



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

February 24, 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

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 February 10, 2026 (For possible action)

BOARD OF COUNTY COMMISSIONERS

MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair

APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TICK SEGERBLOM

KEVIN SCHILLER, County Manager

IV. Approval of the Agenda for February 24, 2026 and Hold, Combine, or Delete any Items.
(For possible action)

V. Informational Items (for discussion only)

VI. Planning and Zoning

1. **VS-26-0031-atrium holdings, llc:**

VACATE AND ABANDON a portion of a right-of-way being Paradise Road located between Flamingo Road and Harmon Avenue within Paradise (description on file). JG/nai/cv (For possible action) **PC 3/17/26**

2. **UC-26-0059-PIACENTE, THOMAS S. & ANDREA:**

USE PERMIT for a communication tower.

WAIVER OF DEVELOPMENT STANDARD for alternative driveway geometrics.

DESIGN REVIEW for a proposed communication tower on 0.10 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Billman Avenue and west of Sandhill Road within Paradise. JG/jam/cv (For possible action) **BCC 3/18/26**

3. **UC-26-0063-TAJALLI, HAMID R.:**

USE PERMIT for outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate street landscaping; 2) reduce and eliminate landscape buffering and screening; 3) eliminate access gate setbacks; and 4) alternative driveway geometrics.

DESIGN REVIEW for a proposed outdoor storage facility on 0.65 acres in an IP (Industrial Park) Zone. Generally located south of Desert Inn and east of Sandhill Road within Paradise. TS/dd/cv (For possible action) **BCC 3/18/26**

4. **WS-25-0872-ARCHITECTISTS, LLC:**

WAIVER OF DEVELOPMENT STANDARDS to allow a second driveway in conjunction with an existing single-family residence on 0.27 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Canterbury Court and west of Spencer Street within Paradise. JG/tpd/cv (For possible action) **BCC 3/18/26**

5. **WS-25-0895-REINECK PHILLIP JOSEPH & JUDY:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; 2) modify buffering and screening; 3) modify residential adjacency standards; and 4) reduce driveway throat depth.

DESIGN REVIEW for a proposed manufacturing, light facility on 0.53 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Patrick Lane and east of Annie Oakley Drive within Paradise. JG/rg/cv (For possible action) **BCC 3/18/26**

6. **WS-26-0042-COLOSO, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) alternative driveway geometrics.
DESIGN REVIEW for an existing office building on 0.96 acres in a CP (Commercial Professional) Zone. Generally located east of Eastern Avenue and south of Rochelle Avenue within Paradise. TS/jud/cv (For possible action) **BCC 3/18/26**

7. **ZC-26-0035-GIPSY, LLC:**
ZONE CHANGE to reclassify 0.25 acres from an RS3.3 (Residential Single-Family 3.3) Zone to a CG (Commercial General) Zone. Generally located north of Naples Drive and west of Paradise Road within Paradise (description on file). JG/jgh (For possible action) **BCC 3/18/26**

8. **WS-26-0036-GIPSY, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce parking lot landscaping; 3) reduce and eliminate buffering and screening; 4) increase fence height; 5) increase parking; 6) eliminate parking turnaround; 7) modify residential adjacency standards; and 8) allow attached sidewalk.
DESIGN REVIEW for a proposed parking lot expansion and modifications to an existing restaurant and related services establishment on a portion of 1.17 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located north of Naples Drive and west of Paradise Road within Paradise. JG/dd/cv (For possible action) **BCC 3/18/26**

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: March 10, 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

February 10, 2026

MINUTES

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

Joelene Isfalt; Planning, Blanca Vazquez; Community Liaison, Alvaro Lozano; Clark County Administrative Services

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

II. Public Comment:

None

III. Approval of January 27, 2026 Minutes

Moved by: Sheesley

Action: Approve as submitted

Vote: 4-0 Unanimous

Approval of Agenda for February 10, 2026

Moved by: Williams

Action: Approve with changes

Vote: 4-0 Unanimous

IV. Informational Items (For Discussion only)

Blanca announced that board member Philipp has resigned. Vacancy notice will go out in about 3 weeks, and will be posted for 4 weeks.

Senior Soiree to be held February 12, 2026 11:00am-1:00pm at the Paradise Recreation center 4775 McLeod Dr.

VI. Planning & Zoning

1. **WS-25-0461-NELSON, JEREMY & KATIE:**

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) eliminate building separation; and 3) modified driveway geometrics in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Silver Falls Avenue and west of Silver View Street within Paradise. MN/tpd/cv (For possible action)

MOVED BY-Woitas

DENY- Waivers #1 & #2

APPROVE- Waiver #3 - Subject to staff conditions

VOTE: 4-0 Unanimous

2. **UC-26-0012-DBJM LAS VEGAS BLVD 5.46, LLC:**

USE PERMITS for the following: 1) recreational and entertainment facility; 2) outdoor dining, drinking, and cooking; 3) live entertainment; and 4) mobile food vendor in conjunction with an existing vehicle sales (motorcycles), rental, and repair facility on 5.46 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located east of Las Vegas Boulevard South and south of Russell Road (alignment) within Paradise. JG/md/kh (For possible action) PC 3/3/26

MOVED BY-Sheesley

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

3. **VS-26-0002-ACRE-WS 2520, LLC:**

VACATE AND ABANDON portion of a right-of-way being Warm Springs Road located between Paradise Bay Drive and Eastern Avenue within Paradise (description on file). MN/rp/kh (For possible action) PC 3/3/26

MOVED BY-Swartzlander

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

4. **WS-26-0030-DONATIEN, RICARDO RAMIREZ:**

WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback of an existing accessory living quarters in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Hacienda Avenue and west of San Anselmo Street within Paradise. JG/bb/kh (For possible action) PC 3/3/26

MOVED BY-Williams

APPROVE- Subject to IF approved staff conditions

VOTE: 4-0 Unanimous

3 Letters of support were turned in by the Applicant

5. **SDR-26-0010-SG VEGAS OWNER, LLC:**
SIGN DESIGN REVIEW to increase the number of electronic signs in conjunction with a previously approved comprehensive sign plan for an existing shopping center on 9.46 acres in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and south of Harmon Avenue within Paradise. JG/rr/kh (For possible action) **BCC 3/4/26**

MOVED BY-Swartzlander
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

6. **VS-26-0021-GALKOS, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Windy Road located between Teco Avenue and Sunset Road; and a portion of right-of-way being Sunset Road located between Windy Road and Ensworth Street within Paradise (description on file). MN/md/kh (For possible action) **BCC 3/4/26**

MOVED BY-Williams
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

7. **UC-26-0020-GALKOS, LLC:**
USE PERMITS for the following: 1) outdoor storage and display; and 2) truck parking or staging. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) non-decorative fence; 2) increase fence height; and 3) reduced approach distance.
DESIGN REVIEW for an industrial development consisting of a proposed outdoor storage and display, and a proposed truck parking or staging on a 3.57 acre portion of a 6.91 acre site in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located north of Sunset Road and west of Windy Road within Paradise. MN/md/kh (For possible action) **BCC 3/4/26**

MOVED BY-Williams
APPROVE- Subject to IF approved staff conditions
VOTE: 4-0 Unanimous

8. **TM-26-500002-GALKOS, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 6.91 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located north of Sunset Road and west of Windy Road within Paradise. MN/md/kh (For possible action) **BCC 3/4/26**

MOVED BY-Williams
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

9. **ZC-26-0022-WIGWAM AND EASTERN, LLC:**
ZONE CHANGE to reclassify 1.13 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Wigwam Avenue and west of Eastern Avenue within Paradise (description on file). MN/rk (For possible action) **BCC 3/4/26**

MOVED BY-Swartzlander
DENY
VOTE: 4-0 Unanimous

10. **VS-26-0023-WIGWAM AND EASTERN, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Wigwam Avenue and Camero Avenue, and Eastern Avenue and Spencer Street within Paradise (description on file). MN/md/kh (For possible action) **BCC 3/4/26**

MOVED BY-Swartzlander

DENY

VOTE: 4-0 Unanimous

11. **WS-26-0024-WIGWAM AND EASTERN, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) increase retaining wall height.
DESIGN REVIEWS for the following: 1) proposed single-family residential development; and 2) allow alternative yards on 1.13 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Wigwam Avenue and west of Eastern Avenue within Paradise. MN/md/kh (For possible action) **BCC 3/4/26**

MOVED BY-Swartzlander

DENY

VOTE: 4-0 Unanimous

12. **TM-26-500003-WIGWAM AND EASTERN L L C:**
TENTATIVE MAP consisting of 5 single-family residential lots and common lots on 1.13 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Wigwam Avenue and west of Eastern Avenue within Paradise. MN/md/kh (For possible action) **BCC 3/4/26**

MOVED BY-Swartzlander

DENY

VOTE: 4-0 Unanimous

13. **VS-26-0019-2151 SUNSET, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Sunset Road located between Surrey Street and Eastern Avenue; and a portion of right-of-way being Surrey Street located between Sunset Road and Helm Drive (alignment) within Paradise (description on file). JG/md/kh (For possible action) **BCC 3/4/26**

MOVED BY-Woitas

APPROVE- Subject to IF approved staff conditions

ADDED Condition

- 2 year review as a public hearing

VOTE: 4-0 Unanimous

14. **WS-26-0018-2151 SUNSET, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce buffering and screening; and 2) residential adjacency standards.

