



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

May 26, 2026

7:00pm

Note:

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

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

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

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

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

- III. Approval of Minutes for May 12, 2026 (For possible action)
- IV. Approval of the Agenda for May 26, 2026 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning
 - 1. **TM-26-500065-BP FLAMINGO, LLC:**
TENTATIVE MAP consisting of 2 commercial lots on 1.10 acres in a CG (Commercial General) Zone. Generally located north of Flamingo Road and west of Pinecrest Street within Paradise. TS/tpd/cv (For possible action) **PC 6/2/26**
 - 2. **UC-26-0245-DIAMOND CREEK HOLDINGS SERIES 15, LLC:**
USE PERMITS for the following: 1) banquet facility; and 2) live entertainment in conjunction with an existing shopping center on 4.74 acres in a CG (Commercial General) Zone within the Maryland Parkway and Airport Environs (AE-60) Overlays. Generally located south of Flamingo Road and east of Tamarus Street within Paradise. TS/rp/cv (For possible action) **PC 6/16/26**
 - 3. **ET-26-400038 (NZC-22-0005)-KAVISON HOMES, LLC:**
ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 1.3 acres from an R-E (Rural Estates Residential) Zone to an R-3 (Multi-Family Residential) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased building height; and 2) reduced street landscaping.
DESIGN REVIEW for a proposed multi-family residential development. Generally located east side of Pecos Road and the south side of Oquendo Road (alignment) within Paradise. JG/rk/cv (For possible action) **BCC 6/17/26**
 - 4. **VS-26-0218-KULIK RIVER CAPITAL, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Mandalay Bay Road and Four Seasons Drive, and Las Vegas Boulevard South and Haven Street; and a portion of a right-of-way being Mandalay Bay Road located between Las Vegas Boulevard South and Haven Street within Paradise (description on file). JG/hw/cv (For possible action) **BCC 6/17/26**
 - 5. **UC-26-0219-KULIK RIVER CAPITAL, LLC:**
USE PERMITS for the following: 1) expand the gaming enterprise district; 2) resort hotel; and 3) a recreational facility.
WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements in the right-of-way.
DESIGN REVIEW for a proposed resort hotel and recreational facility on 11.95 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Las Vegas Boulevard South and south of Mandalay Bay Road within Paradise. JG/hw/cv (For possible action) **BCC 6/17/26**

6. **TM-26-500056-KULIK RIVER CAPITAL, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 11.95 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Las Vegas Boulevard South and south of Mandalay Bay Road within Paradise. JG/hw/cv (For possible action) **BCC 6/17/26**
7. **WS-26-0238-AYERS JOHN EDWARD:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) allow modified driveway geometrics in conjunction with an existing single-family residence on 0.46 acres in an RS20 (Residential Single-Family 20) Zone. Generally located west of Palm Street and south of Hacienda Avenue within Paradise. JG/rp/cv (For possible action) **BCC 6/17/26**

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: June 9, 2026.

IX. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Paradise Community Center- 4775 McLeod Dr.

<https://notice.nv.gov>



Paradise Town Advisory Board

May 12, 2026

MINUTES

Board Members: Kimberly Swartzlander-Chair-**PRESENT**
John Williams – Vice-Chair- **PRESENT**
Trenton Sheesley-**PRESENT**
Rence 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

Michael Huling; 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 April 28, 2026 Minutes

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

Approval of Agenda for May 12, 2026

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

IV. Informational Items (For Discussion only)

VI. Planning & Zoning

1. **UC-26-0186-EHH VENTURE:**
USE PERMIT to allow outdoor dining, drinking, and cooking.
WAIVER OF DEVELOPMENT STANDARDS to modify parking area design standards.
DESIGN REVIEW for modifications to a previously approved industrial/commercial development on a 3.44 acre portion of 8.06 acres in an IP (Industrial Park) Zone and a CG (General Commercial) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located south of Sunset Road and west of Spencer Street within Paradise. JG/sd/cv (For possible action)

BCC 5/20/26

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

2. **WS-26-0184-COUNTY OF CLARK(AVIATION) & HANGER 145-18, LLC LEASE:**
WAIVER OF DEVELOPMENT STANDARDS for modified driveway geometrics.
DESIGN REVIEW for proposed aircraft hangars in conjunction with an existing office/warehouse and aircraft hangar complex on 12.7 acres in a PF (Public Facility) Zone within the Airport Environs (AE-60, AE-65, & AE-70) Overlay. Generally located south of Reno Avenue and east of Haven Street within Paradise. JG/rg/cv (For possible action)

BCC 5/20/26

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

3. **UC-26-0210-4185 WEST HARMON, LLC:**
USE PERMIT to allow outdoor storage.
DESIGN REVIEW for outdoor storage in conjunction with an existing equipment rental and sales facility on 2.24 acres in an IL (Industrial Light) Zone. Generally located south of Harmon Avenue and west of Wynn Road within Paradise. MN/mh/kh (For possible action)

PC 6/2/26

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

4. **UC-26-0228-2306 PAMA LANE, LLC:**
USE PERMIT to allow a place of worship in conjunction with an existing office complex on a 0.59 acre portion of a 3.12 total acre site in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located north of Pama Lane and west of Eastern Avenue within Paradise. JG/mh/kh (For possible action)

PC 6/2/26

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

5. **YS-26-0237-REFRIGERATION SUPPLIES DISTRIBUTOR:**
VACATE AND ABANDON a portion of a right-of-way being Russell Road located between Rogers Street and Arville Street, and portion of a right-of-way being Rogers Street located between Russell Road and Quail Avenue (alignment) within Paradise (description on file). MN/bb/kh (For possible action)

PC 6/2/26

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

6. **DR-26-0236-REFRIGERATION SUPPLIES DISTRIBUTOR:**
DESIGN REVIEW for a proposed office/warehouse building on 1.91 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Russell Road and east of Rogers Street within Paradise. MN/bb/kh (For possible action) **PC 6/2/26**

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

7. **UC-26-0217-CAMERON LAURA & JAMES:**
USE PERMITS for the following: 1) allow additional household pets (dogs); and 2) allow a home occupation.
WAIVER OF DEVELOPMENT STANDARD for alternative driveway geometrics in conjunction with an existing single-family residence on 0.56 acres in an RS20 (Residential Single-Family 20) Zone. Generally located west of Radcliff Street and south of Robindale Road within Paradise. MN/rp/kh (For possible action) **BCC 6/3/26**

MOVED BY-Swartzlander
DENY
VOTE: 5-0 Unanimous

- VI. General Business (for possible action)
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be May 26, 2026
- IX. Adjournment
The meeting was adjourned at 8:55 p.m.

06/02/26 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500065-BP FLAMINGO, LLC:

TENTATIVE MAP consisting of 2 commercial lots on 1.10 acres in a CG (Commercial General) Zone.

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

RELATED INFORMATION:

APN:

161-18-402-014

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Acreage: 1.10
- Project Type: Commercial subdivision
- Number of Lots: 2

Project Description

The map depicts a 2 lot commercial subdivision located on the northwest corner of Pinecrest Street and Flamingo Road. The site has been approved for restaurant buildings with drive-thrus and outdoor dining and drinking.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-26-0173	Vacation and abandonment of a portion of right-of-way	<i>Pending by PC</i>	<i>May 19, 2026</i>
UC-25-0756	Use permit, waivers of development standards, and a design review for restaurant building with drive-thru	Approved by BCC	December 2025

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Neighborhood Commercial	RS5.2	Single-family residential & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2	Single-family residential
East	Corridor Mixed-Use	CG	Retail center
West	Corridor Mixed-Use	CG	Shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30, and the proposed location, size, and design of the lots is consistent with previous land use applications on the site. For these reasons, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

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

Building Department - Addressing

- The West Pinecrest Circle in the vicinity map shall be shown as Pinecrest West Circle;
- The East Pinecrest Circle in the vicinity map shall be shown as Pinecrest East Circle;
- The street suffixes shall be spelt out.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JOE BONIFFATO

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

DRAFT

06/16/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0245-DIAMOND CREEK HOLDINGS SERIES 15, LLC:

USE PERMITS for the following: 1) banquet facility; and 2) live entertainment in conjunction with an existing shopping center on 4.74 acres in a CG (Commercial General) Zone within the Maryland Parkway and Airport Environs (AE-60) Overlays.

