped

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.

Given the lack of substantial changes to the site, the applicant has shown diligence towards development by obtaining FAA clearance for height increase, and staff can support this request. However, staff may not be able to support any future extension of time requests, as the project was approved in 2022 and a new Development Code has since been adopted.

Public Works - Development Review

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

Department of Aviation

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

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

Staff Recommendation

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 June 7, 2028 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.

Public Works - Development Review

- Compliance with previous conditions.

Department of Aviation

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: SLETTEN CONSTRUCTION COMPANY

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

DRAFT



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100998

ASSESSOR PARCEL #(s): 162 32 101 023 and 024

PROPERTY ADDRESS/ CROSS STREETS: 5825 Polaris Ave | Southwest corner of Polaris and W. Quail Ave

DETAILED SUMMARY PROJECT DESCRIPTION

Extension of Time (ZC-22-0413)

PROPERTY OWNER INFORMATION

NAME: Sletten Construction Company

ADDRESS: 701 S. Carson St., Ste. 200

CITY: Carson City STATE: NV ZIP CODE: 89701

TELEPHONE: 000 000 0000 CELL 000 000 0000

APPLICANT INFORMATION (information must match online application)

NAME: Sletten Construction Company

ADDRESS: 701 S. Carson St., Ste. 200

CITY: Carson City STATE: NV ZIP CODE: 89701

TELEPHONE: 000 000 0000 CELL 000 000 0000 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Bob Gronaur and Lexa Green Kaempfer Crowell

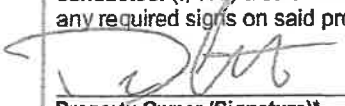
ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas STATE: NV ZIP CODE: 89135

TELEPHONE: 702 792 7000 CELL 702 792 7031 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.


Property Owner (Signature)*

DANE CARTER
Property Owner (Print)

6/1/2020
Date

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

KAEMPFER

CROWELL

LEXA D. GREEN
lgreen@kcnvlaw.com
D: 702.792.7000

June 3, 2026

VIA ELECTRONIC UPLOAD

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

Re: Justification Letter –Extension of Time (ZC-22-0413)
APN: 162-32-101-023 and 024

To Whom It May Concern:

Please be advised this firm represents the Applicant in the above reference matter. The site is 2.07 acres and located on the southwest corner of West Quail Avenue and Polaris Avenue (“the “Property”). The Property is more particularly described as Assessor’s Parcel Numbers 162-32-101-023 and 024. The Applicant is requesting a second extension of time for the previously approved entitlements on the Property.

By way of background, on June 7, 2023, the Board of County Commissioners (“BCC”) approved a zone change, design review, use permit and waivers of development standards (ZC-22-0413) to allow for a 340-room hotel featuring, outside dining and drinking, a day spa, ballroom and convention hall. Subsequently, a 1-year administrative extension of time (ADET-25-900422) was approved on June 25, 2025. The Applicant is now requesting a 2-year extension to allow additional time to commence development. Since the initial approval, the Applicant has worked diligently toward development, including obtaining FAA clearance for the building height increase, conducting market studies for strategic positioning and programming, and revising the design based on market data. In the past year, efforts have concentrated on securing new financing and development partners, as well as finalizing development plans. Given these advancements, the Applicant respectfully requests further time to commence development.

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

Sincerely,

KAEMPFER CROWELL



Lexa D. Green

LDG/jcm

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08/19/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SDR-26-0406-BCORE PARADISE, LLC

SIGN DESIGN REVIEW for modifications to an approved comprehensive sign plan for a resort hotel (Bellagio) on 75.45 acres in a CR (Commercial Resort) Zone.

Generally located west of Las Vegas Boulevard South and south of Flamingo Road within Paradise. JG/rg/cv (For possible action)

RELATED INFORMATION:

APN:

162-20-501-006; 162-20-510-002; 162-20-601-001

SIGN DESIGN REVIEWS:

1. a. For comprehensive sign plan in conjunction with an existing resort hotel (Bellagio).
b. Increase the area of an electronic sign (electronic message unit, video) to 5,055 square feet where 2,304 square feet was previously approved.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3600 and 3680 Las Vegas Boulevard South
- Site Acreage: 75.45
- Project Type: Comprehensive sign and electronic message unit, video
- Sign Height (feet): 48 (Electronic Message Unit, Video)
- Square Feet: 2,976

History & Request

This is a request for a previously approved comprehensive sign plan for the Bellagio. The most recent comprehensive sign application was approved via UC-0288-05 by the Planning Commission in April 2005. This application proposes to remove the existing freestanding sign along Las Vegas Boulevard South currently located on APN 162-20-601-001 and construct a new, larger freestanding sign on APN 162-20-602-001 to the south. The existing freestanding sign over Dean Martin Drive, proposes a new electronic message unit, video along the south elevation. The new electronic message unit will replace the existing marquee sign. This application includes a comprehensive sign review for the existing signage.

Site Plans

The plans submitted indicate the proposed electronic message unit, video will be on the south elevation of the existing freestanding sign currently located at the southwest corner of APN 162-20-602-002 over Dean Martin Drive right-of-way oriented towards northbound Interstate 15.

Sign Plan

The plans depict existing freestanding sign on the west side of the site over Dean Martin Drive right-of-way. The freestanding sign includes the proposed electronic messaging unit, video totaling 2,976 square feet. The plans also depict 24 existing wall signs which are distributed at various locations on the buildings.

Summary of the existing signage:

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	# of existing signs	# of proposed signs	Total # of signs
Freestanding*	10,820	0	10,820	2	0	2
Wall	851	0	851	24	0	24
Monument	0	0	0	0	0	0
Directional	145	0	145	15	0	15
Total	11,816	0	11,816	41	0	41

*Existing Las Vegas Blvd. Marquee and Existing I-15 Marquee

Proposed Electronic Message Unit, Video

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	# of existing signs	# of proposed signs	Total # of signs
EMU - video	2,304	2,976	5,280	1	1	2

Applicant's Justification

The applicant states that the request includes establishing a comprehensive sign plan for all existing signage at the Bellagio Casino & Hotel and replacing the existing static image on the south side of the freestanding marquee adjacent to I-15 with an Electronic Message Unit. The applicant indicates that the LED display will not increase the dimensions of the marquee sign and will remain within the existing 2,976 square foot sign area. The applicant further states that the number of signs and the approved setbacks are unchanged, and that all other existing marquee sign elements remain as originally approved.

Prior Land Use Requests

Application Number	Request	Action	Date
AV-26-900401	Minor deviation for a restaurant addition	Approved by ZA	June 2026
ASDR-26-900402	Administrative sign design review in conjunction with a restaurant addition	Approved by ZA	June 2026
AV-26-900347	Minor deviation for elevator addition	Approved by ZA	June 2026

Prior Land Use Requests

Application Number	Request	Action	Date
ASDR-25-900805	Administrative design review signage for the resort hotel	Approved by ZA	November 2025
AV-25-900199	Minor deviation for outdoor dining area	Approved by ZA	April 2025
ADR-24-900747	Administrative design review for grandstand structures	Approved by ZA	July 2025
ASDR-24-900748	Administrative design review for temporary signage	Approved by ZA	December 2024
DR-24-0335	Design review for resort hotel expansion - expired	Held No Date	February 2025
SDR-24-0334	Sign design review for reduced setback of the proposed freestanding sign - expired	Held No Date	February 2025
ADR-22-900807	Pedestrian walkway bridge enclosure (Bellagio)	Approved by ZA	January 2023
UC-20-0546	Use permit for monorail (underground people mover system)	Approved by BCC	October 2021
AR-19-400088 (WC-18-400191 (UC-0284-17))	First application for review of a waiver of conditions for an outdoor sales booth	Approved by BCC	August 2019
AR-19-400089 (UC-0284-17)	First application for review for deviations of a use permit for an outdoor sales booth	Approved by BCC	August 2019
DR-18-0646	Facade changes to an existing outdoor sales structure/booth	Approved by BCC	October 2018
WC-18-400191 (UC-0284-17)	Waiver of conditions for an outdoor sales booth	Approved by BCC	October 2018
ADR-1132-17	Administrative design review for a building addition and facade change for a restaurant (Spago)	Approved by ZA	November 2017
UC-0284-17	Use permit to allow an outdoor sales structure/booth and signage subject to 2 years to commence and review	Approved by BCC	June 2017
ADR-0302-11	Administrative design review for a building addition and redesign of an existing nightclub	Approved by ZA	April 2011
UC-0288-05	Use Permit to allow an employee parking garage and increased height for the parking garage	Approved by PC	April 2005
DR-1625-03	Design review to allow gates, a guard house, and fences	Approved by PC	November 2003
DR-0283-03	Design review for an expansion to a resort hotel (Bellagio)	Approved by BCC	March 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Caesars Palace Resort Hotel
South	Entertainment Mixed-Use	CR	Jockey Club & Cosmopolitan Resort Hotel
East	Entertainment Mixed-Use	CR	Horseshoe, Paris & Planet Hollywood Resort Hotels
West	Entertainment Mixed-Use	CR, IL, & CC	I-15, offices, industrial uses, & The Martin

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**Sign Design Review

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. The applicant is proposing a comprehensive sign design review for the existing wall signs and electronic message units, with an additional electronic message unit and video sign mounted on the existing freestanding sign along I-15. The proposed signage is compatible with the existing commercial development and maintains harmony with the surrounding area. The signage does not create adverse impacts on surrounding land uses and does not negatively affect the health, safety, or welfare of the inhabitants. 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**

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- 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

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

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BELLAGIO, LLC (TENANT)

CONTACT: GMRA, 6325 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR 25-102077

ASSESSOR PARCEL #(s): 162-20-510-002, 162-20-601-001, 162-20-602-001

PROPERTY ADDRESS/ CROSS STREETS: 3600 South Las Vegas Boulevard

DETAILED SUMMARY PROJECT DESCRIPTION

Establish a comprehensive sign plan that conforms to the current Title 30 requirements. Replace two static images with LED signs.

PROPERTY OWNER INFORMATION

NAME: BCORE Paradise, LLC c/o Bellagio, LLC, Operating Tenant

ADDRESS: 6770 S. Edmond Street

CITY: Las Vegas STATE: NV ZIP CODE: 89118

TELEPHONE: 702-692-9622 CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Bellagio, LLC, Operating Tenant

ADDRESS: 3600 South Las Vegas Boulevard

CITY: Las Vegas STATE: NV ZIP CODE: 89109

TELEPHONE: 702-894-5027 CELL 702-376-9782 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: George Rogers

ADDRESS: 6325 South Jones Boulevard, Suite 100

CITY: Las Vegas STATE: NV ZIP CODE: 89118

TELEPHONE: 702-894-5027 CELL 702-376-9782 ACCELA REFERENCE CONTACT ID # 168923

*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.


Operating Tenant (Signature)*

Matthew Law, Authorized Representative
Operating Tenant (Print)

February 27, 2026
Date



George M. Rogers, Architect

Architecture ■ Interiors

6325 S. Jones Boulevard, Suite 100

Las Vegas, Nevada 89118

(702)894-5027

fax (702)894-5028

www.gmrarchitect.com

June 9, 2026

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, NV 89101

re: APN 162-20-510-002, 162-20-601-001, & 162-20-602-001
3600 South Las Vegas Boulevard
Letter of Justification Bellagio Signage

To Whom It May Concern,

The following request and justification is provided for your consideration and review:

Request

Sign Design Review

- 1) Establish a comprehensive sign plan, and
- 2) Replace one static image with LED display on the south side only of the freestanding marquee sign located on Frank Sinatra Drive adjacent to I-15.

Project Description

The project includes establishing a comprehensive sign plan of all the existing signage at the Bellagio Casino & Hotel. The properties are zoned Commercial Resort (CR).

The project also includes replacing the existing static image on the south side of the freestanding marquee adjacent to I-15 over Frank Sinatra Drive. Only the south-facing sign is proposed to be changed to an Electronic Message Unit – Video. The existing static sign was originally approved under the application UC-98-0866. The existing static sign is 2,976 square feet; the area of the proposed LED sign will not extend beyond the existing area. This will increase the total existing LED sign area for the property to 5,282 square feet, a 129% increase, in accordance with the Title 30 calculation for a single-sided sign.

This comprehensive sign application will encompass all the signage included in the baseline sign package ASDR-25-900805 as well as in ASDR-26-900402 and the marquee Electronic Message Unit changes proposed herein.

A spreadsheet of all existing signs is attached.