DESIGN REVIEW for a proposed office/warehouse complex with accessory outdoor storage yards on 2.46 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70) Overlay. Generally located south of Sunset Road and east of Surrey Street within Paradise. JG/md/kh (For possible action)

BCC 3/4/26

MOVED BY-Woitas

APPROVE- Subject to IF approved staff conditions

ADDED Condition

- 2 year review as a public hearing

VOTE: 4-0 Unanimous

15. **ZC-26-0025-STRIKE INDUSTRIES, LLC:**

ZONE CHANGE to reclassify 0.46 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located east of Topaz Street and north of Dustin Avenue within Paradise (description on file). JG/gc (For possible action)

BCC 3/4/26

MOVED BY-Sheesley

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

16. **WS-26-0026-STRIKE INDUSTRIES, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow attached sidewalks; 2) waive off-site improvements (streetlights); and 3) alternative driveway geometrics.

DESIGN REVIEW for a proposed office/warehouse building on 0.46 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located north of Dustin Avenue and east of Topaz Street within Paradise. JG/mh/kh (For possible action)

BCC 3/4/26

MOVED BY-Sheesley

DENY-Waivers #1 and #2

APPROVE- Waiver #3a subject to staff conditions

APPROVE-Design review subject to staff conditions

VOTE: 4-0 Unanimous

VI. General Business (for possible action)

None

VII. Public Comment

None

VIII. Next Meeting Date

The next regular meeting will be February 24, 2026

IX. Adjournment

The meeting was adjourned at 8:40 p.m.

July 14th, 2025
Las Vegas, NV

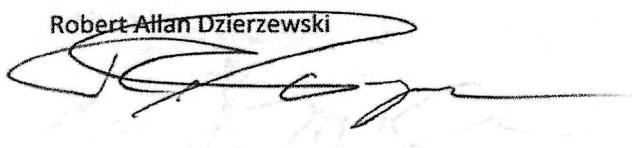
To whom it may concern:

I, Robert Allan Dzierzewski, with domicile at 5293 San Anselmo St, Las Vegas, NV 89120 and owner of the previously mentioned property, am writing this letter to give my consent to my neighbor:

Ricardo Ramirez Donatien with domicile at 5289 San Anselmo St, regarding the building of the casita and the property limit wall between our properties. Any building alteration between our wall property limits will be on Ricardo Ramirez Donatien's own expenses.

Sincerely,

Robert Allan Dzierzewski

A handwritten signature in black ink, appearing to read "Robert Allan Dzierzewski". The signature is fluid and cursive, with a large, stylized 'R' at the beginning.

July 14th, 2025
Las Vegas, NV

To whom it may concern:

I, Amigon German, with domicile at 4659 Fairfax Ave, Las Vegas, NV 89120 and owner of the previously mentioned property, am writing this letter to give my consent to my neighbor:

Ricardo Ramirez Donatien with domicile at 5289 San Anselmo St, regarding the building of the casita and the property limit wall between our properties. Any building alteration between our wall property limits will be on Ricardo Ramirez Donatien's own expenses.

Sincerely,

Amigon German

A handwritten signature in black ink, appearing to read "Amigon German".

July 14th, 2025
Las Vegas, NV

To whom it may concern:

I, Jose L Sandoval Sanchez, with domicile at 5285 San Anselmo St, Las Vegas, NV 89120 and owner of the previously mentioned property, am writing this letter to give my consent to my neighbor:

Ricardo Ramirez Donatien with domicile at 5289 San Anselmo St, regarding the building of the casita and the property limit wall between our properties. Any building alteration between our wall property limits will be on Ricardo Ramirez Donatien's own expenses.

Sincerely,

Jose L Sandoval Sanchez

A handwritten signature in black ink, appearing to read "Jose L Sandoval Sanchez". The signature is fluid and cursive, with "Jose L" on the first line and "Sandoval Sanchez" on the second line.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0031-atrium holdings, llc:

VACATE AND ABANDON a portion of a right-of-way being Paradise Road located between Flamingo Road and Harmon Avenue within Paradise (description on file). JG/nai/cv (For possible action)

RELATED INFORMATION:

APN:

162-22-103-005

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon a portion of the existing right-of-way to accommodate detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-25-400003 (UC-19-0824)	Second extension of time for a use permit with a design review for long term/short term lodging; with waivers for reduced setbacks, reduced parking, reduced number of loading spaces, alternative landscaping, nonstandard off-site improvements, and alternative commercial driveway geometrics	Approved by PC	March 2025
ET-22-400062 (UC-19-0824)	First extension of time for a use permit with a design review for long term/short term lodging; with waivers for reduced setbacks, reduced parking, reduced number of loading spaces, alternative landscaping, nonstandard off-site improvements, and alternative commercial driveway geometrics	Approved by PC	June 2022
UC-19-0824	Use permit with a design review for long term/short term lodging; with waivers for reduced setbacks, reduced parking, reduced number of loading spaces, alternative landscaping, nonstandard off-site improvements, and alternative commercial driveway geometrics	Approved by PC	December 2019

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0360-08	Additions, renovations, and minor site design changes to an existing hotel (Atrium) with waivers to reduce parking and setbacks	Approved by PC	May 2008
UC-0401-05	Resort condominium with reduced parking	Approved by BCC	June 2005
UC-353-88	Hotel with support related facilities	Approved by PC	November 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Entertainment Mixed-Use (18 or more du/ac)	CR (AE-60)	Undeveloped
South	Entertainment Mixed-Use (18 or more du/ac)	CR (AE-60 & AE-65)	Hotel
East	Entertainment Mixed-Use (18 or more du/ac)	CR (AE-60)	Multi-family development

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way for detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial

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

Public Works - Development Review

- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ATRIUM HOLDINGS, LLC

**CONTACT: JULIA GARRAD, ZENITH ENGINEERING, 1980 FESTIVAL PLAZA DRIVE,
SUITE 450, LAS VEGAS, NV 89135**



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-102030

ASSESSOR PARCEL #(s): 162-22-103-005

PROPERTY ADDRESS/ CROSS STREETS: Paradise and Harmon

DETAILED SUMMARY PROJECT DESCRIPTION

Vacate 5' of right-of-way along Paradise Road for the installation of detached sidewalks.

PROPERTY OWNER INFORMATION

NAME: Atrium Holdings LLC
ADDRESS: 3790 Paradise Road, Suite 250
CITY: Las Vegas STATE: NV ZIP CODE: 89169
TELEPHONE: 702-947-8330 CELL 503-333-5280

APPLICANT INFORMATION (information must match online application)

NAME: Atrium Holdings LLC
ADDRESS: 3790 Paradise Road, Suite 250
CITY: Las Vegas STATE: NV ZIP CODE: 89169
TELEPHONE: 702-947-8330 CELL 503-333-5280 ACCEL A REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Julia Garrad - Zenith Engineering
ADDRESS: 1980 Festival Plaza Drive, Suite 450
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-835-3496 CELL 702-835-3496 ACCEL A REFERENCE CONTACT ID # 188199

*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.

Signed by:
Stephen Siegel
SF4507EC1P10100
Property Owner (Signature)*

Stephen Siegel

Property Owner (Print)

1/8/2026

Date



December 16, 2025

Clark County
Current Planning
500 S. Grand Central Pkwy.
Las Vegas, NV 89155

**Re: Atrium Apartments, Zenith Project No. 201002
Right-of-Way Vacation Justification Letter**

Dear Sir or Madam:

Zenith Engineering has been retained by The Siegel Group Nevada, Inc. to assist in filing a vacation application to vacate existing right-of-way with property located on Paradise Road, north of Harmon Avenue (Assessor's Parcel Number 162-22-103-005). With this project we are proposing detached sidewalks along Paradise Road. In addition, there are future improvements proposed on Paradise Road per "Paradise Road Project" improvement plans per Clark County Drawing Project L-1711. With our project, we are tying into the new curb location along Paradise Road with our improvements. It is necessary to vacate the right-of-way to the back of curb for the installation of detached sidewalk..

Please feel free to contact me with any questions or comments at (702) 835-3496. Thank you.

Sincerely,

ZENITH ENGINEERING



Julie Garrad, PE
Principal

03/18/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0059-PIACENTE, THOMAS S. & ANDREA:

USE PERMIT for a communication tower.

WAIVER OF DEVELOPMENT STANDARD for alternative driveway geometrics.

DESIGN REVIEW for a proposed communication tower on 0.10 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located north of Billman Avenue and west of Sandhill Road within Paradise. JG/jam/cv (For possible action)

RELATED INFORMATION:

APN:

161-19-302-013

WAIVER OF DEVELOPMENT STANDARD:

1. a. Reduce the width of a proposed commercial driveway to 30 feet where 32 feet is required per Uniform Standard Drawing 222.1 (a 6% reduction).
b. Allow a commercial curb return driveway to not be installed along Billman Avenue per Uniform Standard Drawing 222.1.

LAND USE PLAN:

WINCHESTER/RADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.10
- Project Type: Proposed communication tower
- Height (feet): 80

Site Plan

The plan depicts a proposed multi-carrier 80 foot high communication tower, and associated ground equipment, within a 30 foot by 75 foot compound located on the north half of the subject parcel. The proposed communication tower will only be accessible via a private access gate from Billman Avenue to the south. An existing wall functions as the north boundary of the communication tower compound. The east, west, and south boundaries of the compound will be enclosed with an 8 foot high decorative CMU wall. The tower is set back (from the leading edge of the arrays) approximately 24 feet from the north property line, 6 feet from east property line, 111 feet from south property line along Billman Avenue, and 6 feet from west property line. A

special use permit is required for a communication tower within the RS5.2 Zone and because the proposed communication tower is set back 6 feet from the adjacent residential property to the west where 23 feet is required per Section 30.03.08B.