Generally located south of Flamingo Road and east of Tamarus Street within Paradise. TS/rp/cv
(For possible action)

RELATED INFORMATION:

APN:

162-23-103-006; 162-23-103-012

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 1555 E Flamingo Road
- Site Acreage: 4.74
- Project Type: Banquet facility & live entertainment
- Square Feet: 834
- Parking Required/Provided: 138/194

Site Plan & Request

The plan depicts an existing shopping center consisting of 4 buildings. Parking is provided in the front and rear of the site, and between the buildings, with 194 spaces provided and 138 spaces required. Access to the site is available through two driveways along Flamingo Road to the north. The 834 square foot suite is located in the southwest corner of the northwest building and is approximately 200 feet from the residential zone to the west and 340 feet from residential zone to the southwest. The applicant is requesting a use permit to allow a banquet facility and live entertainment.

Landscaping

Landscaping exists throughout the site and there is no new landscaping being proposed with this request.

Elevations

The photographs depict an existing building with painted stucco exterior walls and a flat roof. A metal gate and fence enclose a portion of the front entry area, and the building features a clearly marked suite identifier (“G”) near the entrance.

Applicant’s Justification

The applicant indicates that the suite is 834 square feet and is intended to be used for intimate gatherings such as weddings, receptions, showers, birthday parties, business meetings, rehearsals, showcases, and other community-focused activities. The applicant states that the business will operate Monday through Friday from 10:00 a.m. to 6:00 p.m., as well as Saturday and Sunday by appointment between 10:00 a.m. and 11:00 p.m. Live entertainment will occur indoors only, though it may be audible from outside the building. The applicant also states that the venue will support the community by providing a safe gathering space and distributing essential items when needed.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0029	Waiver to eliminate street landscaping	Approved by BCC	April 2019
ET-400187-08 (NZC-1149-04)	First extension of time for a zone change, use permit, and design review for mid-rise condominium building and shopping center - expired	Approved by BCC	July 2011
NZC-1149-04	Zone change, use permit, and design review for mid-rise condominium building and shopping center - expired	Approved by BCC	October 2008
UC-1758-00	Use permit for psychic arts	Approved by PC	January 2001
UC-0716-00	Use permit for psychic arts	Approved by PC	June 2000
UC-1887-98	Use permit for a school - expired	Approved by PC	December 1998
UC-1420-96	Use permit for a hypnotherapy school	Approved by PC	October 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Corridor Mixed-Use	CG (MPO & AE-60)	Commercial development

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

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

The proposed banquet facility with live entertainment is compatible with the existing commercial uses within the shopping center. There is ample parking available on-site, and the nearest residential development is approximately 200 feet from the subject site. Staff finds that the proposed uses will only be conducted indoors, minimizing potential impacts on the residences in the vicinity. Therefore, staff can support the requests.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the 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.

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TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KIMBERLY BRANCH

CONTACT: KIMBERLY BRANCH, KB STYLE STUDIOS, LLC, 6901 E. LAKE MEAD BOULEVARD, APT 2076, LAS VEGAS, NV 89156

DRAFT



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100461

ASSESSOR PARCEL #(s): 162-23-103-006

PROPERTY ADDRESS/ CROSS STREETS: 1555 E. FLAMINGO ROAD, G-118, LAS VEGAS, NV 89119 (FLAMINGO RD & TAMARUS ST.)

DETAILED SUMMARY PROJECT DESCRIPTION

SPECIAL USE PERMITS REQUESTED FOR BANQUET FACILITY AND LIVE ENTERTAINMENT

PROPERTY OWNER INFORMATION

NAME: DIAMOND CREEK HOLDINGS LLC, SERIES 15

ADDRESS: 2764 LAKE SAHARA DR # 115

CITY: LAS VEGAS

TELEPHONE: (702) 795-8100 CELL _____ STATE: NV ZIP CODE: 89117

APPLICANT INFORMATION (information must match online application)

NAME: KIMBERLY Y. BRANCH

ADDRESS: 6901 E. LAKE MEAD BLVD, APT 2076

CITY: LAS VEGAS

TELEPHONE: (323) 494-4804 CELL _____ STATE: NV ZIP CODE: 89156
ACCELA REFERENCE CONTACT ID # 333522

CORRESPONDENT INFORMATION (information must match online application)*

NAME: KIMBERLY Y. BRANCH

ADDRESS: 6901 E. LAKE MEAD BLVD, APT 2076

CITY: LAS VEGAS

TELEPHONE: (323) 494-4804 CELL _____ STATE: NV ZIP CODE: 89156
ACCELA REFERENCE CONTACT ID # 333522

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

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

[Signature]
Property Owner (Signature)*

CLEM ZIROU, JR
Property Owner (Print)

D. Andrew Lester Hawkins

4/1/26
Date

KB Style Studios Event & Meeting Venue Justification Letter

I, Kimberly Y. Branch, owner of KB Style Studios, LLC, am presenting this Letter of Justification to express the need for a Special Use Permit for KB STYLE STUDIOS EVENT & MEETING VENUE at 1555 E. Flamingo Rd, Unit G-118, Las Vegas, NV 89119. While there are already 3 other businesses actively in operation at this same location, all "Entertainment-based", including our Non-profit organization, I am requesting a Special Use Permit for a Banquet facility and Live Entertainment that will encompass the following activities/events: Staff Parties, Weddings, Receptions, Bridal Showers, Baby Showers, Birthday Parties, Anniversary Celebrations, Photoshoots, Award Ceremonies, Business Meetings, Live Band Rehearsals, Showcases and other related Celebrations and Events.

The space is approximately 834 square feet in which 700 square feet would be used for these said activities. It holds about 50-80 people sitting, and about 100 people standing and is designed to be a very intimate space where family, friends and colleagues can come together in a safe space for such encounters. It will serve the community as a space to distribute food, clothing, toys and other needed items when necessary and to commune in a positive, public environment. The hours of operation for business

are Monday - Friday, 10:00am until 6:00pm, open to the public for showings/business meetings and Saturdays and Sundays are by appointment only. Events are by appointment only and can take place anytime, Monday - Sunday between the hours of 10:00am and 11:00pm. The business is located directly next to a church, where volume has no limits and also next to the Olive Garden Restaurant that sits right at Flamingo Rd., which does not sit near residences but rather by other commercial businesses. The suite is approximately 200 feet away from the RS5.2 zone to the west and 340 feet from the RM32 zone to the southwest. The Live Entertainment will only occur indoors, though the sound may be faintly audible from outside the building at times.

Also, the outdoor storage located in the south parcel (APN 162-23-103-012) will be removed.

Thank you for your consideration to this letter of justification.

Kimberly Y. Branch

Kimberly Y. Branch

Owner

2

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400038 (NZC-22-0005)-KAVISON HOMES, LLC:

ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 1.3 acres from an R-E (Rural Estates Residential) Zone to an R-3 (Multi-Family Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased building height; and **2)** reduced street landscaping.

DESIGN REVIEW for a proposed multi-family residential development.

Generally located east side of Pecos Road and the south side of Oquendo Road (alignment) within Paradise. JG/rk/cv (For possible action)

RELATED INFORMATION:

APN:

161-31-201-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 40.5 feet where a maximum of 35 feet is permitted per Table 30.40-3 (a 16% increase).
2. Reduce street landscaping behind an attached sidewalk on an arterial street (Pecos Road) to 10 feet where 15 feet is required per Section 30.64.030 (a 33% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5904 S. Pecos Road
- Site Acreage: 1.3
- Number of Units: 22
- Density (du/ac): 17.5
- Project Type: Multi-family residential development
- Number of Stories: 3
- Building Height (feet): Up to 40.5
- Open Space Required/Provided: 8,800/11,950
- Parking Required/Provided: 58/58

Site Plan

The original plans depict a gated multi-family residential development that is adjacent to an existing R-3 zoned senior housing complex to the east and south. The complex will provide 3 bedroom units and 2 car garages. There will be 1 point access to the development from Pecos Road to the west. More specifically, the plans depict 22 dwelling units within three, 3 story buildings, surrounding a dog park with parking on 3 sides. The site is 1.3 acres with a density of 17.5 dwelling units per acre. The setbacks of the buildings are as follows: 20 feet to the north property line; 20 feet to the south property line; 15 feet to the east property line; and 15 feet to the west property line (Pecos Road). Internal circulation within the project consists of 24 foot to 31 foot wide drive aisles. A swimming pool is located in the southeastern portion of the site. Parking will consist of garage and surface parking spaces for both residents and visitors.