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Pursuant to Section 30.06.03(C)(1)(i)(b), MGM Resorts International (MRI), through its respective subsidiaries, has the authorization to file this application under the provisions of the Master Lease between BCORE Paradise, LLC and Bellagio, LLC in accordance with prior approval from The Director.

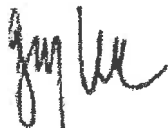
Justification

This application is justified for the following reasons:

- This application will not increase the overall dimensions of the freestanding sign marquee in any dimension.
- The existing quantity of signs is not proposed to change.
- The existing setbacks that were approved with the marquee sign are not changed and they remain compliant.
- The remaining existing individual signs on the freestanding sign marquee are unchanged, including the "Bellagio" and "concrete crest" as referenced in the original application.

We look forward to your review and comments.

Very truly yours,



George M. Rogers, AIA

25-253 BELLAGIO COMPREHENSIVE SIGN PLAN

June 9, 2026

SIGN CALCULATIONS						
TYPE OF SIGN	EXISTING (SF)	PROPOSED (SF)	TOTAL (SF)	# OF EXISTING SIGNS	# OF PROPOSED SIGNS	TOTAL # OF SIGNS
FREESTANDING*	10,820	0	10,820	2	0	2
EXISTING LAS VEGAS BLVD. MARQUEE	4,534	0	4,534	1	0	1
EXISTING I-15 MARQUEE	6,286	0	6,336	1	0	1
MONUMENT	0	0	0	0	0	0
WALL	851	0	851	24	0	24
DIRECTIONAL	145	0	145	15	0	15
OVERALL TOTAL	11,816	0	11,816	41	0	41
*FREESTANDING SIGN CONTAINS ELECTRONIC MESSAGE UNITS, VIDEO. THE DETAILS FOR THE EMU, VIDEO ARE LISTED BELOW.						
TYPE OF SIGN	EXISTING (SF)	PROPOSED (SF)	TOTAL (SF)	# OF EXISTING SIGNS	# OF PROPOSED SIGNS	TOTAL # OF SIGNS
ELECTRONIC MESSAGE UNIT, VIDEO	2,304	2,976	5,280	1	1	2

25-253 BELLAGIO COMPREHENSIVE SIGN

June 9, 2026

EXISTING AREA SIGNAGE				
SIGN	TYPE	AREA (SF)	QUANTITY	TOTAL AREA (SF)
1	WALL	5	2	10
4	WALL	24	1	24
5	WALL	24	1	24
6	WALL	10	1	10
7	WALL	65	1	65
8	WALL	20	1	20
9	WALL	25	1	25
10	WALL	18	1	18
11	WALL	60	1	60
12	WALL	17	1	17
13	WALL	25	1	25
15	WALL	9	1	9
16	WALL	9	1	9
17	WALL	8	1	8
18	WALL	8	1	8
19	WALL	26	1	26
20	WALL	10	1	10
21	WALL	249	1	249
22	WALL	61	1	61
26	WALL	1	1	1
27	WALL	10	1	10
30	WALL	60	1	60
31	WALL	104	1	104
TOTAL WALL				851
3	DIRECTIONAL	12	1	12
25	DIRECTIONAL	3	1	3
29	DIRECTIONAL	2	1	2
AA	DIRECTIONAL	12	10	120
BB	DIRECTIONAL	4	1	4
CC	DIRECTIONAL	4	1	4
TOTAL DIRECTIONAL				145
24	FREESTANDING (LVBS)	4,534	1	4,534
28	FREESTANDING (I-15)	6,286	1	6,286
TOTAL FREESTANDING				10,820
TOTAL EXISTING SIGNAGE				11,816

9

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0360-OBJECT DASH, LLC:

USE PERMIT to allow an office within an existing commercial complex on 2.57 acres in a CR (Commercial Resort) Zone.

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

RELATED INFORMATION:

APN:

162-16-811-018

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3987 Paradise Road
- Site Acreage: 2.57
- Project Type: Office
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 13,896
- Parking Required/Provided: 35/110

Site Plan

The plan depicts an existing building located within a larger commercial complex (Howard Hughes Center), which is proposed for an office use. This structure was previously operated as a restaurant. The site is zoned CR (Commercial Resort) which requires a special use permit for an office use. Access is provided from Paradise Road to the east, Corporate Drive to the east, and Howard Hughes Parkway to the west. The overall complex encompasses 27.22 acres and contains 15 buildings. The proposed use is situated in the central-east portion of the site along Paradise Road. Existing uses within the complex are predominantly commercial, including restaurants, medical offices, hotels, and vehicle rental services. A total of 110 parking spaces are provided in APN 162-16-811-018, where the office is being proposed.

Landscaping

The plan shows existing and mature street trees to be preserved as well as the palm trees on corners of property. Additionally, new large trees and ground coverage is proposed to be installed along Paradise Road.

Elevations

The plan depicts an existing building which will remain the same with exterior exposed bricks and large window storefront systems. The existing patio, which will be slightly redesigned to overlook an open-air shaft and ramps for The Vegas Loop station. This includes a glass bridge that will be structurally supported by steel beams.

Floor Plans

The plan shows a 13,896 square feet building to be used as an office, with entrances facing south and west and a roll-up door on the rear side of the building.

Applicant's Justification

The applicant states the existing building is proposed for The Boring Company Headquarters and to be strictly used for office use.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-26-900441	Administrative design review for a monorail station (The Loop)	Approved by ZA	June 2026
UC-1923-98	Use permit to allow a restaurant- expired	Approved by PC	December 1998
UC-1519-98	Use permit to allow retail uses	Approved by PC	October 1998

*There have been numerous other land use applications for office, retail, and restaurant uses on portions or adjacent parcels.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South & West	Entertainment Mixed-Use	CR	Commercial uses within the Howard Hughes Center
East	Entertainment Mixed-Use	CR	Extended stay lodging

Related Applications

Application Number	Request
UC-26-0373	A use permit for a monorail is a companion item on this agenda.
UC-26-0383	A use permit for a monorail is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

Staff's primary concerns with these types of requests are use compatibility and parking. There are existing offices, which were previously approved within the property; therefore, the proposed use is harmonious and compatible with the surrounding uses. The applicant is proposing to repurpose the existing building for an office use; therefore, the request will not impact on the parking requirements. The use permits will comply with the Master Plan Policy WP-3.1 which encourages the repurpose of buildings through adaptive reuse where practical and consistent with development to promote reinvestment in Winchester/Paradise and support sustainability initiatives.

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

- 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: TYLER FAIRBANKS

CONTACT: TYLER FAIRBANKS, THE BORING COMPANY, 3395 CAMBRIDGE STREET, LAS VEGAS, NV 89169



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100865

ASSESSOR PARCEL #(s): 16216811018

PROPERTY ADDRESS/ CROSS STREETS: Paradise & Tropicana

DETAILED SUMMARY PROJECT DESCRIPTION

Use Permit (restaurant to office space)

PROPERTY OWNER INFORMATION

NAME: Object Dash LLC

ADDRESS: 3987 PARADISE RD

CITY: Las Vegas

STATE: NV

ZIP CODE: 89169

TELEPHONE: CELL

APPLICANT INFORMATION (information must match online application)

NAME: TBC - The Boring Company

ADDRESS: 3395 Cambridge Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89169

TELEPHONE: CELL ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: TBC-TheBoringCompany

ADDRESS: 3395 Cambridge St

CITY: Las Vegas

STATE: NV

ZIP CODE: 89169

TELEPHONE: CELL ACCELA REFERENCE CONTACT ID #

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

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

Tyler Fairbanks
Property Owner (Signature)*

Tyler Fairbanks
Property Owner (Print)

5/18/2026
Date



June 3, 2026

Clark County Planning
500 Grand Central Parkway
Las Vegas, NV 89155

RE: Justification Letter
Gordon Biersch
APN: 162-16-811-018
APR: 26-100865

This Use Permit application was submitted by TBC – The Boring Company ("TBC") as part of its proposal to add office space use to the Gordon Biersch facility.

The Gordon Biersch property sits on 2.57 acres and is currently zoned CR. The proposed use on the property is for The Boring Company HQ and to be strictly used for office use.

The total parking required for the establishment is 35 spaces. We have removed 19 spaces and are now left with 110 spaces.

The total lot coverage is 111,949 SQft and the total square footage for the building/site is 13,896.

To be constructed: exiting patio refurb overlooking an open air shaft and ramps. This includes a glass bridge that will be structurally supported by steel beams. Street trees to be preserved and palm trees on corners of property. To install street trees along Paradise. New curbs will be added to the perimeter of the property as well as the removal of parking. Electric rolling gates at the south of the property and a drive isle at the north.

We appreciate your review of these requests. Please feel free to contact us to discuss any relevant comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Tyler Fairbanks".

Tyler Fairbanks
The Boring Company
(301) 928-9221
tyler@boringcompany.com

The Boring Company
3395 Cambridge Street
Las Vegas, NV 89169

10

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0373-HILTON RESORTS CORPORATION:

USE PERMIT for a monorail on approximately 21 acres in an RM50 (Residential Multi-Family 50) Zone, a CR (Commercial Resort) Zone, and an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay.

Generally located between Sahara Avenue and Russell Road, and between Paradise Road and Valley View Boulevard within Paradise and Winchester. MN/TS/JJ/JG/jud/cv (For possible action)

RELATED INFORMATION:

APN:

162-09-613-001; 162-18-506-011; 162-19-512-004; 162-20-103-003; 162-20-103-006; 162-28-301-034; 162-29-101-033; 162-29-201-001; 162-30-701-036; 162-32-101-001

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage (approximate): 21
- Project Type: Monorail
- Number of stations: 9 new stations

History & Request

Previous land use applications were approved to allow previous alignments of a monorail (underground people mover system). DR-19-0429 was approved for 6 aboveground entrances to the underground stations which connect the Las Vegas Convention Center (LVCC) parking lots and exhibition halls. DR-20-0261 was approved for a single point to point connection between the West Hall expansion of the LVCC to Resorts World. The underground tunnel connecting the LVCC and Wynn Resort Hotel was approved via DR-20-0262. In addition, UC-20-0546 was a Project of Regional Significance and expanded the monorail within the Resort Corridor from Russell Road along Las Vegas Boulevard South heading north towards Sahara Avenue. Furthermore, UC-20-0547 was a figure 8 route alignment (Caesar's Loop) which connects existing resorts south of Sands Avenue, north of Harmon Avenue, west of Koval Lane, and East of Las Vegas Boulevard South. DR-22-0412 was subsequently approved and added 4613 Las Vegas Boulevard South as a new station to the Vegas Loop. UC-23-0126 approved additional

alignments for the monorail, with individual stations to be reviewed in the future. UC-23-0631 approved additional alignments for the monorail, with individual stations to be reviewed in the future.

This application is an expansion of the line approved via UC-20-0546 and it proposes to add 9 new station locations to the Vegas Loop alignment map.

Site Plan

The submitted map indicates 9 new station markers to be added along the monorail alignment.

Proposed stations with this application:	
5495 S. Valley View Boulevard	162-30-701-036
5720 S. Valley View Boulevard	162-32-101-001
3845 Pioneer Avenue	162-18-506-011
3965 S. Las Vegas Boulevard	162-28-301-034
4101 Dean Martin Drive	162-20-103-003 & 006
4175 S. Valley View Boulevard	162-19-512-004
5110 S. Valley View Boulevard	162-29-201-001
5085 Dean Martin Drive	162-29-101-033
2650 S. Las Vegas Boulevard	162-09-613-001

Applicant's Justification

The applicant is proposing to add 9 additional stations to the Vegas Loop Monorail map outlined in existing use permits UC-20-0546. Station designs will be submitted for a new land use application at a later date. As a transportation facility, the proposed Vegas Loop expansion is consistent with the existing land use and zoning of the properties listed.