Landscaping

Landscaping is not proposed or required with this application.

Elevations

The plans depict an 80 foot high monopole communication tower. Ground equipment will be screened from street view by a proposed 8 foot high 161 decorative CMU wall. The compound will be accessed by a 12 foot wide driveway and 12 foot wide metal gate proposed within the existing CMU wall. The tower will be structurally capable and designed to accommodate at least 3 antenna arrays. The tower is depicted as having a stealth design to minimize the visual impact on the surrounding area.

Applicant's Justification

The applicant states the proposed communication tower is located the grounds of an existing plant nursery in an industrial area; therefore, the proposed tower will not be out of character. Additionally, the tower is necessary to improve coverage and expand telecommunications network capacity for the provider to meet customer demand. It will provide residents, visitors and businesses with reliable, high-quality wireless service and will enhance emergency services, which is vital to the safety of the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	RS5.2	Place of worship
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2	Single-family residential
East	Neighborhood Commercial	CP	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2	Single-family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

The proposed communication tower is adjacent to a residential use to the west, with the closest residential development being 6 feet where 23 feet is required. However, this residential property is owned and occupied by the owner of the communication tower property. The next closest residential development to the south is 171 feet away where 113 feet is required. The tower is proposed to be 80 feet in height and its design has the capacity to support more than one antenna. Staff does not anticipate any negative impacts associated with the proposed communication tower and the ground equipment. Businesses, governments, emergency services, and the general public are all users of cellular technology. The installation of this proposed expansion will enhance service coverage and reliability for users in Clark County. Staff finds the proposed tower should not adversely affect adjacent properties, the surrounding land uses, or the character of the area. For these reasons, staff can support this request.

Waiver of Development Standards

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

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 applicant has depicted the tower as having a stealth design so as to minimize its visual impact on the surrounding area. Staff also finds that the existing block wall will act as screening for the ground equipment area, thereby reducing, if not eliminating, the visual impact of the tower's ground equipment. For these reasons, staff can support the design review request.

Public Works - Development Review

Waiver of Development Standards

The limited frontage of the site does not allow for a commercial driveway to meet the minimum standards or required driveway width. Staff anticipates only maintenance will access the site, so there will be limited traffic. Therefore, 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 that a bond (or other guarantee per Section 30.03.08) is required prior to the construction of the tower; this approval also includes all future antennas proposed in conjunction with this tower, provided all future antennas are determined to not be visually obtrusive to this area; in order to construct this tower, building permits must be obtained for this tower prior to building permits being issued for any other communication tower within a radius of 600 feet otherwise additional land use applications may be required; within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines

Public Works - Development Review

- Full off-sites to include a commercial driveway.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: THE TOWERS, LLC

**CONTACT: TRACY CLINE, NEXTEDGE NETWORKS, LLC, 4850 W. OQUENDO ROAD,
LAS VEGAS, NV 89118**

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0063-TAJALLI, HAMID R.:

USE PERMIT for outdoor storage.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce and eliminate street landscaping; 2) reduce and eliminate landscape buffering and screening; 3) eliminate access gate setbacks; and 4) alternative driveway geometrics.

DESIGN REVIEW for a proposed outdoor storage facility on 0.65 acres in an IP (Industrial Park) Zone.

Generally located south of Desert Inn and east of Sandhill Road within Paradise. TS/dd/cv (For possible action)

RELATED INFORMATION:

APN:
161-18-510-054

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the width of the street landscaping strip along Desert Inn Road to 6.5 feet where a minimum of 10 feet is required per Section 30.04.01D (a 35% reduction).
b. Eliminate street landscaping (trees) along Desert Inn Road where trees within the landscape area are required per Section 30.04.01D.
2. a. Allow a 6 foot high non-decorative block wall along the south property line where an 8 foot high decorative screen wall shall be provided per Section 30.04.02C.
b. Eliminate the 8 foot high decorative screen wall on the west and east property lines where required per Section 30.04.2C.
c. Eliminate the landscape buffer along the west, south, and east property lines where a 15 foot wide landscape buffer consisting of a double row of evergreen trees is required per Section 30.04.02C.
3. Eliminate the access gate setback to zero feet where a minimum of 18 feet is required per Section 30.04.03E.
4. a. Eliminate the driveway throat depth along Desert Inn Road to zero feet where 25 feet is required per Uniform Standard Drawing 222.1.
b. Allow a commercial curb return driveway to not be installed along Desert Inn Road per Uniform Standard Drawing 222.1.

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3909 Desert Inn Road
- Site Acreage: 0.65
- Project Type: Outdoor storage
- Parking Required/Provided: 1/1
- Sustainability Required/Provided: 7/0

Site Plan

The site plan depicts a 9,400 square foot outdoor storage area on the northern portion of the subject parcel, located south of Desert Inn Road. The southern two thirds of the site is unpaved and will not be utilized for outdoor storage. Access to the site is provided via a driveway on the northeast corner of the site. A swinging gate which remains open during business hours is also located at the entrance, with a zero foot setback from the property line thus necessitating a waiver of development standards. The outdoor storage area is unscreened from the right of way, and is not accessory to an indoor primary use, necessitating a use permit per Title 30. There is an existing freestanding sign (billboard) located towards the northeast corner of the site, with no other buildings or structures on the property. The single parking space required for the outdoor storage area is located towards the northwest corner of the site.

Landscaping

Plans depict the landscaping on site as being comprised of a single 6.5 foot wide street landscape strip where a 10 foot wide landscape strip is required behind an attached sidewalk. Additionally, photos of the landscaping strip show it as being filled with mature palm trees and various shrubs and none of the trees listed on the SNWA plant list are provided. Except for an existing 6 foot high CMU wall on the south property line, none of the required landscape buffering or screening is provided on the west, south, or east sides of the property. All of these conditions necessitate waivers of development standards.

Applicant's Justification

The applicant states that they have no employees, nor do customers come to the site, and that the lot is only used for the storage of vehicles that are sold at auction. The applicant also states that nothing will be stored on the unpaved portion of the site. The applicant requests waivers and the use permits for the required landscaping and screening, citing ongoing security concerns. They state that individuals in the surrounding area have previously accessed the site without authorization, resulting in theft and fuel siphoning from stored vehicles. Per the applicant landscaping and screening will obscure them from view which will lead to increased theft.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0565-01	Waiver of development standards to increase the height of a freestanding sign	Approved by PC	June 2001
UC-1998-97	Use permit for a freestanding sign	Approved by PC	December 1997

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1930-95	Zone change to M-D for an office/warehouse development - expired	Approved by BCC	December 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use (up to 18 du/ac)	RM32	Senior living facility
South	Neighborhood Commercial	CG	Construction offices
*East	Corridor Mixed-Use (up to 18 du/ac)	RS5.2	Public right-of-way
West	Corridor Mixed-Use (up to 18 du/ac)	CG	Vehicle sales

*Immediately to the east is I-11 overpass

Clark County Public Response Office (CCPRO)

CE25-03272 is an active Code Enforcement case for unpermitted outdoor storage.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

Typically an outdoor storage within an Industrial Park zone can be supported by staff, however the conditions on site have affected the determination; in this case, the outdoor storage is not accessory to an indoor use, and none of the outdoor storage is screened from Desert Inn Road to the north or from any nonindustrial use. Furthermore, staff is not supporting any of the waivers of development standards or the design review for the site, therefore staff cannot support this request.

Waivers of Development Standards

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

proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

Staff finds that the landscape strip currently located along Desert Inn Road does not meet current Title 30 standards; the width of the landscape strip is not wide enough behind the existing attached sidewalk, and the plant material within the landscape strip mainly consists of mature palm trees, which are prohibited by Title 30. Aerial imagery shows that the street landscape strip was added around 2007, and staff cannot find any permits or land use entitlements that allowed its design. While staff typically encourages landscaping and advocates for the preservation of existing mature plant material, staff cannot support this waiver of development standards.

Waiver of Development Standards #2

Landscape buffers are meant to separate more intense zoning districts from their less intense neighboring properties, and to separate freeways from individual properties for safety and aesthetic purposes. In this case, staff finds that while the current use is not out of place for the area, any future industrial uses on site, or the expansion or intensification of the current outdoor storage use, could negatively impact the immediate area, and that these impacts would be greatly lessened by the code-required buffering and screening. Staff also finds that if the landscape buffers were not installed, the addition of 8-foot-high decorative screen walls along the south, east and west property lines would greatly improve the site and lessen any potential negative impacts to the adjacent properties. For these reasons, staff cannot support this request.

Waiver of Development Standards #3

Staff finds that eliminating the gate setback could result in vehicular traffic queueing along Desert Inn Road to enter the site. The applicant states the access gates will remain open during business hours, which does help mitigate any potential issues, but there is also no reason that the gates could not be relocated to meet the 18 foot setback requirement. For these reasons, staff cannot support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and other 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 applicant has the opportunity to provide visually appealing site design and needed services for surrounding communities. In this case, staff finds that the design of the outdoor storage and display lot is lacking in its design; and the site was developed without permission from any County departments and does not meet multiple requirements of Title 30. Additionally, staff finds that the site could be greatly improved with minimal changes; replacing the unpermitted landscaping with new trees as outlined in the Southern Nevada Water Authority plant list, the addition of buffer landscaping or buffer walls, and a minor relocation of the access gate would drastically change the condition of the site. For these reasons, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #4a

With the high volume of traffic on Desert Inn Road, the request to eliminate throat depth is excessive and will cause stacking in the right-of-way. Therefore, staff cannot support this request.