Landscaping

The original street landscape area is shown at a width of 10 feet along Pecos Road behind an existing 5 foot wide attached sidewalk, necessitating the waiver request. The north, south, and east perimeters of the site depict 6 foot to 10 foot wide landscape buffers. Screening consists of a 6 foot high decorative wall along the perimeter of the development. Interior to the site, open space and landscaping are equitably distributed throughout the development and consist of active and passive open space areas which include a swimming pool, gazebo, dog park area, and open space walking path around the perimeter of the development. The amount of passive and active open space is depicted at 11,950 square feet where 8,800 square feet is required.

Elevations

The residential buildings are 3 story structures with a maximum height of 40.5 feet. However, the general ridgeline of the roof is 34.5 feet in height. The plans depict enhanced architecture on each side of the buildings consisting of pop-outs, recesses, window fenestrations, and other enhancements to break-up the vertical and horizontal surfaces of the buildings. Additionally, a roof top deck is shown above the penthouse level of each unit.

Floor Plans

There will be a total of 3 buildings with Buildings 1 and Building 3 having 8 units and Building 2 having 6 units. The residential units are 3 stories, 2,045 square feet in area and will have 3 bedrooms and a 2 car garage.

Previous Conditions of Approval

Listed below are the approved conditions for NZC-22-0005:

Current Planning

- Resolution of Intent to complete in 3 years;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified

in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- If required by the Regional Transportation Commission (RTC), provide a typical 5 foot by 25 foot bus shelter pad easement behind the sidewalk on Pecos Road between the proposed driveway and the southern property limit.
- Applicant is advised that the egress gates will need to be redesigned so they do not block the turnaround area.

Department of Aviation

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

Fire Prevention Bureau

- Applicant is advised to provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features; that fire/emergency access must comply with the Fire Code as amended; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an active septic permit on APN 161-31-201-001; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0183-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Listed below are the approved conditions for ADET-25-900291 (NZC-22-0005):

Current Planning

- Until April 6, 2026 to complete, to match the expiration date of NZC-22-0005.

- Applicant is advised that the application must complete/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.

Applicant's Justification

According to the applicant they are currently in the process of finalizing project plans and may consider modifications to the previously approved plans to align with changing market demands. To allow additional time to develop and incorporate changes, the applicant respectfully requests a 2 year extension of time.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-25-500218	Tentative map consisting of 22 multi-family dwelling units on 1.3 acres	Approved by PC	February 2026
AV-25-900296	Revised plans for NZC-22-0005	Approved by ZA	June 2025
ADET-25-900291 (NZC-22-0005)	First extension of time for a multi-family residential development	Approved by ZA	June 2025
NZC-22-0005	Multi-family residential development	Approved by BCC	April 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	C-P & RS20	Office building & single-family residential
South & East	Compact Neighborhood (up to 18 du/ac)	RM18	Senior housing apartment complex
West	Compact Neighborhood (up to 18 du/ac)	RM18	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.

The project was administratively extended for one year and the applicant indicates that additional time is needed to complete the project. Given this is the first extension of time to come back before the Board, and that the applicant is currently considering modifications to the previously approved plans to align with changing market demands, staff can support this request for 2 additional years to allow time to develop and incorporate changes.

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 April 6, 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 and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: KAVISON HOMES, LLC

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

06/17/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0218-KULIK RIVER CAPITAL, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Mandalay Bay Road and Four Seasons Drive, and Las Vegas Boulevard South and Haven Street; and a portion of a right-of-way being Mandalay Bay Road located between Las Vegas Boulevard South and Haven Street within Paradise (description on file). JG/hw/cv (For possible action)

RELATED INFORMATION:

APN:

162-28-301-001; 162-28-301-002; 162-28-301-010; 162-28-301-032; 162-28-301-033; 162-28-301-036 through 162-28-301-037

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of various patent easements. Additionally, the plans show portions of the Mandalay Bay Road right-of-way to be vacated. These easements are no longer needed, and the proposed vacation of a portion of right-of-way being Mandalay Bay Road will support the construction of detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0120	Use permit for a temporary recreational facility and associated retail sales - expired	Approved by BCC	April 2023
UC-0368-11	Use permit for an amusement park and a retail & convention center - expired	Approved by BCC	October 2011
VS-0128-11	Vacation and abandonment of a portion of Giles Street between Mandalay Bay Road and Four Seasons Drive - expired	Approved by PC	May 2011
UC-0021-11	Use permit for an amusement park and convention center - expired	Approved by BCC	March 2011
UC-0186-09	Use permit for a recreational facility consisting of a tethered hot air balloon - expired	Approved by PC	April 2009
VS-1104-04	Vacation and abandonment of patent easement on APNs 162-28-301-032; -033; & -037 - recorded	Approved by PC	July 2004

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0933-04	Vacation and abandonment of a portion of Giles Street between Mandalay Bay Road and Four Seasons Drive - recorded	Approved by PC	June 2004
VS-1551-01	Vacation and abandonment of a portion of Giles Street between Mandalay Bay Road and Four Seasons Drive - expired	Approved by PC	February 2002
ZC-1733-00	Zone change to reclassify APN 162-28-301-033 from PF to H-1 to convert public land to private ownership	Approved by BCC	December 2000
VS-0838-99	Vacation and abandonment of patent easement on APN 162-28-301-037 - recorded	Approved by BCC	August 1999
VS-0836-99	Vacation and abandonment of patent easement on APN 162-28-301-036 - recorded	Approved by BCC	August 1999
SC-2160-98	Street name change to rename a portion of Hacienda Avenue to Mandalay Bay Road	Approved by BCC	March 1999
UC-0462-98	Use permit for a shopping center with restaurants, nightclub, live entertainment, and offices - expired	Approved by PC	May 1998
VS-1147-97	Vacation and abandonment of patent easement on APN 162-28-301-032 - recorded	Approved by BCC	August 1997
UC-0952-97	Use permit for a 2 story commercial building with restaurants, nightclub, live entertainment, and offices - expired	Approved by PC	July 1997
UC-1158-96	Use permit for a psychic arts establishment	Approved by PC	August 1996
ZC-0852-95	Zone change to reclassify APN 162-28-301-033 from H-1 to PF for an airport expansion	Approved by BCC	September 1995
UC-115-82	Use permit for a 350 room, 15 story hotel with gaming, lounge, shops, office, and bar - expired	Approved by BCC	July 1982
VAC-12-82	Vacation and abandonment of patent easements and rights-of-way on APN 162-28-301-033 - recorded	Approved by BCC	May 1982
UC-221-80	Use permit for a 225 room hotel with reduced setbacks - expired	Approved by BCC	January 1981
UC-123-80	Use permit to allow mini-golf course, restaurant, gift shop, vacation plan sales office, car rentals, petting zoo, and amusement park - expired	Approved by PC	August 1980
VAC-40-78	Vacation and abandonment of patent easement on APNs 162-28-301-010 & -032 - recorded	Approved by BCC	August 1975

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR (AE-60)	Parking lot & recreational facility

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Entertainment Mixed-Use	CR (AE-60)	Motels & undeveloped
East	Entertainment Mixed-Use	CR (AE-60)	Multi-family residential
West	Entertainment Mixed-Use	CR (AE-60)	Mandalay Bay Resort Hotel

Related Applications

Application Number	Request
UC-26-0219	A use permit for an expansion to the Gaming Enterprise District and a resort hotel is a companion item on this agenda.
TM-26-500056	A tentative map for a 1 lot commercial subdivision 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 and right-of-way 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 4 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;
- Right-of-way dedication per Las Vegas South Survey RS-25-500117;

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-26-0218; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the easements/right-of-way are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner; no building, structures, fences or trees shall be placed upon, over or under said parcel(s) of land to be vacated, now or hereafter.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TEMP VENTURES

CONTACT: NANCY AMUNDSEN, BROWN, BROWN, & PREMSRIRUT, 520 S. 4TH STREET, LAS VEGAS, NV 89101



Comprehensive Planning

APPLICATION PRE-REVIEW # 25-101172
ASSESSOR PARCEL #(s): 162-28-301-001, 002, 010, 032, 033, 036, 037

PROPERTY ADDRESS/ CROSS STREETS: 3941 South Las Vegas Boulevard

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation of right-of-way and patent easements.