Prior Land Use Requests for the monorail

Application Number	Request	Action	Date
UC-23-0631	Use permit for a monorail station addition	Approved by BCC	November 2023
UC-23-0126	Use permit for a monorail tunnel alignment and station additions	Approved by BCC	May 2023
DR-22-0412	Design review for a monorail station addition located at 4613 Las Vegas Boulevard South	Approved by BCC	September 2022
UC-20-0547	Use permit for a monorail (underground people mover system) connecting the Cromwell Resort Hotel, Flamingo Resort Hotel, the High Roller, Harrah's Resort Hotel, the Linq Resort Hotel, Caesar's Palace Resort Hotel, and Bally's Resort Hotel - expired	Approved by BCC	October 2021
UC-20-0546	Use permit for a monorail (underground people mover system) and station location which extends from Sahara Avenue along Las Vegas Boulevard South (Resort Corridor) to Russell Road	Approved by BCC	October 2021

Prior Land Use Requests for the monorail

Application Number	Request	Action	Date
ADR-20-900564	Administrative design review for modifications to the alignment of the underground people mover system connecting the Las Vegas Convention Center to Encore Resort Hotel and changes to the station location at the Las Vegas Convention Center	Approved by ZA	December 2020
DR-20-0262	Design review for underground people mover system connecting the Las Vegas Convention Center to Encore Resort Hotel	Approved by BCC	August 2020
DR-20-0261	Design review for underground people mover system connecting the Las Vegas Convention Center to Resorts World Resort Hotel	Approved by BCC	August 2020
ADR-19-900879	Administrative Design Review for modifications to the previously approved underground people mover system at the Las Vegas Convention Center, which included moving stations and changing the entrance structures for stations	Approved by ZA	January 2020
DR-19-0429	Design review for underground people mover system at the Las Vegas Convention Center with both below grade and surface level stations	Approved by BCC	July 2019

Related Applications

Application Number	Request
UC-26-0360	A use permit to allow an office as primary use for the Boring Company Headquarters is a companion item on this agenda.
UC-26-0383	A use permit for the monorail expansion of a previously approved line is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

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

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

Staff finds that this request will establish 9 additional stations located on extensions of the previously approved monorail line, and therefore will increase connectivity and convenience to visitors within the Resort Corridor and surrounding establishments. In addition, the project will create economic, transportation, and environmental benefits. The proposed stations, along with the previously approved monorail alignments, comply with Policy 3.1.2 of the Master Plan which encourages pursuing a variety of strategies to reduce reliance on private automobile travel, with the goal of reducing fossil fuel consumption and associated pollutant emissions from vehicles, including efforts to encourage the use of electric vehicles. Lastly, this project complies with Winchester/Paradise Specific Policy WP-2.4 which encourages public and private partners on the expansion of high-frequency transit service along the Resort Corridor, as well as to/from other major destinations within Clark County. 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the District has existing sanitary sewer infrastructure within the project boundaries. Please continue coordination efforts as project progresses. The District requires submittal of civil improvement plans for review and approval by the District (Plan Review Requirements noted below). If a POC is required, you may find instructions for submitting a Point of Connection (POC) request on the District's website and a signed Sump Connection Agreement will be required. During plan review, all District public sanitary sewer facilities that are found to need relocation or abandonment to accommodate the Developer's project shall be done solely at the Developer's expense. Any new relocation of sewers, along with the granting of any needed sanitary sewer easements, shall be constructed and flows diverted into the new relocated facilities prior to the old sanitary sewers being removed. To protect the integrity of District sewers, PRE

and POST construction televising of District sewers is required for sewers in close proximity of the Developer's project. Plan Review Requirements:

Regardless of discharge location:

1. Reference the BD Permit numbers on these plans for all proposed structures (such as Foundation, Structural and/or Build-Out).
2. Tunnels are required to be at least 40 feet deep at major streets or as determined by the Agency.
3. Include the PIPES, Phase Permit table with all data filled in for the current phase, a PIPES project must be created for the future phase.

If discharging into Sanitary Sewer:

Ensure the following is addressed on these plans:

1. A Sand/oil interceptor is required before connecting to Sewer. Any pressurized flows need to discharge to a gravity MH first before going through the interceptor.
2. A Rain Diversion Structure (i.e. Trench Drain) is required at every ramp entrance.
3. Have an approved POC # and proposed average flow (in MGD or number of ERUs) listed on the General Notes sheet.
4. Have an Executed Sump Connection Agreement between CCWRD and The Boring Company (TBC) for each project.
5. Label the Wastewater Flow Calculation table with Structural and/or Build-out (as appropriate).

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TYLER FAIRBANKS

CONTACT: TYLER FAIRBANKS, THE BORING COMPANY, 3395 CAMBRIDGE ST,
LAS VEGAS, NV 89169

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0383-BG CLUB 36 MASTER ASSOCIATION:

USE PERMIT for a monorail on approximately 80 acres in a CR (Commercial Resort) Zone and a CG (Commercial General) Zone within the Airport Environs (AE-60, AE-65, AE-70, AE-75, & RPZ) Overlays.

Generally located between Sahara Avenue and Tropicana Avenue, and between Paradise Road and Las Vegas Boulevard South within Paradise and Winchester. TS/JG/jud/cv (For possible action)

RELATED INFORMATION:

APN:

162-10-114-000; 162-16-811-018; 162-21-503-007; 162-21-503-011; 162-21-503-012; 162-21-503-014 through 162-21-503-015; 162-21-602-001; 162-21-810-004; 162-21-810-010; 162-27-102-010; 162-28-101-002; 162-28-102-001; and 162-28-102-004

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

Project Description

General Summary

- Site Address: N/A
- Site Acreage (approximate): 80
- Project Type: Monorail (underground people mover system)
- Number of stations: 13 new stations

History & Request

Previous land use applications were approved to allow previous alignments of a monorail (underground people mover system). DR-19-0429 was approved for 6 aboveground entrances to the underground stations which connect the Las Vegas Convention Center (LVCC) parking lots and exhibition halls. DR-20-0261 was approved for a single point to point connection between the West Hall expansion of the LVCC to Resorts World. The underground tunnel connecting the LVCC and Wynn Resort Hotel was approved via DR-20-0262. In addition, UC-20-0546 was a Project of Regional Significance and expanded the monorail within the Resort Corridor from Russell Road along Las Vegas Boulevard South heading north towards Sahara Avenue. Furthermore, UC-20-0547 was a figure 8 route alignment (Caesar's Loop) which connects existing resorts south of Sands Avenue, north of Harmon Avenue, west of Koval Lane, and East of Las Vegas Boulevard South. DR-22-0412 was subsequently approved and added 4613 Las Vegas Boulevard South as a new station to the Vegas Loop. UC-23-0126 approved additional

alignments for the monorail, with individual stations to be reviewed in the future. UC-23-0631 approved additional alignments for the monorail, with individual stations to be reviewed in the future.

This application is an expansion of the line approved via UC-23-0126 and it proposes to add 13 new station locations to the Vegas Loop alignment map.

Site Plan

The submitted map indicates 13 new station locations to be added along the monorail alignment.

Proposed stations with this application:	
115 E. Tropicana Avenue	162-28-101-002
155 E. Tropicana Avenue	162-28-102-001
195 E. Tropicana Avenue	162-28-102-004
370 E. Harmon Avenue	162-21-602-001
372 E. Tropicana Avenue	162-21-810-004 & 010**
4250 Koval Lane	162-21-503-007 & 011**
3987 Paradise Road	162-16-811-018
5032 Palo Verde Road	162-27-102-010
222 Karen Avenue	162-10-114-000
255 E. Flamingo Road	162-21-503-012, 014 & 015**

**Some addresses may have multiple proposed stations

Applicant's Justification

The applicant is proposing to add 13 additional stations to the Vegas Loop Monorail map outlined in existing use permits UC-23-0126. Station designs will be submitted for a new land use application at a later date. As a transportation facility, the proposed Vegas Loop expansion is consistent with the existing land use and zoning of the properties listed.

Prior Land Use Requests for the monorail

Application Number	Request	Action	Date
UC-23-0631	Use permit for a monorail station addition	Approved by BCC	November 2023
UC-23-0126	Use permit for a monorail tunnel alignment and station additions	Approved by BCC	May 2023
DR-22-0412	Design review for a monorail station addition located at 4613 Las Vegas Boulevard South	Approved by BCC	September 2022
UC-20-0547	Use permit for a monorail (underground people mover system) connecting the Cromwell Resort Hotel, Flamingo Resort Hotel, the High Roller, Harrah's Resort Hotel, the Linq Resort Hotel, Caesar's Palace Resort Hotel, and Bally's Resort Hotel - expired	Approved by BCC	October 2021

Prior Land Use Requests for the monorail

Application Number	Request	Action	Date
UC-20-0546	Use permit for a monorail (underground people mover system) and station location which extends from Sahara Avenue along Las Vegas Boulevard South (Resort Corridor) to Russell Road	Approved by BCC	October 2021
ADR-20-900564	Administrative design review for modifications to the alignment of the underground people mover system connecting the Las Vegas Convention Center to Encore Resort Hotel and changes to the station location at the Las Vegas Convention Center	Approved by ZA	December 2020
DR-20-0262	Design review for underground people mover system connecting the Las Vegas Convention Center to Encore Resort Hotel	Approved by BCC	August 2020
DR-20-0261	Design review for underground people mover system connecting the Las Vegas Convention Center to Resorts World Resort Hotel	Approved by BCC	August 2020
ADR-19-900879	Administrative Design Review for modifications to the previously approved underground people mover system at the Las Vegas Convention Center, which included moving stations and changing the entrance structures for stations	Approved by ZA	January 2020
DR-19-0429	Design review for underground people mover system at the Las Vegas Convention Center with both below grade and surface level stations	Approved by BCC	July 2019

Related Applications

Application Number	Request
UC-26-0360	A use permit to allow an office as primary use for the Boring Company Headquarters is a companion item on this agenda.
UC-26-0373	A use permit for the monorail expansion of a previously approved line is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public

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

Staff finds that this request will establish 13 additional stations located on extensions of the previously approved monorail line and therefore will increase connectivity and convenience to visitors within the Resort Corridor and surrounding establishments. In addition, the project will create economic, transportation, and environmental benefits. The proposed stations, along with the previously approved monorail alignments, comply with Policy 3.1.2 of the Master Plan which encourages pursuing a variety of strategies to reduce reliance on private automobile travel, with the goal of reducing fossil fuel consumption and associated pollutant emissions from vehicles, including efforts to encourage the use of electric vehicles. Lastly, this project complies with Winchester/Paradise Specific Policy WP-2.4 which encourages public and private partners on the expansion of high-frequency transit service along the Resort Corridor, as well as to/from other major destinations within Clark County. Staff supports this request.

Department of Aviation

APN# 162-21-810-010 lies within the AE-65 (65 - 70 DNL) and AE-70 (70 - 75 DNL), APN# 162-27-102-010, 162-28-102-004, and a portion of APN# 162-28-102-001 lies within AE-65 (65 - 70 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the District has existing sanitary sewer infrastructure within the project boundaries. Please continue coordination efforts as project progresses. The District requires submittal of civil improvement plans for review and approval by the District (Plan Review Requirements noted below). If a POC is required, you may find instructions for submitting a Point of Connection (POC) request on the District's website and a signed Sump Connection Agreement will be required. During plan review, all District public sanitary sewer facilities that are found to need relocation or abandonment to accommodate the Developer's project shall be done solely at the Developer's expense. Any new relocation of sewers, along with the granting of any needed sanitary sewer easements, shall be constructed and flows diverted into the new relocated facilities prior to the old sanitary sewers being removed. To protect the integrity of District sewers, PRE and POST construction televising of District sewers is required for sewers in close proximity of the Developer's project. Plan Review Requirements:

Regardless of discharge location:

1. Reference the BD Permit numbers on these plans for all proposed structures (such as Foundation, Structural and/or Build-Out).
2. Tunnels are required to be at least 40 feet deep at major streets or as determined by the Agency.
3. Include the PIPES, Phase Permit table with all data filled in for the current phase, a PIPES project must be created for the future phase.

If discharging into Sanitary Sewer:

Ensure the following is addressed on these plans:

1. A Sand/oil interceptor is required before connecting to Sewer. Any pressurized flows need to discharge to a gravity MH first before going through the interceptor.
2. A Rain Diversion Structure (i.e. Trench Drain) is required at every ramp entrance.
3. Have an approved POC # and proposed average flow (in MGD or number of ERUs) listed on the General Notes sheet.
4. Have an Executed Sump Connection Agreement between CCWRD and The Boring Company (TBC) for each project.
5. Label the Wastewater Flow Calculation table with Structural and/or Build-out (as appropriate).

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: TYLER FAIRBANKS

CONTACT: TYLER FAIRBANKS, THE BORING COMPANY, 3395 CAMBRIDGE STREET, LAS VEGAS, NV 89169

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0361-MALDONADO, DAVID SR:

ZONE CHANGE to reclassify 1.15 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone.