Waiver of Development Standards #4b

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- No comment

Fire Prevention Bureau

- 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.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HAMIDREZA TAJALLI

CONTACT: HAMIDREZA TAJALLI, 7844 DESERT BELL AVENUE, LAS VEGAS, NV
89128





Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-100287

ASSESSOR PARCEL #(s): 161-18-510-054

PROPERTY ADDRESS/ CROSS STREETS: 3909 East Desert Inn Road, Las Vegas, NV 89121

DETAILED SUMMARY PROJECT DESCRIPTION

Outdoor storage of vehicles

PROPERTY OWNER INFORMATION

NAME: Hamid R. Tajalli

ADDRESS: 7844 Desert Bell Avenue

CITY: Las Vegas

STATE: NV

ZIP CODE: 89128

TELEPHONE: CELL 702-580-2075

702-580-2075

ACCELA REFERENCE CONTACT ID #

APPLICANT INFORMATION (information must match online application)

NAME: Hamid R. Tajalli

ADDRESS: 7844 Desert Bell Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89128

TELEPHONE: CELL 702-580-2075

702-580-2075

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Hamid R. Tajalli

ADDRESS: 7844 Desert Bell Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89128

TELEPHONE: CELL 702-580-2075

702-580-2075

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)*

HAMID R. TAJALLI
Property Owner (Print)

1/20/26
Date

Best Auto
Hamid Tajalli
7844 Desert Bell Ave.
Las Vegas, NV 89128
(702) 580-2075

Re: Property at 3909 E. Desert Inn Road. Las Vegas, NV 89121

APR-25-100287

To Whom It May Concern:

When I originally bought the land, I intended to open a recycling center, but I abandoned those plans, I, Hamid, R. Tajalli, have a dealer's license to sell motor vehicles. I only use my license for wholesale, so I currently use the land only to store vehicles. All my cars are sold at auction. I do not make retail sales, and I do not have any employees.

Nothing will be stored on the unpaved portion of the site.

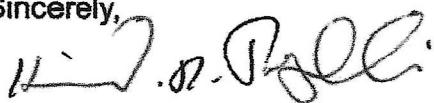
I am requesting the following applications:

1. A use permit to eliminate an 8' high screened fence or wall where required per section 30.03.07D.4 in an IP zone.
2. A use permit to allow outdoor storage not accessory to an indoor primary use where required per section 30.03.07D.4.
3. A waiver of development standards to eliminate the access gate setback where 18 feet is required to 0 feet per section 30.04.04E(2).
4. A waiver of development standards to eliminate the 15-foot landscape buffer with an eight (8) foot decorative screen wall along the west, east, and south property lines.
5. A waiver of development standards for the landscape buffer along the south, east, and west sides of the parcel per 30.04.02C.
6. A waiver of development standards to eliminate street landscaping per 30.04.01 D(7).
7. A waiver of development standards to reduce street landscaping width to 6.5 feet where 10 feet is required per 30.04.01D(7).
8. Waiver of development standards to not install a commercial curb return driveway per Uniform Standard Drawing 222.1
9. Waiver of development standards to allow a throat depth of 0' where 25' is required Uniform Standard Drawing 222.1
10. Design review for an outdoor storage yard

The landscape will not be affected by the changes requested. I would also like to request to waive landscaping requirement along Desert Inn Rd per 30.64.030. The current landscaping will not be affected.

Additionally, the unhoused population that is living between my property line, where there is a fence, and the freeway are continuously trespassing on my property. I have caught them syphoning gas or stealing from the property. My concern with having a screened fence is that people will be masked from view, and I will suffer more losses and theft.

Sincerely,



Hamid R. Tajalli
(Owner)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0872-ARCHITECTISTS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow a second driveway in conjunction with an existing single-family residence on 0.27 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located north of Canterbury Court and west of Spencer Street within Paradise. JG/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

162-23-418-005

WAIVER OF DEVELOPMENT STANDARDS:

Allow a second driveway where 1 is the maximum allowed per Uniform Standard Drawing 222.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1686 Canterbury Court
- Site Acreage: 0.27
- Project Type: Secondary driveway

Site Plan

The plan depicts an existing single-family residence with access provided via Canterbury Court to the south. The applicant paved the front yard area which features 2 driveways, where only 1 is the maximum allowed per Uniform Standard Drawing 222. In order for the applicant to complete their off-site permit (PW25-14087) with Clark County Public Works, a waiver to allow 2 driveways is required.

Applicant's Justification

The applicant states that 2 driveways are necessary to accommodate the split garage that has already been constructed. It is not possible to build a connecting driveway that meets the standards outlined in Uniform Standard Drawing 222.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (RN) (up to 2 du/ac)	RS20	Single-family residential
South	Compact Neighborhood (CN) (up to 18 du/ac)	RM18 (MPO)	Multi-family residential
East & West	Mid-Intensity Suburban Neighborhood (MN) (up to 8 du/ac)	RS5.2	Single-family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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

Public Works - Development Review

Waiver of Development Standards

Staff can support the request for the additional driveway as it has no conflicts with traffic.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Applicant is advised that off-site improvement permits may be required.

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 #0090-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: INFINITY ENGINEERING, LLC

CONTACT: INFINITY ENGINEERING, LLC, 4276 SPRING MOUNTAIN ROAD, SUITE 200, LAS VEGAS, NV 89102





Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-23-418-005

PROPERTY ADDRESS/ CROSS STREETS: 1686 Canterbury Ct.

DETAILED SUMMARY PROJECT DESCRIPTION

Single family residence requesting waiver to allow for dual separate driveways.

PROPERTY OWNER INFORMATION

NAME: SHENG YOUNG CHUNG

ADDRESS: 3340 PEPPER LANE SUITE 110

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89120

TELEPHONE: _____ CELL 7023249503

EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Chi-Ying Seto

ADDRESS: 4276 Spring Mountain Road #200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89102

REF CONTACT ID # _____

TELEPHONE: 702-827-1416

CELL 702-379-8812

EMAIL: _____

CORRESPONDENT INFORMATION (must match online record)

NAME: Chi-Ying Seto

ADDRESS: 4276 Spring Mountain Road #200

CITY: Las Vegas

STATE: NV

ZIP CODE: 89102

REF CONTACT ID # _____

TELEPHONE: 702-827-1416

CELL 702-379-8812

EMAIL: _____

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

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

sheng young chung

Property Owner (Signature)*

SHENG YOUNG CHUNG

Property Owner (Print)

07/14/2025

Date

DEPARTMENT USE ONLY:

AC
 ADR
 AG

AR
 AV
 DR

ET
 PA
 PUD

PUDD
 SC
 SDR

SN
 TC
 TM

UC
 VS
 WC

WS
 ZC
OTHER _____

APPLICATION # (s) _____

ACCEPTED BY _____

PC MEETING DATE _____

DATE _____

BCC MEETING DATE _____

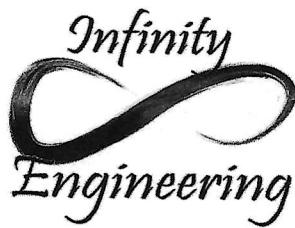
FEES _____

TAB/CAC LOCATION _____

DATE _____

4

02/05/2024



4276 Spring Mountain Rd. #200
Las Vegas, NV 89102
Tel: (702) 827-1414
Fax: (702) 827-1413

9/15/2025

Clark County Development of Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89155
Tel: (702) 455-4314
Email: zoning@clarkcountynv.gov

RE: Waiver of Development Standards for 1686 Canterbury Ct. (APN 162-23-418-005), APR-25-101093

Dear Sir or Madam,

As requested by Clark County Development Review for Offsite Plan PW25-14087, a waiver of development standards is needed for the proposed duo driveways where only one is allowed per Clark County Uniform Standard Drawing 222.

As such, please accept this letter as a waiver request to allow two proposed driveways for this development. A duo driveway is needed because the proposed development have a split garage and a connected driveway is not possible for this lot.

Should you have additional questions or concerns regarding this submittal, please don't hesitate to contact me. Thank you for considering this waiver request.

Sincerely,

A handwritten signature in black ink, appearing to read "Chi-Ying Seto".

Chi-Ying Seto, P.E.
Principal Engineer

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0895-REINECK PHILLIP JOSEPH & JUDY:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking lot landscaping; 2) modify buffering and screening; 3) modify residential adjacency standards; and 4) reduce driveway throat depth.