PROPERTY OWNER INFORMATION

NAME: Kulik River Capital LLC
ADDRESS: 3025 100th St SW
CITY: Everett STATE: WA ZIP CODE: 98204
TELEPHONE: (206) 972-0282 CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Tempo Ventures
ADDRESS: 9401 Verlaine Court
CITY: Las Vegas STATE: NV ZIP CODE: 89145
TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Brown, Brown, and Premsrirut / Nancy Amundsen
ADDRESS: 520 South Fourth Street
CITY: Las Vegas STATE: NV ZIP CODE: 89101
TELEPHONE: 702.598.1410 CELL 702.994.0490 ACCELA REFERENCE CONTACT ID # _____

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

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

Gregory Perry, Manager

Property Owner (Print)

09/08/2025

Date

Kimley»»Horn

March 17, 2026

Clark County Public Works
500 S Grand Central Parkway
Las Vegas, NV 89155

RE: Justification for Right-of-Way and Patent Easement Vacations at E. Mandalay Bay Road and E. Las Vegas Boulevard (APR-25-101179)

To Whom It May Concern:

This letter is to provide justification for the request for the following public right-of-way and patent easement vacations along E Mandalay Bay Road:

- 5' ROW Vacation along E. Mandalay Bay Road
 - (1) Adjacent to 162-28-301-001
 - (1) Adjacent to 162-28-301-001
 - (1) Adjacent to 162-28-301-002
 - (2) Adjacent to 162-28-301-033
- Patent Easement Vacations
 - (1) 990 SF easement (162-28-399-035)
 - (1) 153 SF easement (162-28-399-002)
 - (1) 40 SF easement adjacent to (162-28-399-004)
 - (1) 165 SF easement adjacent to (162-28-399-005)
 - (1) 9,183 SF easement adjacent to (162-28-301-033)

The proposed right-of-way is to serve the lifestyle center submitted under APR-25-101179. The variable width right-of-way is required to accommodate two right-turn lanes and a bus lane along E. Mandalay Bay Road for the proposed project according to Title 30 Development Standards.

We look forward to working with Clark County on this vacation and moving forward with development in this area. Please do not hesitate to contact me at (702)-731-2775 or at jon.wakenhut@kimley-horn.com should you have any questions.

Thank you,



Jon Wakenhut, P.E.
Kimley-Horn & Associates, Inc.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0219-KULIK RIVER CAPITAL, LLC:

USE PERMITS for the following: 1) expand the gaming enterprise district; 2) resort hotel; and 3) a recreational facility.

WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements in the right-of-way.

DESIGN REVIEW for a proposed resort hotel and recreational facility on 11.95 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay.

Generally located east of Las Vegas Boulevard South and south of Mandalay Bay Road within Paradise. JG/hw/cv (For possible action)

RELATED INFORMATION:

APN:

162-28-301-001; 162-28-301-002; 162-28-301-010; 162-28-301-032; 162-28-301-033; 162-28-301-036 through 162-28-301-037

WAIVER OF DEVELOPMENT STANDARDS:

Allow non-standard improvements (sidewalk, walkways, and landscaping) within the future right-of-way of Las Vegas Boulevard South where such improvements are not permitted per Section 30.04.08C.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 11.95
- Project Type: Resort Hotel & Recreational Facility
- Number of Stories: 29 (Hotel Tower)/6 (Parking Garage)/2 (Venue Buildings)
- Building Height (feet): 406 (Hotel Tower to Antenna)/350 (Hotel Tower to Roof)/230 (First Hotel Parapet)/70 (Hotel Podium)/265 (Sky Venue)/93 (Parking Garage)/41 (Venue Buildings)
- Number of Rooms: 874
- Square Feet: 567,855 (Hotel Tower)/721,805 (Podium & Tenant Space Buildings)/438,480 (Parking Garage)/1,728,140 (Total)
- Parking Required/Provided: 1,378/1,421
- Sustainability Required/Provided: 7/7.5

Gaming Enterprise District Expansion

This site is located along the east side of and within 1,500 feet of the centerline of Las Vegas Boulevard South, which places the entire site within the Las Vegas Boulevard Gaming Corridor. While the western portion of the site is currently within the Gaming Enterprise District (GED) for Las Vegas Boulevard South, the eastern portion of the site, particularly APN 162-28-301-033 is not within the GED. Per Section 30.06.05D, any property which is located within the Las Vegas Boulevard Gaming Corridor and was zoned CR (formerly H-1) as of July 16, 1997 is within the GED. In July 1997 this site was owned by the Clark County Department of Aviation and was zoned P-F (now PF). The site was not reclassified to an H-1 (now CR) zone until December 2000 by ZC-1732-00. The use permit to expand the GED is required to allow a portion of the proposed resort hotel, particularly the parking garage and a portion of the hotel tower and podium, on APN 162-28-301-033.

Site Plan

All existing structures, except for the existing tower supports, will be removed and replaced with the proposed resort hotel and recreational facility. The proposed hotel tower and podium building will be in the eastern portion of the site set back 20 feet from Mandalay Bay Road, 50 feet from the east property line, and 40 feet from the southwest property line.

Attached to the southeast corner of the podium building is a parking garage that will run south from the podium building. The parking garage will be set back 10 feet from each of the adjacent property lines. To the west of the resort and hotel building will be 13 tenant space buildings, referred to as "Venues" on the plans, that will serve as restaurants, retail, and other entertainment uses. These tenant space buildings are distributed on the site. The resort building, tenant spaces, and the adjacent streets are connected by a variety of pedestrian walkways. All tenant space buildings will be at least 10 feet from the surrounding streets.

In the central portion of the site, west of the hotel and podium building will be a covered pedestrian canopy which will connect the podium building to Las Vegas Boulevard South. The site will be accessed by 3 proposed driveways. There will be 1 driveway in the southwest corner of the site that will access Las Vegas Boulevard South and connect with the proposed parking garage to the east. The other 2 driveways will be along the north property line adjacent to Mandalay Bay Road. The first driveway is centrally located along Mandalay Bay Road and will connect with a subterranean parking garage. The second driveway is on the northeast corner of the site and will connect to a porte-cochere along the eastern side of the hotel building and the proposed above-ground parking garage.

Overall, the site will require 1,378 parking spaces with a total of 1,421 parking spaces provided. There will be 430 parking spaces provided in the basement parking garage and 991 parking spaces in the above-ground parking garage.

Landscaping

Along Mandalay Bay Road, street landscaping consists of a 5 foot landscaping strip along the street with another landscaping street that varies between 5 feet and 11 feet wide on the back side of a 10 foot wide sidewalk. Within these landscaping strips, large trees are provided staggered on each side of the sidewalk, where possible, every 30 feet on center.

Along Las Vegas Boulevard South, a 13 foot wide landscape area will be located along the existing street with this area containing protective bollards and decorative rock hardscaping. Behind this landscaping area is an 18 foot wide sidewalk area with an additional 30 foot wide landscaping area behind the sidewalk. Within this landscaping area are various pedestrian walkways and landscaping planters that range in width between 15 feet and 30 feet wide. These planters contain large trees with a variety of shrubs. Additionally, along Las Vegas Boulevard South, landscape planters, sidewalks, and pedestrian walkways are provided within the current and future right-of-way areas.

Overall, a total of 22 large trees are required along Mandalay Bay Road with 22 large trees provided. Additionally, 15 large trees are required along Las Vegas Boulevard South with 6 large trees provided outside of the right-of-way area.

Additional landscaping is provided within the interior of the site within various planters. A landscape buffer is provided along the eastern property line of the site consisting of large evergreen trees placed within a 10 to 15 foot wide landscape area every 20 feet on center with a 6 foot screen wall.

A 6 foot tall screen wall is proposed along the eastern, southern, and southwestern property lines. Retaining walls are proposed along the southern property lines along with along the western and northern property lines. Along the southern portion of the property retaining walls up to 7 feet are proposed. Along Las Vegas Boulevard South to the west, 2 foot tall retaining walls are proposed while along Mandalay Bay Road, in the north, 12 foot tall retaining walls are proposed behind the proposed landscaping areas.