Generally located on the west side of Boulder Highway, south of Desert Inn Road within Paradise (description on file). TS/jgh (For possible action)

RELATED INFORMATION:

APN:

161-17-102-001; 161-18-501-005

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4260 Boulder Highway
- Site Acreage: 1.15
- Existing Land Use: Major training facility

Applicant's Justification

The applicant indicates that the H-2 zone is no longer recognized by Clark County and therefore requires a zone change. The applicant would like to change the zoning to C-G to accommodate Clark County's goal to masterplan this area as Corridor mixed-use. The applicant wants the most flexibility within the masterplan to adequately provide for the current and future uses of this site.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400058 (UC-0869-15)	Extension of time for a major training facility	Approved by BCC	April 2018
UC-0869-15	Use permit for major training facility	Approved by BCC	March 2016
ZC-0505-15	Zone boundary amendment to C-2 zoning with waivers of development standards and design review for a place of worship	Denied by BCC	October 2015
UC-0691-09	Use permit for funeral home in the H-2 zoning district - expired	Approved by PC	January 2010

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0302-87	Use permit for offices and presentation facilities for the sale of recreational vehicle membership parks - expired	Approved by PC	November 1987

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG & H-2	Motel
South	Corridor Mixed-Use	CG	Watercraft sales & repair facility under development
East	Corridor Mixed-Use	CG	Commercial
West	Mid-Intensity Suburban Neighborhood (up to 18du/ac)	RS5.2	Single family residential

Related Applications

Application Number	Request
UC-26-0362	A use permit for outdoor storage 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. As of January 1, 2024, H-2 zoning is no longer an established zoning district in Title 30 and is being phased out. The conversion to an appropriate zoning district, which is in conformance with the Master Plan, is encouraged by the County. The request for CG zoning is appropriate and compatible with the surrounding area and is conforming to the Corridor Mixed-Use (CM) land use category on the site. The site itself has been operating as an office and outdoor storage facility. Therefore, the request for CG zoning would be in-line with and consistent with the past use on the site. Additionally, there are numerous CG zoned properties already in existence along this stretch of Boulder Highway. The request complies with Policy 5.5.3 of the Master Plan which encourages the retention of established local business districts. For these reasons, staff finds the request for CG zoning is 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 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: DAVID MALDONADO

CONTACT: ETHOS| THREE ARCHITECTURE, 8985 S. EASTERN AVENUE, SUITE 220,
LAS VEGAS, NV 89123

DRAFT



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100656

ASSESSOR PARCEL #(s): 16117102001 & 16118501005

PROPERTY ADDRESS/ CROSS STREETS: 4260 Boulder Highway, Las Vegas, Nevada 89121

DETAILED SUMMARY PROJECT DESCRIPTION

Non-Residential Development with construction or site modifications. This will include a zone change from H-2 to CG, UC/WS/DR for office and outdoor storage.

PROPERTY OWNER INFORMATION

NAME: David Maldonado

ADDRESS: 3827 Whittier Blvd

CITY: Los Angeles

STATE: CA ZIP CODE: 90023

TELEPHONE: CELL

APPLICANT INFORMATION (information must match online application)

NAME: Same as Owner

ADDRESS: 3395 Cambridge Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89169

TELEPHONE: CELL ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: ethos|three ARCHITECTURE

ADDRESS: 8985 S Eastern Avenue Suite 220

CITY: Las Vegas

STATE: NV

ZIP CODE: 89123

TELEPHONE: 702-456-1070 CELL ACCELA REFERENCE CONTACT ID #

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

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

Property Owner (Signature)*

David Maldonado Sr

Property Owner (Print)

06/18/2026

Date



April 28, 2026

Clark County
Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, Nevada 89106

Subject: **APN 161-17-102-001**
 APN 161-18-501-005
 Tradewinds Boulder Hwy.
 Zone Change

Dear Planning Staff,

On behalf of our Client, David Maldonado Jr. and Tradewinds Construction, we are requesting a Zone Change for two adjacent parcels located at Boulder Hwy. near Desert Inn Road.

The project is comprised of two parcels which are .46 and .69 acres and located at 4260 Boulder Hwy. the project is more particularly described as APN 161-17-102-001 and 161-18-501-005 (the "Site"). The Site is master planned corridor mixed-use (CM) and zoned Highway Frontage (H2). To the northwest of the Site similar zoning. To the southwest of the Site are several parcels that are zoned Residential Single Family (RS-5.2). To the southeast of the site is a parcel zoned commercial General (C-G).

Zone Change:

We are requesting a zone change for the Site from an H-2 zone to a C-G zone.

Justification:

It is our understanding that the H-2 zone is no longer recognized by Clark County and therefore requires a zone change when parcels go through any type of planning process. We would like to change the zoning to C-G to accommodate Clark County Comprehensive Plannings goal to masterplan this area as Corridor mixed-use. We believe this gives us the most flexibility within the masterplan to adequately provide for the current and future uses of this site.



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

Sincerely,

Kip Barton,
Principal

08/19/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0362-MALDONADO, DAVID SR.:

USE PERMIT to allow outdoor storage.

WAIVER OF DEVELOPMENT STANDARDS to modify residential adjacency standards.

DESIGN REVIEW for an existing office with proposed site modifications and outdoor storage in conjunction with an existing building on 1.15 acres in a CG (Commercial General) Zone.

Generally located south of Desert Inn Road and west of Boulder Highway within Paradise.
TS/jud/cv (For possible action)

RELATED INFORMATION:

APN:

161-17-102-001; 161-18-501-005

WAIVER OF DEVELOPMENT STANDARDS:

Allow outdoor storage as an accessory use where outdoor storage is not permissible as a primary or accessory use when an area is subject to residential adjacency standards per Section 30.04.06E.

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4260 Boulder Highway
- Site Acreage: 1.15
- Project Type: Office/outdoor storage
- Number of Lots: 2
- Number of Stories: 1
- Building Height (feet): 15
- Square Feet: 9,142
- Parking Required/Provided: 18/21
- Sustainability Required/Provided: 7/7

Site Plans

The plans show an existing building to be utilized as an office for a construction company. Outdoor storage is also indicated at the rear of the site, specifically within APN 161-18-501-005. The building is situated on the northern portion of the property, adjacent to Boulder Highway. A 21 foot wide 2 way driveway aisle located along the northwest side of the building provides

access to both the rear parking area and the outdoor storage located on the southern portion of the site. The site is accessed from Boulder Highway via two existing 24 foot wide driveways.

Six parking spaces, including 1 van-accessible stall, are located in front of the building adjacent to Boulder Highway. The remainder of the parking lot is located behind the building. The trash enclosure is also located at the rear of the site, along the southern property line.

A use permit for outdoor storage is required because the proposed site does not include outdoor display. Per Title 30, in the CG district, outdoor storage is limited to outdoor display only and the proposed outdoor storage is not in conjunction with an outdoor motor vehicle racetrack having 50,000 or more seats.

Landscaping

The applicant provides parking lot landscaping and street landscaping in compliance with Title 30 requirements. In addition, the plans include a 20 foot wide landscape buffering and screening along the west property line, adjacent to the existing residential uses. There is an existing 6 foot high block wall along the west side of the site. The present plan shows a newly proposed 8 foot high decorative screen wall immediately adjacent to the existing residential subdivision boundary wall.

Elevations

The existing exterior façade of the building will remain unchanged. The building is 15 feet in height and finished with a painted stucco exterior. Mechanical equipment is mounted on the roof and is screened from street view by a parapet wall. The front portion of the building features a tile-roofed canopy that partially wraps around the north and east sides.

Floor Plans

The plan depicts a 9,142 square foot building consisting of multiple offices, conference room, lobby area, restrooms, breakroom, utility room and gym.

Applicant's Justification

The applicant states the extra 5 feet of landscape buffer between the site and the adjacent residential is to provide additional trees to adequately screen the outdoor storage from the adjacent residential.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400058 (UC-0869-15)	First extension of time for a major training facility - expired	Approved by BCC	April 2018
UC-0869-15	Use permit for a major training facility - expired	Approved by BCC	March 2016
ZC-0505-15	Zone change to C-2 zoning with waivers of development standards and design review for a place of worship	Denied by BCC	October 2015

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0691-09	Use permit for a funeral home - expired	Approved by PC	January 2010
UC-0302-87	Use permit for an office and presentation facilities for the sale of recreational vehicle membership parks - expired	Approved by PC	November 1989

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	H-2	Motel (Siegel Suites)
South	Corridor Mixed-Use	CG	Mini-warehouse facility
East	Corridor Mixed-Use	CG	Recreational vehicles & watercraft services center
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential development

Related Applications

Application Number	Request
ZC-26-0361	A zone change from H-2 to CG zoning is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

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

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

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

The site is centrally located between the Boulder Station Hotel and Casino and the Sam's Town Hotel. The east side of Boulder Highway includes an RV park and various commercial developments, while the west side also contains multiple commercial uses. However, the proposed outdoor storage use requires a special use permit. Within the CG (Commercial General) zoning district, outdoor storage is restricted to outdoor display that is accessory to an indoor primary use. In this case, the applicant is seeking approval to store materials and equipment for their construction company.

Master Plan Goal WP 1 promotes a balanced mix of neighborhoods and vibrant destinations within the Winchester/Paradise area. Achieving this balance depends on appropriate site design and ensuring compatibility with surrounding land uses. A single-family residential neighborhood is located directly west of the site, and staff finds that the impacts associated with the proposed outdoor storage cannot be sufficiently mitigated through additional buffering or landscaping. Because the use is not compatible with the adjacent residential development, staff is unable to support the 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 cannot support outdoor storage directly adjacent to residential uses. While the applicant proposes a buffering and screening strip along the west property line that exceeds minimum requirements, the additional vegetation would not sufficiently mitigate the impacts associated with the proposed outdoor storage. Although Master Plan Policy 1.4.5 encourages the use of buffers and development transitions to reduce impacts from higher-intensity uses, the nature of this particular use (outdoor storage of construction equipment) creates impacts that cannot be fully addressed through buffering alone. In addition, the proposed storage may conflict with code requirements that prohibit materials from being stacked or piled above the height of any required screen fence or wall, a standard that cannot be waived or varied within the CG zoning district. Given the proximity of the adjacent single-family residential development to the west, and because staff does not support the use permit or the waiver, staff also cannot support the design review.

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:

- 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

- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

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: DAVID MALDONADO

CONTACT: ETHOS THREE ARCHITECTURE, 8985 S. EASTERN AVENUE, SUITE 220,
LAS VEGAS, NV 89123

08/19/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0403-PALM PROPERTIES, LLC:

USE PERMIT for vehicle maintenance or repair.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce buffering and screening; 2) general parking area design; 3) modify residential adjacency standards; 4) waive off-site improvements; and 5) alternative driveway geometrics.

DESIGN REVIEW for a proposed shopping center on 2.26 acres in a CG (Commercial General) Zone.

Generally located south of Desert Inn Road and west of Nellis Boulevard within Paradise. JG/dd/cv (For possible action)

RELATED INFORMATION:

APN:

161-17-501-010; 161-17-501-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the landscape buffer width (west property line) to 11 feet where a 15 foot wide landscape buffer is required for buffering and screening per Section 30.04.02C (a 27% reduction).
- b. Reduce the landscape buffer width (south property line) to 10 feet where a 15 foot wide landscape buffer is required for buffering and screening per Section 30.04.02C (a 33% reduction).
- c. Reduce the required landscape buffer to 1 row of trees along the west and south property lines where a double row of evergreen trees are required per Section 30.04.02C.
2. Allow a 3 foot wide internal sidewalk adjacent to the building where a 5 foot internal sidewalk is required per Section 30.04.04H (a 40% reduction).
3. a. Allow a drive-thru within 200 feet of an area subject to Residential Adjacency Standards and not separated by a primary building per Section 30.04.06E.
- b. Allow higher-activity areas of development, such as parking and circulation, where higher activities shall not be adjacent to areas subject to Residential Adjacency Standards per Section 30.04.06G.
4. Allow an attached sidewalk along Desert Inn Road to remain where a detached sidewalk is required per Section 30.04.08C.
5. a. Reduce the driveway ingress throat depth along Desert Inn Road to 14 feet where 50 feet is required per Uniform Standard Drawing 222.1. (a 72% reduction).
- b. Reduce the driveway egress throat depth along Desert Inn Road to 10 feet where 20 feet is required per Uniform Standard Drawing 222.1. (a 50% reduction).