DESIGN REVIEW for a proposed manufacturing, light facility on 0.53 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located south of Patrick Lane and east of Annie Oakley Drive within Paradise.
JG/rg/cv (For possible action)

RELATED INFORMATION:

APN:

161-31-701-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the number of required landscape islands where landscape islands shall be provided every 6 parking spaces at end of each row of parking per Section 30.04.01D.
2. Modify the buffering and screening to allow an 8 foot wall only along the west property line where buffering and screening shall consist of a 15 foot landscape buffer with an 8 foot decorative screen wall is required per Section 30.04.01D.
3.
 - a. Allow higher-activity areas of development, such as parking, circulation, loading and delivery areas adjacent to areas subject to Residential Adjacency Standards per Section 30.04.06G.
 - b. Allow a parking lot along lot lines adjacent to a residential use (west property line) per Section 30.04.06L.
 - c. Allow parking areas for nonresidential development within 30 feet of a residential district, and not separated by a primary building, or otherwise buffered per Section 30.04.06L.
 - d. Allow roll-up overhead doors to face a residential district per Section 30.04.06N.
 - e. Allow the service/loading area to be set back 42 feet where 50 feet is required per Section 30.04.06N.
 - f. Allow a service/loading areas not screened from adjacent residential properties per Section 30.04.06N.
4. Reduce the driveway throat depth along Patrick Lane to 12 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 52% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4021 E. Patrick Lane
- Site Acreage: 0.53
- Project Type: Manufacturing, light facility
- Number of Stories: 1
- Building Height (feet): Up to 26
- Square Feet: 2,812 (proposed Building 1)/3,588 (proposed Building 2)/4,290 (proposed Building 3)
- Parking Required/Provided: 10/12
- Sustainability Required/Provided: 7/7

Site Plan

The proposed site plan depicts 3 attached buildings with setbacks of 76 feet from the front property line along Patrick Lane and 2 feet from both the interior side and rear property lines. Access is provided through a single commercial driveway from Patrick Lane. Twelve parking spaces, including 1 accessible space, are located along the northwest property line near the building entrances. The plan shows a painted pedestrian walkway connecting the parking area to the building entrances. A trash enclosure located north of Building 1 and is set back at 52 feet from the west property line (adjacent to an existing residential use) where 50 feet is required per code. A bicycle parking area with charging capability is located on the north side of Building 1, adjacent to the trash enclosure.

The site plan also reflects waivers of development standards related to Residential Adjacency Standards per Section 30.04.06. The applicant is requesting to allow higher-activity areas of development along the west property line; to allow an unbuffered parking area adjacent to residential use along the west property line; and allow an unscreened service/loading area setback at 42 feet where 50 feet is required. In addition, a single roll-up overhead door is located on the north facing elevation of Building 1 which faces the residence to the northwest. Additionally, a waiver is requested to reduce the driveway throat depth along Patrick Lane from 25 feet to 12 feet per Uniform Standard Drawing 222.1.

Landscaping

The plan depicts a landscape strip along Patrick Lane, located behind the existing sidewalk, and exceeding 10 feet in width, which features large trees on both sides of the driveway.

The waivers of development standards requested include a reduction in the number of required landscape islands at the end of parking rows per Section 30.01.01D, and a modification to buffering and screening standards to eliminate the required 15 foot landscape buffer and allow no evergreen trees where double rows of trees are required per Section 30.04.01D. An existing 8 foot high decorative wall is provided along the west property line and functions as the primary screening element, forming the basis for the requested modification. Based on the number of

parking islands, 3 trees are required; however, only 2 islands are provided and therefore only 2 trees are provided, with the remaining deficiency addressed through the tree fee-in-lieu.

Elevations

The plans depict single story buildings with a maximum height of approximately 26 feet. Exterior elevations feature beige metal siding, metal roofing, and boxed overhangs. Door openings are provided on 3 sides of the building, including a roll-up door on the north elevation facing the public right-of-way, 2 standard doors on the south elevation, and double doors with an overhang on the west elevation. The east elevation contains no openings and is finished with the same metal siding.

Floor Plans

The plans depict 3 single story attached industrial buildings with floor areas of 2,812 square feet for Building 1; 3,588 square feet for Building 2; and 4,290 square feet for Building 3, for a total of 10,690 square feet. The buildings are proposed as shell structures and will be completed through future tenant improvements based on the needs of individual occupants.

Applicant's Justification

The applicant proposes 3 metal shell buildings for light manufacturing of signs and lighting on an Industrial Park (IP) zoned parcel, with all operations indoors per Title 30 standards. Due to site constraints, the applicant requests waivers to eliminate the 15 foot landscape buffer and tree plantings along the west property line, reduce residential adjacency requirements for setbacks and activity areas, allow fewer parking lot landscape islands, and modify driveway throat depth standards. These waivers are necessary to maintain functional site design, truck circulation, and adequate building footprint. Landscaping, screening, and parking are provided where feasible, and the adjacent property owner has submitted a letter of support for the project.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0686-07	Waivers of development standards and design review for an RV sales and rental facility - expired	Approved by BCC	August 2007
ZC-0010-04 (ET-0038-05)	An extension of time to review an office building as principal use - expired	Approved by BCC	July 2005
ZC-0010-04	A zone change to reclassify the site from R-E to M-D, a use permit and design review for an office building as a principal use - expired	Approved by BCC	February 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CP (AE-60)	Undeveloped
South & East	Business Employment	IP (AE-60)	Office/warehouse
West	Business Employment	RS20 (AE-60)	Single-family residential

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 this request would reduce the number of landscape islands normally required at the end of proposed parking rows. These landscape islands serve an important functional and aesthetic purpose: they break up long expanses of pavement, provide shade, support heat-island reduction, and contribute to a more finished and comfortable parking environment. The current site layout can accommodate the required islands without affecting circulation or building placement, and there is no site-specific constraint that would make compliance impractical. For these reasons, staff does not support this request.

Waiver of Development Standards #2

This waiver would remove the required 15 foot landscape buffer and evergreen tree requirement along the west property line. Even though the adjacent parcel is zoned residential, the Business Employment land use designation signals that this area is expected to transition away from residential use over time. The existing 8 foot high decorative wall already provides meaningful screening and covers much of what the buffer is intended to accomplish. Because of that, staff finds that eliminating the buffer will not create compatibility issues. Although staff does not support waiver of development standards #1, this request can be supported on its own because it meets the intent of the buffering standards and is justified based on the site's conditions.

Waiver of Development Standards #3

These waivers relate to residential adjacency standards, which are meant to ensure a smooth transition between more intense development and nearby residences. Staff finds that the lot is narrow from east to west, which limits how the applicant can lay out the building, parking, and loading areas while still meeting all standard setbacks. Even with that constraint, the more active parts of the site are pulled toward the interior which may reduce potential impacts on the adjacent residence, and the existing 8 foot high wall provides solid visual separation. The parking adjacency, and the slightly reduced loading setback all function within this context and do not create circulation or compatibility concerns. Although staff does not support waiver of development standards #1, this request can be supported because it meets the intent of the Residential Adjacency Standards section of Title 30.

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 other architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds that the overall layout and building scale are generally compatible with the surrounding industrial and employment uses, and the project fits the development pattern along Patrick Lane. The building elevations are simple but appropriate for a manufacturing light facility, and the visible sides include enough variation to avoid a flat appearance. The east elevation is plain and contains no openings, but it faces the interior of the site and is not visible from public streets, so it does not create an aesthetic concern. Access and circulation function adequately for the site. A single driveway on Patrick Lane serves the site, and the parking area is located near the building entrances. A painted pedestrian path provides a clear route from parking to the doors, even though it is not differentiated by paving material. Vehicle movements on the site are straightforward and do not create conflicts with adjacent roadways or nearby residential traffic. Staff supports the design review request.

Public Works - Development Review

Waiver of Development Standards #4

Staff has no objection to the reduced throat depth for the driveway on Patrick Lane. The applicant has reduced the potential conflicts by providing extra landscaping on the ingress side to provide drivers additional distance before they encounter any conflicting parking spaces and loading zones.

Staff Recommendation

Approval for waivers of development standards #2, #3, #4 and the design review; denial of waiver of development standards #1.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; and within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if

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

Public Works - Development Review

- Drainage study and compliance.
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Provide access to all buildings on all sides within code required distance.
- 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 #0395-2026 to obtain your POC exhibit and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PHILLIP REINECK

CONTACT: SSA ARCHITECTURE, 7040 LAREDO STREET, SUITE C, LAS VEGAS, NV 89117

SSA ARCHITECTURE

Small Studio Associates, LLC.
7040 Laredo Street, Suite C
Las Vegas, Nevada 89117-3044
702.873.1718 702.873.1726 fax
www.smallstudioassociates.com

November 24, 2025

Comprehensive Planning Department
500 S. Grand Central Parkway
Las Vegas, NV 89106

Re: Justification Letter
4021 E Patrick Lane, Las Vegas, NV 89120
APN 161 31 701 002
Architects PN: 25EastPatricktoFile

To Whom It May Concern,

SSA is seeking approval to construct three buildings on an undeveloped parcel. The site is zoned Industrial Park (IP). The proposed buildings will be used for storage and manufacturing building signs and lighting.

Proposed Work Scope (Design Review):

1. Construction of New Building: We propose the construction of a total of approximately 11,121 square foot metal structures, divided into three shell buildings for use as manufacturing warehouses. The buildings will be located on a site zoned for Industrial Park (IP). The exterior will consist of beige metal siding, with overhangs above each door to provide shade. An eight-foot wide by sixteen-foot-tall roll up door has been included for trucks delivering or picking up materials, equipment, and products. There will be no windows other than those integrated into the doors for security reasons.
2. Landscaping: The project will aim to comply with the landscaping requirements in Title 30.04.01. Existing trees on site will be removed. New street and parking area landscaping has been included to help meet code requirements as shown on our submitted drawings. All proposed vegetation has been selected from the SNWA and SNRPC Regional Plant List, with selections based on size, water use, aesthetics, and other relevant factors.
3. Driveways: The property currently includes one residential driveway. We propose to replace this with a commercial driveway measuring 39-foot wide from face of curb to face of curb, with an ingress throat depth of approximately 3'7" and an egress throat depth of 12-feet. The driveway curb radii for the ingress side will be 25 feet. The curb radii on the egress side will be 15 feet.
4. Paved Area: We propose expanding the paved area to allow on-site parking and to provide a maneuvering apron for trucks. Most of the parking will be for employees. The site is expected to receive one or two customers per day. The maneuvering apron is a minimum of approximately 792 feet by 57 feet. The standard truck that will be seen at this site is a 40-foot truck.
5. Painted Pedestrian Walkway: A painted pedestrian walkway is proposed to connect the new commercial driveway to the entrance doors of the building.
6. Parking: Based on the overall square footage of the proposed buildings, only 11 parking spaces are required. We are providing eleven standard parking spaces and one accessible space.
7. Trash Enclosure: A small trash enclosure is proposed on the north side of the building to accommodate a two cubic yard dumpster. The enclosure will be constructed using the same beige metal siding as the building, as it will be visible from the adjacent street. A concrete pad extending five feet in front of the enclosure is also proposed to meet Title 30 requirements. The enclosure is outside of all building setbacks and is located more than 50 feet from the adjacent residential property.
8. Roll-Up Overhead Doors and Loading Areas: The roll-up overhead door on the proposed building is oriented toward the street due to site limitations. The constrained site width and the need to maintain internal circulation, truck turnaround, and drive aisle widths make it impractical to orient the loading area in another direction.