Elevations

The hotel tower podium will reach a maximum height of 70 feet tall will primarily be constructed of white glass fiber reinforced concrete (GFRC) panels on all 4 sides. Various awnings are provided over commercial window/door entrances on the north and west sides of the building. A porte-cochere is provided over the east entrance to the podium. The hotel tower portion of the building will step in height with the primary portion of the tower reaching 230 feet with the maximum height of the tower reaching 350 feet and 406 feet when the antenna/lighting rods are included. The primary portion of the tower will consist of a blue glass curtain wall along the east and west sides of the tower with dark bronze mullions delineating each floor and white GFRC panels outlining the edges of the building. The central portion of the tower that reaches the maximum height will consist of a large heart shaped glass curtain covered by an LED screen that will be permitted separately. The heart will be outlined with white metal panels. Along the north and south of the hotel building, smaller blue glass curtain walls are provided and outlines with white GFRC panels.

The parking garage will be constructed of white painted concrete and will reach a maximum height of 93 feet.

The tenant space buildings located to the west of the hotel building will range in height from 27 feet up to 40 feet. Each building has a unique, mid-century modern style design with some franchise specific architecture. Generally, each building has a flat or curvilinear roof and is

constructed of concrete and metal paneling, glass walls, stone veneer, faux wood paneling, and stucco block. Colors of the proposed tenant space buildings generally consist of white, black, red, and brown. The proposed sky venue restaurant is shown at a height of 277 feet with 3 support towers constructed of white GFRC panels with the restaurant building suspended at the top of the support towers. The restaurant building is shown with a curvilinear roof and glass curtain walls along all sides.

Signage is not part of this application and a separate sign design review for a comprehensive sign package will be submitted at a later date. Additionally, the applicant has filed plans with the Federal Aviation Administration (FAA), and the plans show the podium and low rise buildings, the sky venue, and the hotel tower are all under the FAA maximum heights of 100 feet, 371 feet, and 470 feet, respectively.

Floor Plans

The entire resort hotel development has an area of 1,728,140 square feet which consists of 567,855 square feet of hotel tower space for 874 guest rooms. The podium and venues combined consist of 721,805 square feet which includes 223,931 square feet of public space consisting of gaming area, restaurants, retail, entertainment, pool, and similar spaces. The hotel building will also contain 42,615 square feet of convention space, and 177,556 square feet of back of house area. The hotel will contain a basement area that will house the lobby and underground parking area. The main portions of the podium will occupy floors 1 through 4 and will include the casino, restaurant, entertainment areas, spa, gym, and convention spaces. Floors 5 through 29 will contain the various guestrooms. The tenant space buildings are shown as 2 story restaurants and shell spaces. The sky venue restaurant space will be 2,077 square feet with a ground level reception building consisting of a 4,738 square feet lobby and 4,067 square feet outdoor deck.

Applicant's Justification

The proposed resort hotel is located within the Las Vegas Boulevard Gaming Corridor as defined in NRS and is providing a mixture of unique entertainment facilities on the site. There is plenty of parking provided and RISE reports provided show any impacts will be properly addressed. The proposed resort hotel will repurpose existing structures on site and will develop the rest of the site that has been undeveloped for some time. Any reduction in loading spaces is justified as a dock master will be utilized to schedule deliveries to present issues with safety and circulation.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0120	Use permit for a temporary recreational facility and associated retail sales – expired	Approved by BCC	April 2023
UC-0368-11	Use permit for an amusement park and a retail & convention center – expired	Approved by BCC	October 2011
VS-0128-11	Vacation and abandonment of a portion of Giles Street between Mandalay Bay Road and Four Seasons Drive - expired	Approved by PC	May 2011

Prior Land Use Requests

Application Number	Request	Action	Date
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VAC-40-78	Vacation and abandonment of patent easement on APNs 162-28-301-010 & -032 - recorded	Approved by BCC	August 1975

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR (AE-60)	Parking lot & recreational facility
South	Entertainment Mixed-Use	CR (AE-60)	Motels & undeveloped
East	Entertainment Mixed-Use	CR (AE-60)	Multi-family residential
West	Entertainment Mixed-Use	CR (AE-60)	Mandalay Bay Resort Hotel

Related Applications

Application Number	Request
VS-26-0218	A vacation and abandonment of patent easements and rights-of-way is a companion item on this agenda.
TM-26-500056	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

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

According to Section 30.06.05D, a request to expand the Gaming Enterprise District and accompanying Resort Hotel shall demonstrate the following: public services will not be unduly impacted by the proposed establishment and such services to the site are and can be adequately provided; the proposed establishment will enhance the local economy; the site is planned and appropriately zoned; and the proposed establishment is compatible with the surrounding area and will not negatively impact surrounding uses. Staff finds the applicant has, through a survey provided, shown the site is within 1,500 feet of the centerline of Las Vegas Boulevard, is zoned CR (formerly H-1) which permit gaming related uses, and has an accompanying planned land use designation of Entertainment Mixed-Use. The applicant has also provided Regional Infrastructure Services Evaluation (RISE) reports that indicate water supply, wastewater facilities, and flood control facilities are sufficient for the proposed development and any effects will be properly mitigated. The reports provided also indicate the proposed establishment will produce an additional 2,500 additional average daily trips to the site, which will not increase the demand for the surrounding roads beyond their designed capacity. The applicant has also confirmed that they will continue to work with both the Las Vegas Metropolitan Police Department and Clark County Fire Department to meet any necessary conditions to assure

proper coverage to the site. The reports provided also indicate the proposed establishment will enhance the local economy by adding at least 1,000 temporary construction jobs, 1,350 full-time positions related to the resort hotel and venues, and 350 part-time positions.

Ultimately, staff finds the proposed expansion of the Gaming Enterprise District and the Resort Hotel is appropriate for the subject site as the site has a significant history of resort and entertainment uses. Additionally, the area to the east of Las Vegas Boulevard South between Tropicana Avenue and Russell Road has seen the approval of 2 new resort hotels, 1 resort hotel to north at the former Tropicana site and 1 resort hotel (Dream) to the south. The area surrounding the site has several other resort hotels to the west (Mandalay Bay and Luxor) while the remaining area to the east of Las Vegas Boulevard South is undeveloped or has smaller scale entertainment or retail uses that will not be impacted by the proposed development. The proposed resort hotel is proposing a variety of new restaurant, retail, and resort uses that are compatible with the other uses found along this portion of Las Vegas Boulevard South. Finally, several other resort hotels and shopping centers along Las Vegas Boulevard South have requested use permits to hold outside events and to have general entertainment and recreational facilities with no negative impacts on the surrounding area. Staff finds the proposed request will support Clark County Master Plan Policies 5.1.3 and 5.1.5, as well as Winchester/Paradise Specific Policies WP-1.1 and WP-3.1. These policies all support the development of uses, particularly along Las Vegas Boulevard South, that support the base economic activities of the Las Vegas Valley and which promote high intensity uses along areas with high pedestrian and public transit use.

Design Review

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

The proposed design of the resort hotel and accessory buildings consist of a contemporary design that is unique and architecturally diverse, which is appropriate for the surrounding area. The proposed height for the building is similar to other buildings in the area. The layout of the site is logical and distributes the proposed uses throughout the site. Each building is provided with adequate pedestrian walkways. The street landscape area along Mandalay Bay Road, which consists of detached sidewalks and provides a safe and comfortable environment for pedestrians. Parking is accounted for with 2 separate parking garages and enough parking spaces have been provided. While the number of loading spaces is lower than required, the applicant has provided sufficient justification for the proposed number and has indicated that safety circulation has been accounted for. As a result, staff can support this request.

Public Works - Development Review

Waiver of Development Standards

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any landscaping placed in the right-of-way. Staff can support the

waiver of development standards, but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Department of Aviation

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

More importantly, the development will penetrate 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].)

Airspace surface penetration does not include the additional height of construction cranes, which will add to the airspace penetration.

The Resort Hotel proposal is in very close proximity to the Airport runways and directly underneath helicopter flight paths. Glint/glare from lighting and reflective surfaces can create a hazard for pilots.

Due to the proximity of this development proposal to the Airport's west side fuel farm, which is approximately six hundred feet away, this project design presents numerous safety and security concerns, including, but not limited to providing an elevated, direct line of sight to large aviation jet fuel tanks and other secure operational areas of the Airport.

The proposed parking garage structure is sited over top of the Tropicana Wash open flood channel. The northern portion of the channel, just south of Mandalay Bay Rd., contains a security grate to prevent unauthorized access below ground into the secure airfield of the Airport.

Staff Recommendation

Approval of the use permits and the design review; denial of the waiver of development standards.