- c. Reduce the driveway ingress radius depth along Desert Inn Road to 19 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 24% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4915 Desert Inn Road
- Site Acreage: 2.26
- Project Type: Shopping center
- Number of Stories: 1
- Building Height (feet): 20 (existing metal frame building - northwest corner)/28 (retail building)/33 (restaurant)/33 (vehicle repair shop)
- Square Feet: 10,087 (existing metal frame building - northwest corner)/12,109 (retail building)/2,000 (restaurant)/3,800 (vehicle repair shop)
- Parking Required/Provided: 80/83
- Sustainability Required/Provided: 7/7

Site Plan

The site plan depicts an expansion of a proposed shopping center on the south side of Desert Inn Road. Access to the shopping center is provided via a commercial driveway on the north side of the site, and from the neighboring commercial properties to the east. There is an existing metal frame building on the northwest corner of APN 161-17-501-010 which was formerly a retail business; the metal frame will remain on site with the intention of redevelopment at a later date.

The applicant is proposing to add a drive-thru restaurant, a vehicle repair facility, and an in-line retail building on APN 161-17-501-011 to the south. The restaurant with the drive-thru is centrally located on the site, with the drive-thru lane entering at the south side of the restaurant and exiting at the northeast corner. The vehicle repair shop is immediately to the east of the drive-thru restaurant lane, near the east property line. There is a 3.5 foot-wide interior sidewalk where 5 feet is required adjacent to the northeast corner of the vehicle repair facility that necessitates a waiver of development standards. Additionally, per Title 30, the drive-thru and the vehicle repair shop must be a minimum of 200 feet from any residential development, and in this case both uses are located 119 feet away from the existing single-family residences to the southeast, thus requiring another waiver. The in-line retail building is located at the southern portion of the site, and spans most of the length of the southern property line.

Parking will be located throughout the site, with new parking spaces located along the west property line, and north and west of the in-line retail building. Parking located at the southeast corner of the property lines adjacent to residential development requires a waiver of development standards because of residential adjacency standards related to higher activity. The parking spaces on APN 161-17-501-010 are existing and will remain as is.

Landscaping

The landscape plans depict an existing 11 foot wide street landscape strip behind an existing attached sidewalk on Desert Inn Road. The applicant is requesting to allow an existing attached sidewalk along Desert Inn Road to remain which requires a waiver of development standards. New trees and shrubs will be installed in the street landscaping strip per Title 30 specifications. There are also landscape finger islands located throughout the parking area, with additional trees provided throughout the site to accommodate an alternative design for parking lot landscaping. Additionally, there is an 11.5 foot wide buffer landscape strip with a single row of evergreen trees provided on the west side of the lot. Similarly, there is an 10 foot wide buffer landscape strip with a single row of evergreen trees provided on the south side of the lot. Both the west and south sides of the lot do not meet the buffering and screening requirements, which also require a waiver.

Elevations

The existing metal frame building in the northwest portion of the site is 20 feet high and does not currently feature any architectural elements, since it will be rebuilt in the future. The proposed retail building along the southern property line is a maximum of 28 feet high, and both the restaurant and vehicle repair building are a maximum of 33 feet high. Each of the proposed buildings on site features a mix of painted stucco, fabric canopies, glass storefront windows and doors, a decorative stucco band, and variable rooflines.

Floor Plans

There are currently no interior rooms or structures for the existing building on the northwest corner of the site, as it was partially demolished and is just a metal frame to be used for future development. The floor plans provided for the proposed buildings depict them as not having any interior rooms or structures as of now, as the interior designs of the buildings will be left up to the future tenants.

Applicant's Justification

The applicant states that the development of their project will bring new businesses into the area, and that in turn will create employment opportunities for the surrounding community. The applicant also states that all of their landscaping meets the water requirements of the Southern Nevada Water Authority, and that they have provided more trees throughout the parking area than are required per Title 30. Finally, the applicant states that their buildings will use cool roof technology, low-emissivity glass being used for the windows and doors, and that awnings have been provided with a minimum 3 foot overhang in an effort to lower energy consumption and remain environmentally conscious.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1851-03	Design review for a retail store	Approved by PC	January 2004
ZC-96-1741	Zone change from R-E to C-2	Approved by BCC	November 1996

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
South & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East	Corridor Mixed-Use	CG	Gas station and restaurant

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

Staff finds that the proposed 119 foot separation between the proposed vehicle maintenance or repair facility and the residential development to the south could have a negative impact on the adjacent properties. Vehicle maintenance and repair is a more intensive use that is usually reserved for more intense zoning districts, and staff finds that a less intense use could have been proposed in that location. Furthermore, staff is not supporting the waivers of development standards associated with this application. For these reasons, staff cannot 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 Standard #1

Staff finds that the reduction in the required landscape buffer on the west and south sides of the property may have an adverse impact on the adjacent single-family residences. Landscape buffering and screening play a vital role in reducing the impacts of light and noise pollution of commercial developments when adjacent to residential properties. For these reasons, staff cannot support this request.

Waiver of Development Standard #2

Staff finds that the modifications from the residential adjacency standards set forth in Title 30 will likely have a negative impact on the adjacent residential properties to the west and south. Having parking spaces directly adjacent to existing single-family residences could create noise and light pollution from vehicles, and the required separation for the drive-thru with the proposed quick-serve restaurant has nearly been halved. For these reasons, staff cannot 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 that the design of the proposed shopping center expansion is visually appealing and harmonious with other commercial developments in the immediate area. However, the development does not provide the code required buffering and screening from the residential properties to the west and south, and that the drive-thru is not fully screened by the in-line retail building to the south. Staff finds that the site could have been redesigned to meet the requirements of Title 30 with minimal loss to the square footage of the proposed buildings. Additionally, staff is not supporting the waivers of development standards or the use permit; therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #4

Staff cannot support the request to not install detached sidewalks on Desert Inn Road. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic and with the redevelopment, staff finds that it is imperative to provide the detached sidewalks.

Waiver of Development Standards #5

Staff finds the request to reduce the radius of a curb return driveway to be a self-imposed hardship. Because the site fronts Desert Inn Road, an arterial street, meeting the standard is critical to ensure safe access to the driveways. With the high traffic volumes on Desert Inn Road, reducing the throat depth could cause vehicle stacking in the right-of-way. For these reasons, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 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.

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 #0015-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SCA DESIGN

CONTACT: SCA DESIGN, 2140 E. PEBBLE ROAD #140, LAS VEGAS, NV 89123



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100865

ASSESSOR PARCEL #(s): 161-17-501-010

161-17-501-011

PROPERTY ADDRESS/ CROSS STREETS: 4915 E DESERT INN RD

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review of a proposed commercial shopping center development located on the South of Dessert Inn.

PROPERTY OWNER INFORMATION

NAME: PALM PROPERTIES L L C

ADDRESS: 7788 CORONADO ISLAND ST

CITY: LAS VEGAS

STATE: NEVADA

ZIP CODE: 89139

TELEPHONE: _____ CELL 702-429-7354

APPLICANT INFORMATION (information must match online application)

NAME: Rajwinder Singh Dhalival

ADDRESS: 6050 S Fort Apache Rd. #100

CITY: Las Vegas

STATE: Nevada

ZIP CODE: 89148

TELEPHONE: _____ CELL 702-429-7354 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: SHELDON COLEN

ADDRESS: 2140 E. PEBBLE RD. SUITE 140

CITY: LAS VEGAS

STATE: NEVADA

ZIP CODE: 24123

TELEPHONE: 702-719-2020

CELL _____

ACCELA REFERENCE CONTACT ID # _____

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

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

Raj Dhalival
Property Owner (Signature)*

Rajwinder S Dhalival
Property Owner (Print)

04.27.2026
Date



2140 E. Pebble Road, Suite 140,
Las Vegas, NV 89123
Tel.: (702) 719-2020 Fax: (702) 269-9673
Sheldon Colen, Architect (License No. 7701)

June 1, 2026
Clark County
Comprehensive Planning Department
500 South Grand Central Parkway, Las Vegas, NV 89155

RE: Justification Letter for proposed commercial shopping center development at Desert Inn Rd.

Please accept this letter as justification for the proposed commercial shopping center development located along the South of Dessert Inn Rd. west of Nellis Blvd. (APN: 161-17-501-010 & 161-17-501-011), currently zoned commercial general (CG). On behalf of our client, we respectfully ask for your approval of the land use applications and the following waivers of development standards.

- 1) Request for a Design Review for the new construction of 3 new commercial buildings and an alternative landscape plan.
- 2) Request Special Use Permit for vehicle maintenance/repair withing 200' of an area subject to residential use
- 3) Request Waiver of Development Standards 30.004.02C to allow to keep the existing 11'-0" landscape buffer along the west of the property with one row of trees where a 15'-0" landscape buffer with two rows of trees is required, to help with this waiver, we provide a bigger landscape buffer than required and more trees will be provide on the lot. We respectfully ask for your approval of this waiver
- 4) Request Waiver of Development Standards 30.04.02C & 30.04.06 to allow a 10'-0" at the landscape buffer along the south property line with one row of trees where a 15'-0" landscape buffer with 2 rows of trees offset is required. This buffer is reduced to 10'-0" and one row of trees followed by a sidewalk along the south of retail building that will be only used by the workers of this building, as this is not so commonly used, giving us a total space of 15'-0" from the property line. To help with this waiver, more trees than the requested will be provided on the lot. We respectfully ask for your approval of this waiver.
- 5) Request Waiver of Development Standards 30.04.06G.1.i. to allow higher-activity areas of development, such as parking and circulation where higher-activities shall not be adjacent to a Residential Adjacency area, to help with this Waiver, we provide additional landscaping and/or screening as the title request.
- 6) Request Waiver of Development Standards 30.04.08.C.5.ii (a) to allow for an existing attached sidewalk where a detached sidewalk is required. The adjacent properties have attached sidewalk along the street frontage.
- 7) Request Waiver of Development Standards of USDCCA 222.1 (Throat Depth) to keep an existing ingress throat depth distance of 14'-1" on Desert Inn Rd. where 50 feet is required. And to keep an existing egress throat depth distance of 10'-3" on Desert Inn Rd.
- 8) Request Waiver of Development Standards of USDCCA 222.1 (Back of Curb Radio) to keep an existing ingress back of curb of 19'-4" on Desert Inn Rd. where 25 feet is required.

We also request a design review for alternative landscaping to allow 7 parking spaces between landscaping where 6 is the maximum allowed. To help with this request, we are providing more trees than required for the Tree Ratio 30.04.01-D8.ii(a). The additional trees are located along the perimeter parking and interior landscape islands.

SUSTAINABILITY

POINTS

1	Water-Efficient Planting: 95% or more of all required landscapes have very low or low water needs.
1	Parking Lot Trees: Trees provided in the parking area cover more than 50% of paved areas.
1	Cool Roof: low-slope roofs material to be Carlisle – Sure – White EPDM Membrane with a SRI of 98.
3	Shade Structures: Minimum of 3' overhang shade/awning are provided on all windows and doors
.5	Non-Residential Ventilation: More than 11'-0" are provided on the ceiling heights in all buildings.
.5	Low-Emissivity Glass: Glass on all windows to be low-emissivity glass.
7	TOTAL POINTS

To help with Clark County's vision of creating a sustainable environment/development, we incorporated the following provisions into our design. All proposed plants have "very low" to "low" water needs. This will help with Clark County's water conservation effort. The trees will cover more than 50% of the parking areas, which will help reduce the heat island effect. The proposed roofing material is Carlisle Sure-White EPDM membrane, it has an SRI greater than 78 and all glazing of the windows will be low-e. In addition, we provide awnings over the windows and doors with a minimum 3'-0" overhang.

Retail Building will be 12,109 sq. ft. and stand 27'-9" tall. QSR Building will be 2,000 sq. ft. and stand 32'-9" tall. Tire Store Building will be 3,800 sq. ft. and stand 32'-9" tall. Regarding the information on building heights and square footage previously mentioned, we would like to clarify that specific floor plans have not been provided at this time, as the floor plan designs will be determined by future tenants. The site is accessible from Dessert Inn Rd. via an existing 36'-2" driveway, as well as ADA compliant pedestrian walkways.

Per table 30.04-2 of the Title 30: Unified Development Code; A total of 80 parking spaces are required, we provide 90 spaces including 7 accessible spaces. All parking is to be illuminated, to comply with Title 30, and can be easily accessed by customers and employees via walkways located at building entrances.

Adequate landscape will be provided in the form of terminal islands where parking occurs as well as landscape buffers, and landscape fingers, all proposed plants are to be low maintenance, low water, and native to Southern Nevada, complying with the SNRPC plant list. Landscaping would be proposed to screen the trash enclosures which would have open lattice roofs and painted CMU walls to complement the buildings.