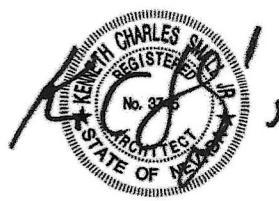


Waiver of Development Standards:

1. We request a waiver of Title 30 Section 30.04.02 to eliminate the required 15-foot-wide landscape buffer and associated tree plantings along the west property line. Based on Title 30 tree planting standards, this buffer would require approximately 27 trees, which we do not propose to install. We are also requesting a waiver of the fee-in-lieu typically required for the removal of these trees. The site's limited width restricts our ability to accommodate the required buffer while still providing adequate space for the industrial building, parking, drive aisles, and truck circulation. An existing 8-foot decorative CMU wall is already in place along the west property line, providing screening between the industrial and residential properties. Additionally, the adjacent residential property owner has submitted a letter of support for the project and has informed SSA of their intent to pursue a zoning change from residential to commercial, which would remove the residential adjacency requirement in the future.
2. Residential Adjacency: We request a waiver of Title 30 Section 30.04.06 related to residential adjacency standards, including building setbacks, height step-backs, and the location of higher activity areas. The west property line is adjacent to a residentially zoned parcel, which triggers these additional requirements. The proposed building is located a minimum of 2 feet from the west property line, and the loading and service area is located approximately 42 feet 2 inches from the same property line. The building height ranges from 22 feet at the lowest point (closest to the residential property) to a peak height of 26 feet, remaining below the 35-foot threshold that would trigger step-back requirements. We are requesting a waiver to allow the reduced building setback and to affirm that the proposed height remains in compliance. Additionally, we request a waiver for the location of higher activity areas, including parking and the loading/service zone, which are placed along the west side to preserve truck turnaround space, vehicle circulation, and drive aisle width. The adjacent residential property owner has informed SSA of their intent to rezone the property to commercial and has submitted a letter in support of this project (see neighbor support letter).
3. Parking Landscape: We request a waiver of Title 30 Section 30.04.01(D), which requires all disturbed areas not occupied by structures, drive aisles, or other allowable features to be landscaped. The proposed site layout prioritizes functional circulation and space for truck maneuvering. Due to these constraints, we are unable to provide the full amount of landscape areas typically required. Specifically, we are providing one (1) parking lot landscape island, where three (3) are required. We request a waiver of development standards to allow this reduced number, as the required drive aisle width and truck turning radius limit the available space.
4. Driveway Throat Depth: Currently, the site conditions and size do not provide enough space for parking, a truck turnaround zone and the minimum 25' throat depth. Therefore, we request a waiver of development standards to reduce the ingress throat depth to 3'7" from the required 25' minimum per Uniform Standard Drawing 222.1. We also request a waiver of development standards to reduce the egress throat depth to 12' from the required 25' minimum per Uniform Standard Drawing 222.1. While we understand the intent of the County's standard, we have included a dimension showing the total distance from the street to the first parking space, which is 62'3", to help illustrate the available maneuvering space and site circulation.

Respectfully submitted on behalf of the property owner,

SSA Architecture
7040 Laredo St. Ste. C, Las Vegas, Nevada 89117



03/18/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0042-COLOSO, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) alternative driveway geometrics.

DESIGN REVIEW for an existing office building on 0.96 acres in a CP (Commercial Professional) Zone.

Generally located east of Eastern Avenue and south of Rochelle Avenue within Paradise. TS/jud/cv (For possible action)

RELATED INFORMATION:

APN:

162-24-202-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the number of on-site parking stalls required to 22 spaces where 27 spaces are required per Table 30.04.2 (a 19% reduction).
2. Allow an existing pan driveway along Eastern Avenue to remain where commercial curb return driveways are required per Uniform Standard Drawing 222.1 and Section 30.04.08.

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4386 S. Eastern Avenue
- Site Acreage: 0.96
- Project Type: Office
- Number of Stories: 3
- Building Height (feet): 23 (existing building)
- Square Feet: 11,979 (existing building)
- Parking Required/Provided: 27/22
- Sustainability Required/Provided: 7/6

History & Site Plans

The plans depict an existing commercial building on the east side of Eastern Avenue and the south side of Rochelle Avenue. In 1984, the site was reclassified to the Commercial Professional (CP) zoning district. This request included the repurposing of an existing residential building for

a proposed retail and display furniture store. In the same year, AC-0111-84 was filed and approved to allow an addition to the existing structure. The building was converted to commercial occupancy and has been vacant for several years. Recently, the site was purchased by a new owner and modifications to the parking lot layout and landscape were completed without permits. Therefore, the present application is to approve the existing site design with companion waivers of development standards and a design review.

The building is centrally located on the site with the main access to the building along the north façade. The site is located within 1,000 feet of a transit stop; therefore, the applicant is able to reduce the number of required parking spaces by 10 percent, from 30 parking spaces to 27 parking spaces. The total number of on-site parking spaces provided is 22 parking spaces and are located throughout the site, where 27 parking spaces are required, a waiver of development standards is included to allow the reduction in parking. Additionally, there are 8 short term bicycle parking spaces along the north side of the site.

Vehicular access to the site is via the southernmost driveway along Eastern Avenue, which serves as entry access only. The northern driveway serves as an existing exit only driveway. There are 2 drive aisles along the east and west sides of the existing building, which are one way only, heading to the northernmost driveway. Most of the parking is located along the southern portion of the site. Seven parking spaces, including ADA spaces, are located along the north side of the building. The driveways consist of existing paved driveways, which the applicant is requesting to remain as is. Consequently, a waiver of development standards is included with this application. The trash enclosure is proposed on the south side of the building, over 75 feet west of the existing residential use to the east. No changes are proposed to the existing attached sidewalk along Eastern Avenue.

Landscaping

New planters with large evergreen trees to be planted every 20 feet on center are proposed along the north and east side of the site, adjacent to the existing multi-family residential to the east. In addition, new parking lot landscaping is proposed throughout the site, mostly along the southern portion of the site. Six large evergreen trees are proposed along the Eastern Avenue street frontage installed within a landscape strip ranging in width from 22 feet to 10 feet. Overall, the total number of large trees provided is 46 where 41 are required.

Elevations

The plan shows an existing 23 foot high commercial building consisting of stucco and concrete roof tiles. Large bay windows are located along the north and west facades of the building. White with gray trim around the pop-outs, stairs and building columns make up the color scheme of the building.

Floor Plans

The plans show a 2 story building with a basement consisting of 11,979 square feet. The plans depict a 2,866 square foot basement consisting of utility and storage rooms. The first floor is 5,425 square feet and the second floor is 3,688 square feet and consist of offices.

Applicant's Justification

The applicant states that due to the existing site conditions a reduction in parking is necessary. Accommodation for a trash enclosure, ADA ramps, traffic circulation and landscaping contributes to the lack of space for more parking spaces. The applicant does not foresee a large traffic count due to proposed office uses. Additionally, the applicant states the existing pan driveways along Eastern Avenue provide functionality to the space and modifications could create issues since due to the site's topography. Making the driveways entry and exit only respectively, allows the existing pan driveways to remain functional.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0310-95	Use permit to allow an office	Approved by PC	April 1995
VC-0768-89	Variance to allow a wall sign	Denied by PC	December 1989
ZC-0150-84	Zone change which reclassified a strip of land from an originally approved zone change from R-1 and C-P to C-P for a furniture store	Approved by BCC	August 1984
AC-0111-84	Architectural supervision to allow an addition to an existing building	Approved by PC	June 1984
ZC-0282-83	Zone change which reclassified the site from R-1 to C-P for a furniture store	Approved by BCC	February 1984

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Compact Neighborhood (CN) (up to 18 du/ac)	RM18	Multi-family residential
South	Neighborhood Commercial (NC)	CP	Office complex
West	Neighborhood Commercial (NC)	RS5.2	Congregate care facility

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

While staff does not normally support parking reductions, staff can support this reduction request. In 1984, the approval to reclassify an existing residential site for a commercial development included the design review for the residence to be converted to a furniture store. In that approval the plans showed 16 parking spaces provided. No major changes have been done to the building and its square footage. Staff finds the currently proposed parking spaces should be sufficient for the use of the building on the site. Currently, the basement floor is use for storage only; therefore, it should not generate traffic volume as it is incidental of the office uses proposed on the first and second floors of the existing commercial building. Based on this premise, staff finds the on-site parking spaces should be sufficient for the proposed use of the site and can support this proposed reduction.