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:

- Prior to the issuance of building permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;
- Allow the following permits prior to the adoption of the Development Agreement: all grading, including excavation and underground utilities, construction below grade level, and structural first lift with initial foundation work;
- Prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned;
- Bond or other form of financial security, acceptable to Clark County, shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan.
- 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 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication per Las Vegas South Survey RS-25-500117;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a combination right-turn lane and bus turn-out on Mandalay Bay Road with a 5 foot by 50 foot bus shelter pad behind the sidewalk accordance with RTC standards;

- Las Vegas South Survey must be recorded by the applicant prior to the issuance of building permits;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

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;
- All cranes and temporary equipment will require separate FAA airspace determinations that provide "Determinations of No Hazard to Air Navigation" and a finding of no significant impact on aircraft activity at Harry Reid International Airport. A Crane/Temporary Equipment plan that includes the separate FAA airspace determinations must be submitted and approved by the DOA (airspace@lasairport.com) prior to the issuance of building permits;
- Applicant must submit a plan to the DOA (airspace@lasairport.com) for review and approval addressing lighting, solar panels, illuminated signage, and reflective surfaces with potential to impact aviation safety. The plan must include a reflectivity (glare) analysis demonstrating that no significant impact on aircraft activity will occur at the Harry Reid International Airport (Airport). All exterior lighting must be dimmable or otherwise adjustable, with the capability to implement modifications if requested by the DOA or the airlines. Building permits shall not be issued until the DOA Airspace Manager has approved the plan, which may include additional conditions necessary to mitigate glare or reflection hazards to aviation;
- The east side of the building shall not include open-air balconies;
- Eastward facing windows must include glass break detectors which integrate into the access control and alarm monitoring system, which is continuously monitored by the security control room;
- Applicant must design their improvements in a manner that accommodates installation of a new security grate at the southern limits of their parking garage improvements. Installation of the grate shall be by the development. The security grate must match the existing grate (south of Mandalay Bay Rd.) in terms of material, configuration, maximum vertical / horizontal opening size, and gauge thickness. The Tropicana Wash underneath

the parking structure must be designed in a manner that prevents unauthorized access into the airfield.

- Applicant must submit a construction plan to the DOA (landuse@lasairport.com) and receive approval of said plan before issuance of building permits. The construction plan must describe how the Tropicana Wash will be temporarily secured during construction of the parking garage to prevent unauthorized access into the secure airfield of the Airport.
- 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.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0186-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: TEMP VENTURES
CONTACT: NANCY AMUNDSEN, BROWN, BROWN, & PREMSRIRUT, 520 S. 4TH STREET, LAS VEGAS, NV 89101



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101172
 ASSESSOR PARCEL #(s): 162-28-301-001, 002, 010, 032, 033, 036, 037
 PROPERTY ADDRESS/ CROSS STREETS: 3941 South Las Vegas Boulevard

DETAILED SUMMARY PROJECT DESCRIPTION

Resort hotel, restaurant complex, event center, expansion of the Gaming Enterprise District with associated uses within a GED.

PROPERTY OWNER INFORMATION

NAME: Kulik River Capital LLC
 ADDRESS: 3025 100th St SW
 CITY: Everett STATE: WA ZIP CODE: 98204
 TELEPHONE: (206) 972-0282 CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Tempo Ventures
 ADDRESS: 9401 Verlaine Court
 CITY: Las Vegas STATE: NV ZIP CODE: 89145
 TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Brown, Brown, and Premsrirut / Nancy Amundsen
 ADDRESS: 520 South Fourth Street
 CITY: Las Vegas STATE: NV ZIP CODE: 89101
 TELEPHONE: 702.598.1410 CELL 702.994.0490 ACCELA REFERENCE CONTACT ID # _____

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

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



 Property Owner (Signature)*

Gregory Perry, Manager

 Property Owner (Print)

09/08/2025

 Date

LAW OFFICE

Brown, Brown & Premsrirut

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

An Association of Professional Corporations
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

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

April 6, 2026

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

RE: Justification letter – Design Reviews; Special Use Permits; Waivers of Development Standards and Deviations for a Resort Hotel
PRE-25-101480 and APR-25-101179

To Whom It May Concern:

This office represents the “Applicant” in the above referenced matter. The proposed project is on 11.95 acres and is located on the southeast corner of Las Vegas Boulevard and Mandalay Bay Road. It is more particularly described as APNs: 162-28-301-001, 162-28-301-002, 162-28-301-033, 162-28-301-036, 162-28-301-037, 162-28-301-032, and 162-28-301-010. The Applicant is proposing a Resort Lifestyle Center which will include an 874-room resort hotel with associated amenities, a parking garage, and an entertainment venue. In addition, various use permits, waivers of development standards, and design reviews are included in the request. The site is located within the Commercial Resort (CR) zoning district and the AE-60 air zone. A CMA eligibility review has been completed for the impacted parcel (APN 162-28-301-033) and is included in the package.

More specifically, the project will consist of an 874 room hotel and casino tower with convention meeting rooms, a spa/gym, rooftop pool, restaurants, entertainment venues, free standing restaurants, and structured parking. The proposal would create a unique experience along Las Vegas Boulevard South with a covered structure over a pedestrian plaza from Las Vegas Boulevard to the Resort Hotel tower that would be similar to the Fremont Street Experience. The freestanding restaurant venues would be on either side of plaza and would feature patio seating throughout creating a unique pedestrian experience throughout the site. The existing upright structures that were previously designed for a wheel will be repurposed to create a 265-foot sky restaurant venue.

The 350-foot resort tower would appear heart shaped with a heart shaped LED display featuring an LED screen over a glass curtain wall providing a view of the Las Vegas Valley. In addition, Applicant proposes to coordinate the design with the airport.

Parking would be provided under the restaurant venues as well as in a structured parking facility on the east side of the project, adjacent to the resort hotel.

Special Use Permits:

- **Expansion of the Gaming Enterprise District (GED)**

The project is located within the Las Vegas Boulevard gaming corridor as established by NRS 463.3084.

- **Resort Hotel and Associated Uses**

Applicant requests a Special Use Permit for a Resort Hotel with associated uses within the Las Vegas Boulevard gaming corridor. This would include a reduction of loading spaces, reduction in street landscaping, and increase of retaining wall height.

- **Recreation/Entertainment Facility**

This project will include a mixture of unique entertainment facilities including an entertainment venue with a stage.

Waiver of Development Standards

- **Reduce Number of Loading Spaces**

Applicant is proposing 5 designated loading spaces on the site however additional areas capable of being utilized for loading are spread throughout the site. As with most large developments, a dock master will be utilized to schedule deliveries and provide a safe and consistent circulation model. Since the exact make-up of the tenants for the restaurants as well as the hotel and resort amenities are not fully developed, a specific plan cannot be generated at this time. The dock master will, as done in other sites such as City Center, ensure that circulation, parking, and pedestrian traffic is not impacted by deliveries to the site.

- **Non-standard Improvements in the Right-of-Way**

Applicant requests non-standard improvements in the future right-of-way of Las Vegas Boulevard to include landscaping between back of curb and sidewalk.

Design Review

- **Resort Hotel and Associated Amenities**

Applicant is proposing Resort Hotel and Lifestyle on the South Strip. This project proposes a unique development that will bring energy and provide a reimagining of the South Strip.

Sustainability Review

This proposal provides 7.5 sustainability points. These include amenities such as an increase of interior trees, water efficient planting, cool roofs, shade structures, design to minimize artificial lighting, low-emissivity glass, and shade at entrances.

Summary

Applicant is proposing a resort hotel, entertainment, and restaurant venue. With the unique design of the resort hotel tower on the east side of the site, a covered pedestrian plaza leading from Las Vegas Boulevard to an exciting lifestyle resort, and unique restaurant experiences designed for an enhanced pedestrian experience, this project provides a new vision for the South Strip.

Thank you in advance for your time and consideration of this application. Please feel free to contact me should you need additional information.

Sincerely,

BROWN, BROWN & PREMSRIRUT

Nancy Amundsen

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500056-KULIK RIVER CAPITAL, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 11.95 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay.