We feel that this proposed development will attract new businesses to the area, which in return will create employment opportunities for the community. With these items in mind, we respectfully ask for your approval recommendation for this project.

Thank you,

Sheldon Colen
SCA Design

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0368-HARSCH INVESTMENT PPTYS-NV, LLC:

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

RELATED INFORMATION:

APN:

162-17-101-019

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The applicant requests to vacate and abandon a portion of right-of-way to accommodate detached sidewalks and develop the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0651-09	Zone change from M-1 to C-2, waiver of development standards and design review for a restaurant	Approved by BCC	January 2010
DR-1402-02	Design review for a parking lot in conjunction with an existing industrial complex	Approved by PC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF	Fire station
South	Entertainment Mixed-Use	CG	Multi-family residential
East	Entertainment Mixed-Use	CR	Multi-family residential
West	Entertainment Mixed-Use	CR	Warehouse

Related Applications

Application Number	Request
WS-26-0367	Waivers of development standards and a design review for a commercial development is a companion item on this agenda

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of patent easements that are not needed for site, drainage, or roadway development.

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;
- Applicant shall agree to participate in a Special Improvement District (SID) for off-site improvements, including, but not limited to, paving, curb and gutter, streetlights, and fire hydrants;
- 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.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: HARSCH INVESTMENT PPTYS-NV, LLC
CONTACT: LINDSEY LEBO, LEBO DESIGN, 8607 W. SAHARA AVENUE, LAS VEGAS,
NV 89117

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0367-HARSCH INVESTMENT PPTYS-NV, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) eliminate buffering and screening; 3) eliminate and reduce parking lot landscaping; 4) modified driveway geometrics; and 5) allow an attached sidewalk.

DESIGN REVIEW for a proposed commercial building on 0.72 acres in a CG (Commercial General) Zone.

Generally located north of Spring Mountain Road and east of Valley View Boulevard within Paradise. JJ/jam/cv (For possible action)

RELATED INFORMATION:

APN:

162-17-101-019

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along a portion of Spring Mountain Road where street landscaping is required per Section 30.04.01D7.
2.
 - a. Eliminate the landscape buffer along the north property line where a 15 foot wide landscape buffer consisting of a double row of offset evergreen trees is required per Section 30.04.02C.
 - b. Allow a 6 foot high wall to remain along the north property line where an 8 foot high decorative wall is required per Section 30.04.02C.
3. Eliminate and reduce parking lot landscaping where 1 landscape island every 6 parking spaces is required per Section 30.04.01D.
4. Reduce the departure distance along Valley View Boulevard to 20 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 90% reduction).
5. Allow an attached sidewalk along Valley View Boulevard to remain where a detached sidewalk is required per Section 30.04.08C.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.72
- Project Type: Commercial

- Number of Stories: 1
- Building Height (feet): 32
- Square Feet: 6,409
- Parking Required/Provided: 36/36
- Sustainability Required/Provided: 7/9

Site Plan

The plan illustrates a new commercial building on the northeast corner of the site, with the front facing Spring Mountain Road. Access to the site is provided via 1 driveway on the west property line adjacent to Valley View Boulevard. A loading zone and trash enclosure are located along the north property line, west of the proposed building. Furthermore, 36 parking spaces are provided west of the building and along the south property line adjacent to Spring Mountain Road where 36 spaces are required.

Landscaping

Landscaping strips are provided along Valley View Boulevard and along a portion of Spring Mountain Road. The plan depicts a right-turn deceleration lane along Spring Mountain Road, and the plans show that no landscaping is provided behind a portion of the detached sidewalk thus necessitating a waiver of development standards. A 15 foot landscape buffer is also required along the north property line, and the applicant is requesting a waiver to eliminate that requirement. In addition, a waiver is requested for parking lot landscaping associated with the parking spaces located along the north and south property line.

Elevations

Elevations depict a single-story structure with stucco finishes, painted steel roof edges, aluminum storefront systems, travertine stone panels, decorative panels, and laser-cut metal accents. Color selections include light brown, medium brown, dark brown, red-orange, and deep brown tones.

Floor Plans

The plan identifies 4 tenant suites, a patio dining area, and a fire riser room. Total overall area is 6,409 square feet.

Applicant's Justification

The applicant states that the requested waivers are related to parcel geometry and frontage limitations. The justification letter notes the proposed driveway is 20 feet, 10 inches from the curb return where 190 feet is typically required, and that the parcel configuration limits available driveway placement. A 15-foot ingress radius is proposed instead of 25 feet, and a 32-foot driveway width is proposed instead of 39 feet. The applicant also requests a waiver of the 5-foot detached sidewalk along Valley View Boulevard due to an 8-foot curb-return-to-curb-return distance, and a waiver to omit the landscape island at the east end of the northern parking row.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0651-09	Zone change from M-1 to C-2, waiver of development standards and design review for a restaurant	Approved by BCC	January 2010
DR-1402-02	Design review for a parking lot in conjunction with an existing industrial complex	Approved by PC	December 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF	Fire station
South	Entertainment Mixed-Use	CG	Multi-family residential
East	Entertainment Mixed-Use	CR	Multi-family residential
West	Entertainment Mixed-Use	CR	Warehouse

Related Applications

Application Number	Request
VS-26-0368	A vacation and abandonment for a portion of right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning****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, #2, & #3

The purpose of street and parking lot landscaping is to enhance community character and the appearance of development and streetscapes using low-water, climate-appropriate plant materials; reduce the impacts of wind, dust, pollution, glare, and heat island effect on human health and comfort; and lastly, create streets that are safe and enjoyable for people walking, biking, taking transit, or driving. Title 30 also states that buffering and screening shall be provided to enhance the visual appearance of the community, reduce impacts of uses and activities on neighboring properties, reduce heat island effect, and mitigate stormwater runoff.

Landscaping is a critical component of site design planning and should be treated as an essential design element regardless of a project's size, location, or whether it is an in-fill development. Proper landscaping supports multiple planning objectives, including aesthetics, environmental performance, neighborhood compatibility, and long-term site functionality. Staff cannot support the proposed landscaping as presented.

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 building has modern architectural elements which will enhance the surrounding area since this is an in-fill project; however, since staff does not support the waivers for landscaping and buffering and screening, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #4

Staff cannot support the request to reduce the departure distance along Valley View Boulevard. Staff has concerns with the traffic coming off of Spring Mountain Road being in conflict with movements from the commercial driveway on Valley View Boulevard.

Waiver of Development Standards #5

Staff cannot support the request to not install detached sidewalks along Valley View Boulevard. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic and with the redevelopment, staff finds that it is imperative to provide the detached sidewalks.

Waiver of Development Standards #6a # 6b

The reduction in driveway width, combined with the request in Waiver #4, further reduces the safety of vehicles entering and exiting the site. A narrower driveway will result in more vehicles stopping in the right-of-way while drivers attempt to negotiate the tight turns that will be required. Further complicating off-site to on-site movements, the reduced ingress radius will compound the impact of the narrow driveway, with the heavy traffic in this area, creating a dangerous situation for the public. 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:

- 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;
- 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;
- Applicant shall agree to participate in a Special Improvement District (SID) for off-site improvements, including, but not limited to, paving, curb and gutter, streetlights, and fire hydrants.

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 #0382-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HARSCH INVESTMENT PPTYS-NV, LLC

CONTACT: LINDSEY LEBOS, LEBOS DESIGN, 8607 W. SAHARA AVENUE, LAS VEGAS, NV 89117



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101822

ASSESSOR PARCEL #(s): 162-17-101-019

PROPERTY ADDRESS/ CROSS STREETS: 3768 SPRING MOUNTAIN RD / W SPRING MOUNTAIN RD & S VALLEY VIEW BLVD

DETAILED SUMMARY PROJECT DESCRIPTION

NEW SINGLE-STORY RETAIL BUILDING (4,587 SF) WITH LEASEABLE PATIO (837 SF) AND TRASH ENCLOSURE. THE TOTAL GSF IS 5,424 SF. 32 STANDARD PARKING STALLS AND 2 HANDICAP PARKING STALLS (1 VAN AND 1 STANDARD) ARE PROVIDED.

PROPERTY OWNER INFORMATION

NAME: SCHNITZER PROPERTIES-NEVADA, LLC

ADDRESS: 1121 SW SALMON 5TH FLOOR

CITY: PORTLAND STATE: OR ZIP CODE: 97205

TELEPHONE: 702.366.1095 CELL: _____

APPLICANT INFORMATION (information must match online application)

NAME: SCHNITZER PROPERTIES-NEVADA, LLC ATTN: KIMBERLY CHEN

ADDRESS: 4044 SCHIFF DRIVE

CITY: LAS VEGAS STATE: NV ZIP CODE: 89103

TELEPHONE: 702-366-1095 CELL: _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)

NAME: LINDSEY LEBO

ADDRESS: 8607 W SAHARA AVE

CITY: LAS VEGAS STATE: NV ZIP CODE: 89117

TELEPHONE: _____ CELL: 702-334-0153 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.

By: Tony Mateus
Property Owner (Signature)*

Schnitzer Properties-Nevada, LLC
Property Owner (Print)

06.18.26
Date



April 8, 2026

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

Subject: Patent Easement Vacation Justification Letter for Schnitzer Spring
Mountain & Valley View Project
APR-25-101822

To Whom it May Concern:

On behalf of our client and property owner, Harsch Investment Properties-NV, LLC, we are requesting the vacation of an approximately 6-foot-wide patent easement located along the east and north property lines.

Vacation Request

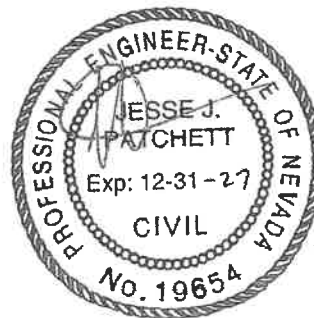
The applicant is requesting the vacation and abandonment of an approximately 6-foot-wide patent easement located along the entirety of the site's eastern and northern property lines. All required right-of-way dedications have either already occurred or will be dedicated concurrently with the civil improvement plan review and approval process. As a result, the existing patent easement is no longer necessary. Therefore, the requested vacation is appropriate to facilitate the proposed development of the project site.

We hope this description helps clarify the request. We thank you in advance for your time and consideration on this matter. Should you have any questions or require additional information, please do not hesitate to contact us.

Respectfully,

A handwritten signature in black ink, appearing to be 'JP' or 'J. Patchett', written over a circular stamp.

Jesse J. Patchett, P.E., CFM
Principal Engineer
702.357.1553
jpatchett@pdg-nv.com



08/19/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0326-B L B NEVADA TRUST & BURR BLAKE A & LORI A TRS:

ZONE CHANGE to reclassify 0.47 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.

Generally located north of Patrick Lane and east of Pecos Road within Paradise (description on file). JG/md(For possible action)

RELATED INFORMATION:

APN:

161-31-203-011

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.47
- Existing Land Use: Undeveloped

Applicant's Justification

The requested Commercial General (CG) zoning district satisfies the findings of Title 30 for the following reasons: 1) the requested zoning is consistent with the adopted Neighborhood Commercial (NC) Master Plan designation applicable to the property; 2) the surrounding corridor has already transitioned into a mixed commercial, office, institutional, and industrial environment, and the subject property no longer functions as part of a low-density residential neighborhood; 3) the proposed office-primary use represents a low-intensity commercial operation compatible with adjacent commercial and institutional uses and less intensive than many uses otherwise permitted under the CG district; 4) approval of the requested zoning eliminates an isolated residential zoning remnant along an established commercial corridor and creates a more logical and orderly land use transition between adjacent commercial and industrial properties; and 5) the proposed development improves and activates a currently underutilized parcel with a professionally designed office facility compatible with the surrounding area. the requested zone change from RS-20 to CG is consistent with the Master Plan, Title 30, and the established development pattern along Patrick Lane. The proposed zoning represents an appropriate and logical land use transition within an existing commercial and employment corridor and supports a low-intensity office use compatible with surrounding development.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60)	Place of worship
South	Business Employment	IP (AE-60)	Distribution center
East	Neighborhood Commercial	RS20 (AE-60)	Single-family residential
West	Neighborhood Commercial	CG (AE-60)	Commercial complex

Related Applications

Application Number	Request
WS-26-0327	Waivers of development standards and a design review for an office/warehouse building 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 intent of the Commercial General (CG) zoning district is to accommodate traditional, auto-oriented commercial uses while allowing for the transition over time to a mix of retail, commercial, and mixed-use development. The planned land use for the adjacent parcels to the east and west is Neighborhood Commercial (NC), while the planned land use for the parcels to the north is Ranch Estate Neighborhood (RN). While the adjacent parcel to the west of the project site is zoned Commercial General (CG), the adjacent parcels to the north and east are zoned Residential Single-Family 20 (RS20) and are developed as a place of worship and a single family residence. Goal WP-3 within the Master Plan encourages the revitalization of established employment centers and commercial corridors in Winchester Paradise. Staff does not object to rezoning the subject parcel to a commercial zoning district; however, staff finds that Commercial General (CG) zoning is too intense for the site in relation to the existing development to the north and east. Reclassifying the site with Commercial Neighborhood (CN) zoning would provide an appropriate transition between the Commercial General (CG) zone to the west and the Residential Single-Family 20 (RS20) zone to the east. For these reasons, staff finds the request for a Commercial General (CG) zone is not appropriate for this location and recommends denial.