Design Review

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

Staff finds the scale of the building contributes to the transition of the proposed commercial use adjacent to existing residential uses. The overall number of trees provided on the site exceeds the number of trees required. Additionally, the landscaping around the southern parking lot contributes as a buffer between the parking and the residential area to the east.

Goal 1.4 of the Master Plan encourages the investment and care for established neighborhoods. Also, Policy 1.4.4 of the Master Plan promotes infill development and redevelopment in established neighborhoods through flexible standards and other regulatory incentives, while promoting compatibility with the scale and intensity of the surrounding area. CP zoning is intended for office uses, which serves as buffer between residential uses and higher intensity commercial uses and transit corridors. The proposed redesign of the parking area along with additional landscaping contributes to the improvement of the site. Staff does not foresee a negative impact in the area from the proposed site design. Therefore, staff can support the design review request.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to allowing the existing pan driveway to remain as the applicant worked with staff to implement one-way driveways to minimize conflicts.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HACIENDA BUILDERS, INC.

CONTACT: JAVIER BURROLA, 296 KNIGHT AIDEN AVENUE, LAS VEGAS, NV
89123



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-19-302-013

PROPERTY ADDRESS/ CROSS STREETS: unaddressed parcel on Billman Avenue / Billman Avenue and S. Sandhill Road

DETAILED SUMMARY PROJECT DESCRIPTION

Communications Tower not to exceed eighty feet (80') in height. The tower design would conceal the antennas from view.

PROPERTY OWNER INFORMATION

NAME: Thomas S. Piacente and Andrea Piacente, husband and wife

ADDRESS: 3727 Billman Avenue

CITY: Las Vegas

TELEPHONE: n/a

CELL (305) 479-9977

EMAIL: [REDACTED]

STATE: NV

ZIP CODE: 89121

APPLICANT INFORMATION (must match online record)

NAME: The Towers, LLC

ADDRESS: 750 Park of Commerce Drive

CITY: Boca Raton

TELEPHONE: [REDACTED]

STATE: FL

ZIP CODE: 33487

REF CONTACT ID # [REDACTED]

CELL [REDACTED]

EMAIL: [REDACTED]

CORRESPONDENT INFORMATION (must match online record)

NAME: Tracy Cline; NextEdge Networks, LLC

ADDRESS: 4850 W. Oquendo Road

CITY: Las Vegas

TELEPHONE: n/a

STATE: NV

ZIP CODE: 89118

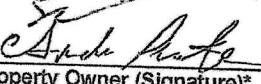
REF CONTACT ID # [REDACTED]

CELL (702) 539-2249

EMAIL: [REDACTED]

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

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


Property Owner (Signature)*

Thomas S. Piacente
Andrea Piacente
Property Owner (Print)

2/05/25
Date

DEPARTMENT USE ONLY:

AC
 ADR
 AG

AR
 AV
 DR

ET
 PA
 PUD

PUDD
 SC
 SDR

SN
 TC
 TM

UC
 VS
 TM

WS
 ZC
 OTHER

APPLICATION # (s)

ACCEPTED BY

PC MEETING DATE

DATE

BCC MEETING DATE

FEES

TAB/CAC LOCATION

DATE



NextEdge

4850 W. Oquendo Road
Las Vegas, Nevada 89118
mobile (702) 539-2249

January 23, 2026

Clark County Department of Current Planning
Attn: Jamie Miller, Principal Planner
500 Grand Central Parkway, 1st Floor
Las Vegas, Nevada 89155

re: APN 161-19-302-013; The Towers project NV-5088 Billman

Jamie,

Enclosed please find an Application for a proposed Communication Tower on an unaddressed parcel on Billman Avenue, Las Vegas, Nevada 89021. I have also enclosed plans that illustrate the proposal and demonstrate compliance with the development standards in Chapter 30.03.08.2 of the Clark County Unified Development Code.

The purpose of the facility is to improve wireless communications coverage in the area. Verizon Wireless will be the initial user of the facility.

The proposal meets the standards for a Special Use as set forth in Chapter 30.06.05.D.2 of the Code for the following reasons:

- By contributing to a more connected Clark County, the proposed use would be in harmony with the purposes, goals, objectives, and standards of the Master Plan and of the Development Code;
- By utilizing a stealth design, the proposal would not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; and,

- The proposed use would place no additional burden on existing public improvements, facilities, and services.

The proposal complies with the design requirements for a Communication Tower as set forth in Chapter 30.03.08.B.2 of the Code for the following reasons:

- The proposal will provide tower and ground equipment space for (3) antenna arrays or users, exceeding Code requirements;
- Ground-level equipment and the tower base would be screened by a decorative block wall enclosure with solid metal gates;
- The tower would be painted desert tan to match the surroundings;
- The tower would not exceed (80') in height;
- The property to the north of the proposed use is in a residential zoning district, but is developed as a place of worship;
- The tower panels that conceal the antennas would be (6'1") from the adjacent residential development to the west, where (22'6") is required, but the owner/occupant of that property is also the owner of the subject property;
- The tower panels that conceal the antennas would be (170'10") from the adjacent residential development to the south, where (112'6") is required;
- There are no communications towers within (600') of the proposed tower.

The Applicant requests a Waiver of the Development Standard in Section 30.04.02C that requires a 15' landscape buffer with an 8' tall decorative screen wall along the west property line.

The Applicant requests a Waiver of the Development Standard that requires a commercial curb return driveway per Uniform Standard Drawing 222.1 (CCAUD 222.1). The Applicant further requests a Waiver of the Development Standard to reduce the width of a commercial driveway to (30') where (32') is required per CCAUD 222.1.

The Applicant is unable to provide a 32' driveway because the subject property has only 30' of frontage on Billman Avenue. Additionally, a commercial driveway would require the vacation of right-of-way along the entirety of the 30' frontage, creating a jog in the right-of-way. It is noteworthy that the properties east and west of the subject parcel do not have developed right-of-way improvements.

The Applicant respectfully submits that a commercial pan driveway per CCAUSD 224 is more compatible with the adjacent properties, limited traffic volume, and future improvements along Billman Avenue. Since the driveway will encompass all of the parcel's (30') of frontage on Billman Avenue, no space would remain for detached sidewalk transitions.

Please contact me if I may assist your consideration in any way.

Sincerely,



Tracy Cline
Program Manager
tracy.cline@nextedgenetworks.com

03/18/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0035-GIPSY, LLC:

ZONE CHANGE to reclassify 0.25 acres from an RS3.3 (Residential Single-Family 3.3) Zone to a CG (Commercial General) Zone.

Generally located north of Naples Drive and west of Paradise Road within Paradise (description on file). JG/jgh (For possible action)

RELATED INFORMATION:

APN:

162-22-301-011

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 496 E. Naples Drive
- Site Acreage: 0.25
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant indicates this is a request for a zone change to CG (Commercial General) Zone. The applicant is the owner of the said property located at 496 E Naples Drive and is also the owner of the adjacent property to the east, bearing APN 162-22-301-015 (the "Gipsy Site") where the applicant operates Gipsy Nightclub. The site at 496 Naples Drive is currently zoned Residential Single-Family 3.3 (RS3.3) but is planned for Entertainment Mixed-Use (EM). This application is initiating a zone change to facilitate the expansion of the existing parking facilities at Gipsy. The evolving commercial character in the vicinity makes the proposed zone change to CG appropriate and consistent with the planned land use.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-25-400106 (UC-24-0441)	Waiver of conditions for a use permit and waiver of development standards to have recreational and entertainment facility and live entertainment	Approved by PC	October 2025

Prior Land Use Requests

Application Number	Request	Action	Date
UC-24-0441	Use permit and waiver of development standards to have recreational and entertainment facility and live entertainment	Approved by PC	October 2024

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CG (AE-65)	Multi-family residential
South	Entertainment Mixed-Use	RM50 & CG (AE-65)	Multi-family residential & undeveloped
East	Entertainment Mixed-Use	CG (AE-65)	Restaurant & retail
West	Entertainment Mixed-Use	RS3.3 (AE-65)	Single-family residential

Related Applications

Application Number	Request
WS-26-0036	Waivers of development standards and a design review for a parking lot expansion for an existing nightclub is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds that the conforming zone change request is within the range of intensity allowed by the land use plan. The subject site is in what many recognize as a cultural district or historic landmark; With most of the surrounding properties currently being zoned for Commercial General or Commercial Resort. This request complies with Policy WP-1.4 of the Master Plan which encourages the retention of unique businesses and commercial districts that reflect the diverse history of Winchester/Paradise. For these reasons, staff finds the request is appropriate for this location.