Generally located east of Las Vegas Boulevard South and south of Mandalay Bay Road within Paradise. JG/hw/cv (For possible action)

RELATED INFORMATION:

APN:

162-28-301-001; 162-28-301-002; 162-28-301-010; 162-28-301-032; 162-28-301-033; 162-28-301-036 through 162-28-301-037

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 11.95
- Project Type: Commercial subdivision
- Number of Lots: 1

Project Description

The plan depicts a proposed 1 lot commercial subdivision located at the southeast corner of Las Vegas Boulevard South and Mandalay Bay Road. The site is currently semi-developed with 2 existing commercial structures in the west along Las Vegas Boulevard South that will be removed. Access to the site will be provided through 3 commercial driveways. The first is along Las Vegas Boulevard South in the southwest corner of the site. The other 2 driveways are located along Mandalay Bay Road with 1 driveway located in the northeast corner of the site and the other located in the northwest corner of the site. The proposed tentative map will facilitate the development of a resort hotel complex on the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0120	Use permit for a temporary recreational facility and associated retail sales - expired	Approved by BCC	April 2023
UC-0368-11	Use permit for an amusement park and a retail & convention center - expired	Approved by BCC	October 2011

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0128-11	Vacation and abandonment of a portion of Giles Street between Mandalay Bay Road and Four Seasons Drive - expired	Approved by PC	May 2011
UC-0021-11	Use permit for an amusement park and convention center - expired	Approved by BCC	March 2011
UC-0186-09	Use permit for a recreational facility consisting of a tethered hot air balloon - expired	Approved by PC	April 2009
VS-1104-04	Vacation and abandonment of patent easement on APNs 162-28-301-032; -033; & -037 - recorded	Approved by PC	July 2004
VS-0933-04	Vacation and abandonment of a portion of Giles Street between Mandalay Bay Road and Four Seasons Drive - recorded	Approved by PC	June 2004
VS-1551-01	Vacation and abandonment of a portion of Giles Street between Mandalay Bay Road and Four Seasons Drive - expired	Approved by PC	February 2002
ZC-1733-00	Zone change to reclassify APN 162-28-301-033 from PF to H-1 to convert public land to private ownership	Approved by BCC	December 2000
VS-0838-99	Vacation and abandonment of patent easement on APN 162-28-301-037 - recorded	Approved by BCC	August 1999
VS-0836-99	Vacation and abandonment of patent easement on APN 162-28-301-036 - recorded	Approved by BCC	August 1999
SC-2160-98	Street name change to rename a portion of Hacienda Avenue to Mandalay Bay Road	Approved by BCC	March 1999
UC-0462-98	Use permit for a shopping center with restaurants, nightclub, live entertainment, and offices - expired	Approved by PC	May 1998
VS-1147-97	Vacation and abandonment of patent easement on APN 162-28-301-032 - recorded	Approved by BCC	August 1997
UC-0952-97	Use permit for a 2 story commercial building with restaurants, nightclub, live entertainment, and offices - expired	Approved by PC	July 1997
UC-1158-96	Use permit for a psychic arts establishment	Approved by PC	August 1996
ZC-0852-95	Zone change to reclassify APN 162-28-301-033 from H-1 to PF for an airport expansion	Approved by BCC	September 1995
UC-115-82	Use permit for a 350 room, 15 story hotel with gaming, lounge, shops, office, and bar - expired	Approved by BCC	July 1982
VAC-12-82	Vacation and abandonment of patent easements and rights-of-way on APN 162-28-301-033 - recorded	Approved by BCC	May 1982
UC-221-80	Use permit for a 225 room hotel with reduced setbacks - expired	Approved by BCC	January 1981
UC-123-80	Use permit to allow mini-golf course, restaurant, gift shop, vacation plan sales office, car rentals, petting zoo, and amusement park - expired	Approved by PC	August 1980

Prior Land Use Requests

Application Number	Request	Action	Date
VAC-40-78	Vacation and abandonment of patent easement on APNs 162-28-301-010 & -032 - recorded	Approved by BCC	August 1975

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR (AE-60)	Parking lot & recreational facility
South	Entertainment Mixed-Use	CR (AE-60)	Motels & undeveloped
East	Entertainment Mixed-Use	CR (AE-60)	Multi-family residential
West	Entertainment Mixed-Use	CR (AE-60)	Mandalay Bay Resort Hotel

Related Applications

Application Number	Request
VS-26-0218	A vacation and abandonment of patent easements and rights-of-way is a companion item on this agenda.
UC-26-0219	A use permit for an expansion to the Gaming Enterprise District and a resort hotel is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30 and is consistent with the currently proposed plans for the site. The proposed map will also facilitate the development of the site as 1 unified lot. As a result, 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 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the

extension of time may be denied if there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication per Las Vegas South Survey RS-25-500117;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a combination right-turn lane and bus turn-out on Mandalay Bay Road with a 5 foot by 50 foot bus shelter pad behind the sidewalk accordance with RTC standards;
- Las Vegas South Survey must be recorded by the applicant prior to the issuance of building permits;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Building Department - Addressing

- Street suffixes shall be spelt out;
- Directional prefixes shall not be shown on the map.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0186-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: TEMP VENTURES

CONTACT: NANCY AMUNDSEN, BROWN, BROWN, & PREMSRIRUT, 520 S. 4TH STREET, LAS VEGAS, NV 89101



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101179
 ASSESSOR PARCEL #(s): 162-28-301-001, 002, 010, 032, 033, 036, 037
 PROPERTY ADDRESS/ CROSS STREETS: 3941 South Las Vegas Boulevard

DETAILED SUMMARY PROJECT DESCRIPTION

Tentative map for a commercial subdivision. Hotel Tower, Casino, Mixed-Use Building with restaurant and retail, (2) parking structures.

PROPERTY OWNER INFORMATION

NAME: Kulik River Captial LLC
 ADDRESS: 3025 100th St SW Bldg C77
 CITY: Everett STATE: WA ZIP CODE: 98204
 TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Tempo Ventures
 ADDRESS: 9401 Verlaine Court
 CITY: Las Vegas STATE: NV ZIP CODE: 89145
 TELEPHONE: 702.596.5385 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Brown, Brown, & Premsrirut / Nancy Amundsen
 ADDRESS: 520 South Fourth Street
 CITY: Las Vegas STATE: NV ZIP CODE: 89101
 TELEPHONE: 702.598.1410 CELL 702.994.0490 ACCELA REFERENCE CONTACT ID # _____

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

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

Gregory Perry, Manager

 Property Owner (Print)

6/30/2025

 Date

LAW OFFICE

Brown, Brown & Premsrirut

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

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

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

October 29, 2025

Clark County Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89115

RE: South Strip Lifestyle Center Tentative Commercial Subdivision Map
APN's: 162-28-301-001, 002, 010, 032, 033, 036, 037

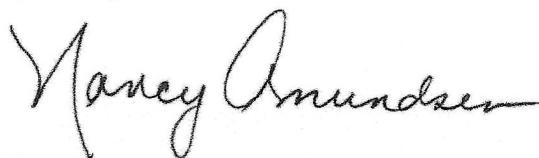
To Whom It May Concern:

This office represents the "Applicant" in the above referenced matter. Applicant is combining 7 parcels to create one commercial lot that will contain approximately 11.95 acres. The subject site is located at the southeast corner of the intersection at Las Vegas Boulevard South and Mandalay Bay Road.

In addition to this Tentative Map submittal, Applicant proposes a resort hotel with associated amenities on the site (PRE-25-101480 / APR-25-101179). A Las Vegas Boulevard South Survey is in process (25-500177).

Please feel free to contact me should you need additional information.

Sincerely,



Nancy Amundsen
Brown, Brown, and Premsrirut

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0238-AYERS JOHN EDWARD:

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

Generally located west of Palm Street and south of Hacienda Avenue within Paradise. JG/rp/cv
(For possible action)

RELATED INFORMATION:

APN:

161-29-310-012

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of screen walls along the east property line to 9 feet where 6 feet is the maximum permitted per Section 30.04.03B (a 50% increase).
2.
 - a. Allow 3 driveway curb cuts where 1 driveway curb cut is permitted per Uniform Standard Drawing 222.
 - b. Reduce the width of the driveways along Palm Street to 11 feet where a minimum of 12 feet is required per Uniform Standard Drawing 222 (an 8% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4387 E. Hacienda Avenue
- Site Acreage: 0.46
- Project Type: Wall height and driveways
- Wall Height (feet): 9

Site Plan

The site contains an existing single-family residence with primary access from Palm Street. Existing block walls run along portions of the western, eastern, and southern property lines. A portion of these walls have been raised along the southern half of the east property line, totaling approximately 95 feet in length.