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:

Clark County Water Reclamation District (CCWRD)

If approved:

- 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 #0017-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BLB NEVADA TRUST & BURR BLAKE A & LORI A TRS

CONTACT: LAS VEGAS CIVIL ENGINEERING, 2251 N. RAMPART BOULEVARD,
SUITE 418, LAS VEGAS, NV 89128



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 161-31-203-011

PROPERTY ADDRESS/ CROSS STREETS: PECOS/PATRICK

DETAILED SUMMARY PROJECT DESCRIPTION

The applicant is requesting a Zone Change to CG, a Design Review for the proposed commercial building, and several Waivers of Development Standards necessary to accommodate physical constraints typical of Patrick Lane commercial lots.

PROPERTY OWNER INFORMATION

NAME: B L B NEVADA TRUST and BURR BLAKE A & LORI A TRS

ADDRESS: 10709 FAIRFILED AVE ,

CITY: LAS VEGAS, STATE: NV ZIP CODE: 89183

TELEPHONE: 702-898-7873 CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: PROPERTY OWNER

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: LAS VEGAS CIVIL ENGINEERING - JOEY DEBLANCO

ADDRESS: 2251 N. RAMPART BLVD. NO. 418

CITY: LAS VEGAS STATE: NV ZIP CODE: 89128

TELEPHONE: 702-515-6741 CELL _____ ACCELA REFERENCE CONTACT ID # _____

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

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

Blake A Burr

Property Owner (Signature)*

Blake Burr

Property Owner (Print)

12-10-25

Date

Tuesday, May 26, 2026

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



RE: *Justification Letter*
 Parcel No.: 161-31-203-011
 Zone Change from RS-20 to CG

INTRODUCTION

Copper Creek Construction is requesting approval of a Zone Change from RS-20 (Residential Single-Family 20) to CG (Commercial General) for APN 161-31-203-011 to allow development of a new office building with accessory indoor storage for the company's business operations. The subject property is currently designated Neighborhood Commercial (NC) under the Clark County Master Plan, and the requested CG zoning district is expressly consistent with the adopted land use designation. The proposed development consists primarily of administrative office space supporting the operations of a licensed construction contractor, together with accessory indoor storage for company-owned tools, equipment, materials, and vehicles utilized by employees in the field. The storage component is subordinate and operationally tied to the primary office use and is not intended for public warehousing, third-party distribution, or freight operations.

APPLICATION REQUESTED AND CODE REFERENCES

The applicant requests approval of a Zone Change (ZC) from RS-20 to CG pursuant to §30.06.04B of Title 30. The requested zoning district is consistent with the adopted Neighborhood Commercial (NC) Master Plan land use designation applicable to the subject parcel. The requested CG zoning is intended to allow low-intensity commercial office operations compatible with the established development pattern along Patrick Lane and the surrounding corridor.

PROJECT DESCRIPTION

The proposed project consists of an approximately 8,138 square-foot building containing office and accessory indoor storage space associated with Copper Creek Construction's operations. The office component includes administrative offices, conference rooms, reception, employee facilities, and operational support areas. The accessory storage area is limited to company-owned construction equipment, tools, and materials directly associated with active projects and company operations. The building has been intentionally designed so that the office use remains the dominant and primary function of the site.

SURROUNDING CONTEXT AND EXISTING DEVELOPMENT PATTERN

The subject property is located along Patrick Lane approximately 500 feet east of Pecos Road within a corridor that has substantially transitioned from low-density residential zoning to commercial, office, institutional, and industrial uses. Immediately west of the subject property are commercially developed parcels operating under previously approved commercial entitlements, including an animal hospital and commercial sign business. To the north is an existing church facility operating as a Place of Worship use. Across Patrick Lane to the south are Industrial Park (IP) and related industrial and business park uses. The surrounding development pattern demonstrates that the corridor no longer functions as a traditional single-family residential environment and instead operates as a mixed commercial and employment corridor transitioning between commercial and industrial land uses.

MASTER PLAN CONSISTENCY

The Clark County Master Plan designates the subject parcel as Neighborhood Commercial (NC). The NC designation is intended to accommodate office, service commercial, and neighborhood-serving commercial uses and expressly permits commercial zoning districts including CG. The requested Zone Change therefore implements, rather than alters, the adopted Master Plan framework. No Master Plan Amendment is requested or required.

The proposed office-oriented use is consistent with the intent of both the Neighborhood Commercial land use category and the CG zoning district. The project represents a low-intensity commercial development that is

significantly less impactful than many uses otherwise permitted within the CG district and remains compatible with surrounding development patterns already established within the corridor.

TITLE 30 ZONE CHANGE FINDINGS

Pursuant to §30.06.04B, a Zone Change may be approved where the requested zoning district is compatible with surrounding development, consistent with the adopted Master Plan, appropriate in intensity, and in the public interest. The requested CG zoning satisfies these findings for the following reasons:

1. The requested zoning is consistent with the adopted Neighborhood Commercial (NC) Master Plan designation applicable to the property.
2. The surrounding corridor has already transitioned into a mixed commercial, office, institutional, and industrial environment, and the subject property no longer functions as part of a low-density residential neighborhood.
3. The proposed office-primary use represents a low-intensity commercial operation compatible with adjacent commercial and institutional uses and less intensive than many uses otherwise permitted under the CG district.
4. Approval of the requested zoning eliminates an isolated residential zoning remnant along an established commercial corridor and creates a more logical and orderly land use transition between adjacent commercial and industrial properties.
5. The proposed development improves and activates a currently underutilized parcel with a professionally designed office facility compatible with the surrounding area.

PUBLIC INTEREST, HEALTH, SAFETY, AND WELFARE

Approval of the requested Zone Change advances the goals of the Clark County Master Plan by facilitating orderly commercial development within an existing commercial corridor. The project supports reinvestment by a local business, provides employment opportunities, and replaces a vacant or underutilized parcel with a professionally designed office development. All operations occur indoors, and the accessory storage component remains subordinate to the primary office use. The proposed development is compatible with the surrounding land use pattern and does not introduce a level of intensity inconsistent with the character of the corridor.

CONCLUSION

For the reasons stated above, the requested Zone Change from RS-20 to CG is consistent with the Clark County Master Plan, Title 30, and the established development pattern along Patrick Lane. The proposed zoning represents an appropriate and logical land use transition within an existing commercial and employment corridor and supports a low-intensity office use compatible with surrounding development. The applicant respectfully requests staff's favorable recommendation and approval of the requested Zone Change.

Warmest Regards,
Joey DeBlanco
Las Vegas Civil Engineering



5/26/26

Monday, February 23, 2026

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



RE: *Justification Letter*
 Parcel No.: 161-31-203-011
 Zone Change, Design Review & Waivers of Development Standards

INTRODUCTION

Copper Creek Construction is seeking approval to relocate its business operations to APN 161-31-203-011 through the development of a new office building with accessory indoor storage. The subject parcel is currently zoned RS-20 but is designated Neighborhood Commercial (NC) under the Clark County Master Plan. Accordingly, the applicant is requesting a Zone Change from RS-20 to CG, a Design Review for the proposed development, and Waivers of Development Standards as outlined herein. The proposed building will serve as the company's primary office location, including administrative offices, conference space, and employee facilities. The accessory storage component is necessary to support Copper Creek Construction's day-to-day operations as a licensed construction contractor and will be used exclusively for company-owned construction equipment, tools, materials, and vehicles utilized by company personnel in the field. No third-party storage, public warehousing, distribution, or logistics activities are proposed. All stored items are deployed and returned in direct support of the on-site office use, which remains the dominant and primary function of the building. The project has been intentionally designed so that office use is primary and storage is clearly incidental, subordinate, and operationally inseparable from the office use, ensuring consistency with the Neighborhood Commercial designation and avoiding the need for a Master Plan Amendment.

APPLICATIONS REQUESTED AND CODE REFERENCES

The applicant requests approval of the following applications pursuant to Title 30: (1) a Zone Change (ZC) from RS-20 to CG in accordance with §30.06.04, which permits zoning districts consistent with the adopted Master Plan; (2) Design Review (DR) for the proposed office building with accessory indoor storage; and (3) Waivers of Development Standards (WS) pursuant to §30.06.03 for limited deviations from landscape, access, and residential adjacency standards where strict compliance is impractical due to site constraints. A Master Plan Amendment (PA) is not requested, as the project has been revised to ensure that office use is primary and the accessory storage component remains subordinate and consistent with the existing Neighborhood Commercial (NC) land-use designation.

PROJECT DESCRIPTION AND USE CHARACTERIZATION

The proposed development will function as the primary office location for Copper Creek Construction and includes approximately 4,174 square feet of office space and 3,964 square feet of accessory indoor storage. The office component is the primary functional use of the building and houses administrative staff, management, and operational coordination. The accessory storage area supports the office use and is limited to company-owned construction equipment, tools, and materials associated with active construction projects. The storage area is not available to the public, is not leased or shared with third parties, and does not function as a stand-alone warehousing, distribution, or logistics facility. Any loading or unloading activity is incidental, infrequent, and performed solely by company personnel in support of the office operations. At no time will the project operate as a warehouse independent of the primary office function.

SURROUNDING CONTEXT AND PROPERTY SETTING

The property is located approximately 500 feet east of the intersection of Pecos Road and Patrick Lane, both 100-foot rights-of-way serving as major connectors between commercial and industrial areas. The surrounding context reflects a fully transitioned corridor. Immediately west of the subject property, Parcel 010 operates as an animal hospital approved under ZC-0962-97, with a commercial site layout similar in orientation and scale to the proposed project. Further west, Parcel 009 operates as a commercial sign business approved under C-2 zoning (ZC-0804-98) and has received multiple waivers related to landscaping and site constraints. To the north, although zoned RS-20, the adjacent property is developed and operating as a church, classified as a Place of Worship under §30.03.05

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(Group Assembly). To the south, across Patrick Lane, properties are zoned Industrial Park (IP/MD) and fully developed with industrial and business park uses. These conditions demonstrate that the subject parcel no longer functions as part of a residential district and instead represents a logical transition site within an established commercial and industrial corridor.

MASTER PLAN CONSISTENCY

The Clark County Master Plan designates the subject parcel as Neighborhood Commercial (NC). The NC designation permits offices, service commercial, and professional services and identifies CG as a conforming zoning district. The proposed office-primary development with accessory indoor storage is consistent with this designation. In prior reviews of nearby parcels, County staff acknowledged that this portion of Patrick Lane is designated and intended for commercial use, confirming that the requested zoning aligns with both the adopted Master Plan and the County's longstanding interpretation of the corridor's land-use intent. Accordingly, a Master Plan Amendment is neither required nor requested.

TITLE 30 ZONE CHANGE FINDINGS

Pursuant to §30.06.04, a Zone Change may be approved where it is compatible with surrounding development, appropriate in intensity, and in the public interest. The requested CG zoning mirrors the established commercial pattern immediately to the west, avoids leaving an isolated RS-20 remnant, and supports a low-intensity office use that is less impactful than other commercial uses already approved along the corridor. The presence of industrial zoning to the south and a civic assembly use to the north further supports the appropriateness of the requested zoning.

ENGINEERING BASIS FOR WAIVERS OF DEVELOPMENT STANDARDS

1. A waiver is requested to reduce the driveway throat depth from 25 feet to 0 feet as required by Uniform Standard Drawing 222.1. This reduction is necessary to maintain compliant fire access, ADA circulation, and internal parking geometry on a constrained lot. Note 6 of Drawing 222.1 expressly allows exceptions based on site constraints, and the office-primary use will not generate queuing impacts on Patrick Lane.
2. A waiver is requested under §30.04.02C to reduce the east landscape buffer from 15 feet to approximately 6.6–11.5 feet. The reduced width is mitigated through an 8-foot decorative CMU wall and enhanced landscaping that provides equal or greater screening than the standard requirement.
3. A waiver is requested under §30.04.02C to eliminate the 15-foot north landscape buffer, as the adjacent property is a church rather than a single-family residence and the buffer would conflict with fire clearances and building egress. An 8-foot decorative wall and supplemental landscaping are provided along this edge.
4. A waiver is requested under §30.04.06F to allow more than 3 feet of fill within the first 5 feet of an area subject to residential adjacency. Revised grading plans demonstrate compliance at the 5-, 20-, and 50-foot benchmarks to the maximum extent feasible, with remaining conditions mitigated through wall placement, setbacks, and screening.
5. A waiver is requested under §30.04.06N to allow a roll-up door facing an area subject to residential adjacency. The roll-up door serves only the accessory storage area, is screened by walls and setbacks, and is not used for public loading, distribution, or freight operations.
6. A waiver is requested under §30.04.08.C.5 to allow attached sidewalks in lieu of detached sidewalks along the project frontage. Detached sidewalks are not present within the immediate or extended corridor and are inconsistent with existing conditions. Sidewalks to the east and west of the subject property are constructed as attached sidewalks, and sidewalks along the south side of Patrick Lane are also attached. Requiring a detached sidewalk at this single parcel would introduce an isolated and non-contiguous condition, disrupt pedestrian continuity, and necessitate unnecessary right-of-way dedication, vacation, and abandonment without a corresponding public benefit. The proposed attached sidewalk maintains consistency with the established development pattern, provides safe and accessible pedestrian facilities, and satisfies the intent of Title 30 without creating operational, maintenance, or safety conflicts.
7. A waiver is requested under §30.52.050(a)(3)(A)(ii) to allow a driveway width of 32 feet in lieu of the required 36 feet for driveways located on arterial or collector streets where full turn movements are

permitted. The proposed driveway has been designed in accordance with Uniform Standard Drawing 222.1 (Commercial and Multi-Family Driveway Geometrics), which establishes a 32-foot minimum width for two-way commercial driveways. The proposed width meets the two-way operational standard of Drawing 222.1 and provides compliant curb return radii and internal circulation geometry.

The subject development does not generate traffic volumes requiring dual-lane simultaneous ingress and egress operations typical of higher-intensity commercial uses. The proposed driveway safely accommodates projected vehicle movements without creating stacking into the public right-of-way or unsafe turning conditions. The design supports standard vehicle maneuvering and remains functionally equivalent to the intent of the 36-foot requirement while maintaining consistency with the Uniform Standard Drawings.

Parking has been recalculated based on the revised use mix, applying 1 space per 400 square feet for office and 1 space per 1,000 square feet for accessory storage, resulting in 20 required spaces. The site provides 20 spaces; therefore, no parking waiver is requested.

PUBLIC INTEREST, HEALTH, SAFETY, AND WELFARE

Approval of the requested applications implements the adopted Master Plan, supports reinvestment by a local business, and completes an established commercial corridor. The project replaces a vacant parcel with a well-designed office facility, provides employment opportunities, and incorporates appropriate buffering and screening to protect adjacent uses. All operations occur indoors, and the accessory storage use remains subordinate to the primary office function.

CONCLUSION

For the reasons stated above, the requested Zone Change to CG, Design Review, and Waivers of Development Standards are consistent with the Master Plan, Title 30, and the established development pattern along Patrick Lane. No Master Plan Amendment is required or requested. The applicant respectfully requests staff's favorable recommendations and approval.

Warmest Regards,
Joey DeBlanco
Las Vegas Civil Engineering



2/23/26

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0327-BLB NEVADA TRUST & BURR BLAKE A & LORI A TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate buffering and screening; 2) modify residential adjacency standards; 3) allow an attached sidewalk; and 4) modify uniform standard drawings.

DESIGN REVIEW for a proposed office/warehouse building on 0.47 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

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

RELATED INFORMATION:

APN:

161-31-203-011

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Eliminate the landscape buffer along the north property line where a 15 foot wide landscape buffer consisting of a double row of evergreen trees for buffering and screening is required per Section 30.04.02C.
 - b. Allow a 6 foot high screen block wall along the north property line where an 8 foot high decorative screen wall is required for buffering and screening per Section 30.04.02C.
 - c. Allow a 6 foot wide landscape buffer along the east property line where a 15 foot wide landscape buffer consisting of a double row of evergreen trees is required for buffering and screening per Section 30.04.02C.
2.
 - a. Increase fill height to 5 feet along the east property line where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 67% increase).
 - b. Allow roll-up overhead doors to face a residential district where roll-up overhead doors shall not face any residential district unless screened by another building per Section 30.4.06N.
 - c. Allow higher-activity areas of development (parking) along the east property line adjacent to residential development where not allowed per Section 30.04.06G.
3. Allow attached sidewalks to remain along Patrick Lane where detached sidewalks are required per Section 30.04.08C.
4.
 - a. Eliminate the throat depth for a driveway along Patrick Lane where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).
 - b. Reduce the driveway width along Patrick Lane to 32 feet where 36 feet is required per Uniform Standard Drawing 222.1 (an 11% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Acreage: 0.47
- Project Type: Office/warehouse
- Number of Lots: 1
- Number of Stories: 2 (ground and mezzanine)
- Building Height (feet): 30
- Square Feet: 8,138
- Parking Required/Provided: 20/19 (10% reduction allowed due to transit stop proximity to the west, along Pecos Road)
- Sustainability Required/Provided: 7/2.5

Site Plans

The plans show a proposed office/warehouse building located along the west side of the site. A total of 20 parking spaces are provided along the south and east sides of the property. The eastern parking area is adjacent to an existing residential development, which necessitates a waiver for residential adjacency standards due to the placement of higher-activity areas next to a residential use. Additionally, the plans indicate a 5 foot fill height increase along the eastern property line, requiring another waiver. A pedestrian pathway is proposed to connect the building to the south parking area. The trash enclosure is located at the southwest corner of the site, proposed between the street-side landscape strip and the southern parking area. Site access is provided via a driveway along Patrick Lane to the south. Waivers to eliminate the driveway throat depth and reduce the driveway width are also a part of this application.

Landscaping

The applicant is requesting to allow the attached sidewalk along the south property line to remain; therefore, the applicant will provide a 10 foot to 15 foot wide landscape area which includes trees and shrubs to meet code standards.

Along the north property line, the applicant proposes to eliminate the required landscape buffer and only install a 6 foot high block wall where an 8 foot wall is required. This modification also requires a waiver of development standards.

Although the landscape plan includes a landscape buffer along the east side of the site, it consists of a variable width landscape strip ranging from 6 feet to 10 feet, containing a single row of trees and an 8 foot decorative screen wall. Since a 15 foot wide landscape buffer is required for buffering and screen, a waiver is also required.

Parking lot landscaping is provided adjacent to the new parking areas located south and east of the proposed building. Within the south parking area, the plan shows an alternative tree placement where the eastern landscape finger island does not contain a tree, and instead the required tree is relocated to the western side of the south parking lot area. This results in a

modification to the standard requirement for a large tree within each landscape island or for every 6 parking spaces, as outlined in Title 30. The overall required number of parking lot landscape trees has been met.

Elevations

The proposed building has an overall height of 30 feet and incorporates architectural articulations on all 4 sides. The elevations feature stucco cantilevered awnings, storefront window and door systems, and a painted smooth-stucco finish. The east elevation includes both a pedestrian door and a roll-up door oriented toward the residential development located to the east. A waiver of development standards is requested to modify the residential adjacency requirements, as these standards discourage roll-up doors facing residential developments.

Floor Plans

The proposed building contains a total of 8,138 square feet of floor area. The office component comprises 4,174 square feet and includes both a ground level and a mezzanine with offices, a conference room, a break room, restrooms, and custodial and work rooms. The storage component consists of 3,964 square feet and is located entirely on the ground level of the building.

Applicant's Justification

The applicant states the reduction of the east landscape buffer is mitigated through an 8 foot decorative CMU wall and enhanced landscaping that provides equal or greater screening than the standard requirement. The request to allow more than 3 feet of fill within the first 5 feet of an area subject to residential adjacency is mitigated through wall placement, setbacks, and screening. The location of the roll-up door facing an area subject to residential adjacency serves only the accessory storage area, is screened by walls and setbacks, and is not used for public loading, distribution, or freight operations. Additionally, eliminating the 15-foot north landscape buffer is justifiable since the site is utilized as place of worship rather than a single-family residence and the buffer conflicts with fire clearances and building egress. Furthermore, throat depth elimination is necessary to maintain compliant fire access, ADA circulation, and internal parking geometry on a constrained lot. The office-primary use will not generate queuing impacts on Patrick Lane. The request to allow attached sidewalks in lieu of detached is necessary since the sidewalks to the east and west of the subject property are constructed as attached sidewalks, and sidewalks along the south side of Patrick Lane are also attached. Allowing a driveway width of 32 feet in lieu of the required 36 feet for driveways located on arterial or collector streets is justifiable since the proposed development does not generate traffic volumes requiring dual-lane simultaneous ingress and egress operations typical of higher-intensity commercial uses. The proposed driveway safely accommodates projected vehicle movements without creating stacking into the public right-of-way or unsafe turning conditions.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-60)	Place of worship
South	Industrial Park	IP (AE-60)	Distribution center
East	Neighborhood Commercial	RS20 (AE-20)	Single-family residential
West	Neighborhood Commercial	CG (AE-60)	Commercial complex

Related Applications

Application Number	Request
ZC-26-0326	A zone change from RS20 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**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 #1a, #1b, & #1c

Title 30 requires buffering and screening to enhance the community's visual appearance, minimize impacts of uses and activities on neighboring properties, reduce the heat island effect, and mitigate stormwater runoff.

The proposed development and site improvements have the potential to enhance the surrounding area. However, by eliminating the required buffering and screening along the north property line and reducing the required buffering and screening along the east property line, the proposed development does not adequately mitigate negative impacts on the adjacent existing residential uses. Therefore, staff cannot support this requests.

Waivers of Development Standards #2a, #2b, & #2c

The intent of the residential adjacency standards is to ensure compatible transitions between land use areas of differing intensities and to reduce potential negative impacts that may occur when higher-intensity development is located adjacent to residential zoning districts.

Staff cannot support the request to increase the fill height to 5 feet along the east property line, since the applicant is also requesting to reduce the required buffering and screening along the east side of the site. For the same reason, staff also cannot support the proposed roll-up door facing the existing residential use. Additionally, staff cannot recommend approval of the residential adjacency modifications related to high-activity areas located next to the residential development, since the applicant is not providing the required buffering and screening that would help mitigate the impact of the parking lot on the adjacent single-family residence. For these reasons, staff does not support these requests.

Design Review

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

The proposed development design does not meet Master Plan Goal 1.4 or Policy 1.4.5, which encourage investment in and protection of established neighborhoods, as well as the use of buffers and transitions to mitigate the impacts of higher-intensity uses adjacent to existing residential areas.

The request to eliminate or reduce the required buffering and screening along the north and east sides of the site does not adequately mitigate potential impacts associated with any commercial development related to the roll-up door facing the residential use, customer and employee parking, and site noise and lighting. Although the elevation, design features, and architectural elements of the proposed building are not unsightly or undesirable, the lack of required buffering and screening on site prevents the project from meeting the intent of the design standards. Therefore, staff cannot support this design review request.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the request to not install detached sidewalks along Patrick Lane. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic and with the redevelopment, staff finds that it is imperative to provide the detached sidewalks.

Waiver of Development Standards #4a

Staff finds that the reduced throat depth for the driveway Patrick Lane will result in on street stacking of vehicles. Since Patrick Lane is a collector street, it is important that traffic can flow without the impediment of vehicles attempting to access the parking lot. Therefore, staff cannot support this request.

Waiver of Development Standards #4b

Staff has no objection to the proposed reduction for driveways width along Patrick Lane. Staff finds there should be no negative impacts to the surrounding area. However, since staff cannot support this application in its entirety, 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:

- 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;
- Full off-site improvements.

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 #0017-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BLB NEVADA TRUST & BURR BLAKE A & LORI A TRS

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