In addition, the property includes 2 RV gates and a standard car driveway, which are located in the southeast corner of the site. The gates provide access to the rear yard area, while the car

driveway accesses the garage. As a result, the applicant is requesting waivers of development standards to allow a total of 3 driveway curb cuts and to reduce the width of the driveways to a minimum of 11 feet.

Landscaping

There is no proposed landscaping with this request.

Elevations

The raised portion of the wall consists of 2 portions:

Front Segment Along the East Property Line (First 63 Feet):

- Measures approximately 63 feet in length along the east property line;
- Wall height varies from 8 feet 1 inch to 8 feet 11 inches.

Rear Transition Segment Extending Westward (Next 32 Feet):

- Beginning at the end of the 63 foot segment, the wall turns and extends 32 feet westward into the rear yard;
- Wall height ranges from 6 feet 11 inches to 8 feet 11 inches.

Applicant's Justification

The applicant is requesting a waiver of development standards to allow an existing wall that exceeds the maximum height permitted by Title 30. The applicant indicates that maintaining the wall at its current height is necessary for safety and security. The applicant also notes that one of the existing RV gate openings measures approximately 11 feet 8 inches, which does not meet the minimum width required under Uniform Standard Drawing 222. In addition, the property contains three access points. Since these access points were installed by a previous owner without the proper permits, the applicant must request a waiver of development standards to bring the property into compliance.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

Clark County Public Response Office (CCPRO)

There is an active violation (CE25-25010) for building without a permit and increased wall height.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff finds the increased height of the wall may have adverse impacts on the neighboring properties given its proximity to the adjacent sidewalk and streetlight. Staff understands increasing the height of the wall may provide more privacy and security, but increasing the height of walls, especially along streets and sidewalks, can create a canyoning effect that can negatively impact the residential character of the neighborhood. Therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff finds that allowing three driveways is excessive and would create conflicts between vehicles and pedestrians as the applicant is trying to enter and exit the site. Combined with the request to reduce the width of those driveways would further compromise safety. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Off-site improvements to include residential driveways per Uniform Standard Drawing 222.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JOHN AYERS

CONTACT: JOHN AYERS, 4387 E. HACIENDA AVENUE, LAS VEGAS, NV 89120

DRAFT



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101556
 ASSESSOR PARCEL #(s): 176-04-301-001
 PROPERTY ADDRESS/ CROSS STREETS: 4387 E. Hacienda Ave.

DETAILED SUMMARY PROJECT DESCRIPTION

PROPERTY OWNER INFORMATION

NAME: John E. Ayers
 ADDRESS: 4387 E. Hacienda Ave.
 CITY: Las Vegas STATE: NV ZIP CODE: 89120
 TELEPHONE: _____ CELL (702) 210-0468

APPLICANT INFORMATION (information must match online application)

NAME: John E. Ayers
 ADDRESS: 4387 E. Hacienda Ave.
 CITY: Las Vegas STATE: NV ZIP CODE: 89120
 TELEPHONE: _____ CELL (702) 210-0468 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: John E. Ayers
 ADDRESS: 4387 E. Hacienda Ave.
 CITY: Las Vegas STATE: NV ZIP CODE: 89120
 TELEPHONE: _____ CELL (702) 210-0468 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.

John E. Ayers
 Property Owner (Signature)*

John E. Ayers
 Property Owner (Print)

12/15/2025
 Date

January 27, 2026

To Whom it may concern,

I request a waiver to keep the height of just over 8 feet on my fence located at the Southeast corner of my lot, (Parcel number 176-04-301-001, APR# 25-101556) facing Palm Street to also include the added RV gate. I was made aware, by a Code enforcement officer, that the current structure is only permitted one RV gate and a six foot height limit. While dealing with Public Works also made aware all driveways are a minimum of 12 feet, and one gate is 11 feet 7 3/4 inches. I'm asking for a waiver of development standards to reduce the residential driveway to 11 feet, where 12 feet is the minimum per Uniform Standard Drawing 222. I must ask for a waiver of development standards to allow three residential driveways, where only one is permitted per Uniform Standard Drawing 222. This is for the driveways to both gates and to main garage.

The location of my property, next to a public park, has experienced repeated vandalism and unfortunately attracts the homeless. It is not injurious to the use and enjoyment of adjacent properties and looks greatly improved. This is part of the reason I purchased the property as so. I never knew the prior owners did not acquire permits to the higher wall improvement which is calling into question all structures not permitted into question.

This area has made local news for street racing problems and a shooting at my neighbors for trying to make it stop. I grew up in this area and choose not to give up on it. Please help me to feel safer in my choice to keep this property. To be perfectly clear, I'm asking where it is a 6 feet maximum, as per code, to be waived to 8 feet 11 inches, and to keep both RV gates as is at 8 feet 7/8 inches. Also, a waiver for both driveways to the RV gates and main garage. Thank you for your time and consideration.

Sincerely,



John E. Ayers

Owner 4387 East Hacienda Avenue, Las Vegas Nevada 89120

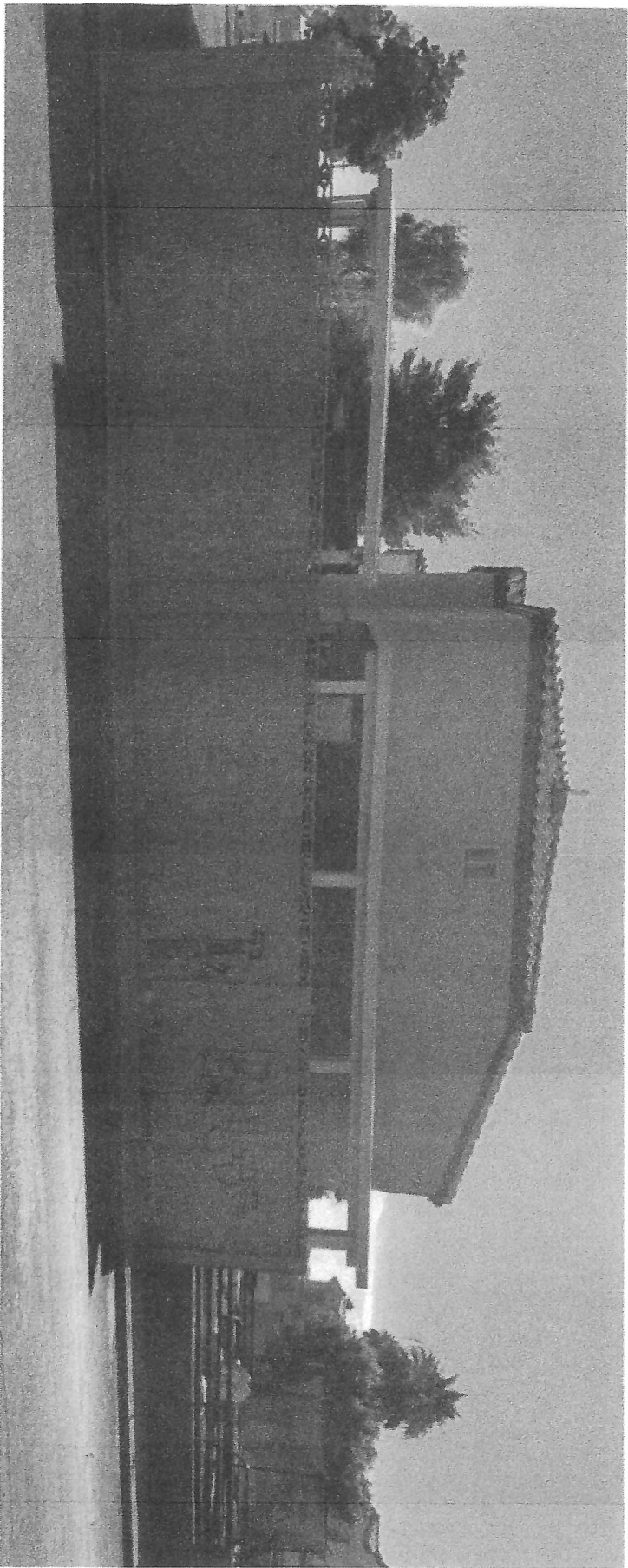


Night SWAT was called out.
Told to stay indoors.
Same wall can be seen from the
kitchen window.

7



When SWAT actually arrived



SRAGS Graffiti 9/30/2025
Seen from kitchen window.



Current gang graffiti · 12-15-2025