Staff Recommendation

Approval

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

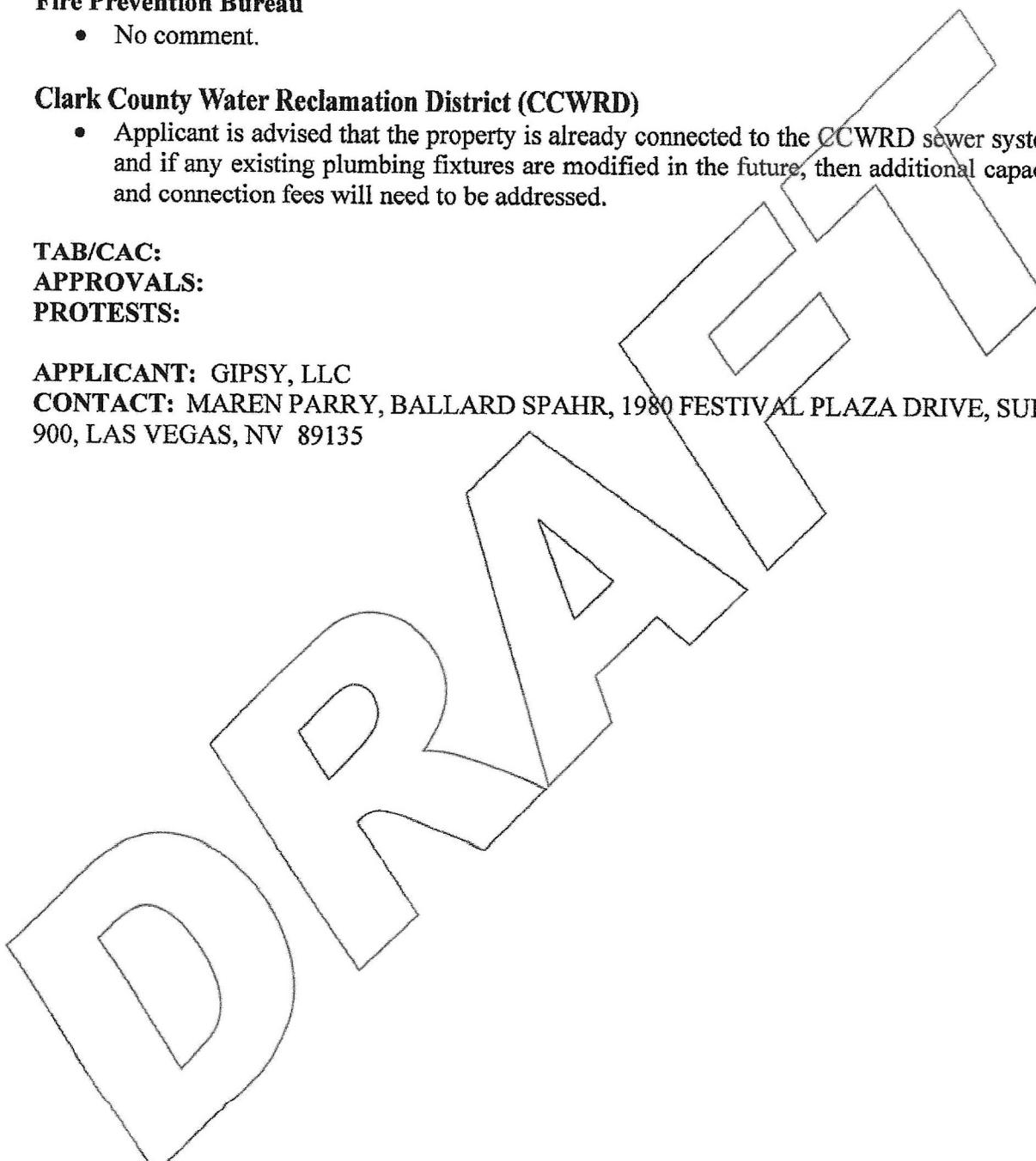
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GIPSY, LLC

CONTACT: MAREN PARRY, BALLARD SPAHR, 1980 FESTIVAL PLAZA DRIVE, SUITE 900, LAS VEGAS, NV 89135





Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____
ASSESSOR PARCEL #(s): 162-22-301-015, 162-22-301-011

PROPERTY ADDRESS/ CROSS STREETS: 4605 Paradise Road, 496 East Naples

DETAILED SUMMARY PROJECT DESCRIPTION

Pre-Submittal Application for Zone change and design review to expand parking lot of existing Gipsy tavern located at 4605 Paradise Road, with waivers of development standards

PROPERTY OWNER INFORMATION

NAME: Gipsy LLC
ADDRESS: 28 Burning Tree Court
CITY: Las Vegas STATE: NV ZIP CODE: 89113
TELEPHONE: 702-499-1963 CELL: _____

APPLICANT INFORMATION (information must match online application)

NAME: Gipsy LLC
ADDRESS: 28 Burning Tree Court
CITY: Las Vegas STATE: NV ZIP CODE: 89113
TELEPHONE: 702-499-1963 CELL: _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Maren Parry - Ballard Spahr LLP
ADDRESS: 1980 Festival Plaza Drive, Suite 900
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: 702-387-3096 CELL: _____ ACCELA REFERENCE CONTACT ID # 169272

*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.

Jerry Masini
Property Owner (Signature)*

Jerry Masini
Property Owner (Print)

7/23/25
Date

Ballard Spahr

LLP

One Summerlin
1980 Festival Plaza Drive, Suite 900
Las Vegas, NV 89135-2958
TEL 702.471.7000
FAX 702.471.7070
www.ballardspahr.com

Maren Parry
Tel: 702.387.3096
Fax: 702.410.7411
parrym@ballardspahr.com

September 8, 2025

By Electronic Filing

Sami Real
Director
Clark County Comprehensive Planning
500 South Grand Central Parkway
First Floor
Las Vegas, NV 89155

Re: Justification Letter – Zone Change
496 E. Naples Drive
162-22-301-011

Dear Sami:

Ballard Spahr represents, Gipsy, LLC (the “Applicant”) in this matter. The Applicant is the owner of the property at address 496 E. Naples Drive, generally located near the northwest corner of Paradise Road and Naples Drive within Paradise, bearing Clark County Assessor’s Parcel Number (“APN”) 162-22-301-011 (the “Site”). The Applicant is also the owner of the adjacent property to the east bearing APN 162-22-301-015 (the “Gipsy Site”) where the Applicant operates Gipsy Nightclub through a related entity.

The Site is currently zoned Residential Single-Family 3.3 (RS3.3) but is planned for Entertainment Mixed-Use (EM) in the applicable land use plan. The Applicant requests a zone change from RS3.3 to Commercial General (CG) to facilitate the combination of the Site with the Gipsy Site to allow for an expansion of the existing parking facilities at Gipsy. This additional parking represents the Applicant’s second expansion of the parking lot as part of a continued commitment to the enhancement of his operating businesses in this historically parking-challenged area of Clark County.

Companies under joint control with the Applicant also own property across Naples to the south, including the operating Piranha Nightclub on APN 162-22-304-009, and the vacant property to the west of Piranha on APNs 162-22-304-007 and 008. The evolving commercial character in the vicinity makes the proposed zone change to CG appropriate and consistent

7

03/18/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0036-GIPSY, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) reduce parking lot landscaping; 3) reduce and eliminate buffering and screening; 4) increase fence height; 5) increase parking; 6) eliminate parking turnaround; 7) modify residential adjacency standards; and 8) allow attached sidewalk.

DESIGN REVIEW for a proposed parking lot expansion and modifications to an existing restaurant and related services establishment on a portion of 1.17 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay.

Generally located north of Naples Drive and west of Paradise Road within Paradise. JG/dd/cv
(For possible action)

RELATED INFORMATION:

APN:

162-22-301-011; 162-22-301-015

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the width of the proposed street landscaping strip along Naples Drive to 6 feet where a minimum of 10 feet is required per Section 30.04.01D (a 40% reduction).
2. Reduce parking lot landscaping where required per 30.04.01D(8).
3.
 - a. Reduce the width of a landscape buffer (west property line) to 5.5 feet where a minimum of 15 feet is required per Section 30.04.02C (a 63% reduction).
 - b. Reduce the required landscape buffer to 1 row of shrubs where 2 rows are required per Section 30.04.02C.
4. Allow an 8 foot high decorative fence within the front setback where 3 feet is the maximum height allowed per Section 30.04.03B (a 167% increase).
5. Allow 74 parking spaces where 38 parking spaces are required and a maximum of 44 parking spaces are allowed per Section 30.04.04D.
6. Eliminate the parking lot turnaround spaces for dead-end parking areas where required per 30.04.04H.
7. Allow higher activity areas of development, such as parking and circulation, where higher activities shall not be adjacent to areas subject to Residential Adjacency Standards per Section 30.04.06G.
8. Allow an attached sidewalk along Naples Drive to remain where a detached sidewalk is required per Section 30.04.08C.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 496 Naples Drive
- Site Acreage: 1.17 (portion)
- Project Type: Parking lot
- Number of Stories: 1 (existing building for the restaurant and related services establishment)
- Building Height (feet): 26 (existing building restaurant and related services establishment)
- Parking Required/Provided: 38/74

Request & Site Plan

On the eastern parcel, APN 162-22-301-015, there is an existing restaurant and related services establishment approved in 1996 via UC-0448-96. The existing building centrally located on the site, with access via Naples Drive (south property line) and an emergency egress gate on Paradise Road (east property line). The western parcel, APN 162-22-301-011, is proposed to be developed as a parking area to be utilized in conjunction with the existing restaurant and related services establishment.

The site plan depicts a parking area consisting of 32 parking spaces covering the entirety of APN 162-22-301-011. The addition of these parking spaces brings the total for both parcels to 74, where a maximum of 44 are allowed, thus necessitating a waiver of development standards. Additionally, some of these spaces are adjacent to the residential development to the west, and a turnaround space is not provided since there is a dead-end parking area on the southern end of the new parking area; both of these factors necessitate waivers of development standards.

Access to the parking area will be provided via the existing driveway along Naples Drive through the eastern parcel. Furthermore, a waiver to modify residential adjacency standards to allow higher activity areas of development, such as parking and circulation adjacent to areas subject to Residential Adjacency Standards is required since there is an existing residential use west of the proposed parking lot expansion.

Lastly, the applicant is requesting to allow an attached sidewalk along Naples Drive to remain where a detached sidewalk is required per Title 30.

Landscaping

The landscape plan for the proposed parking lot expansion depicts a 6 foot wide street landscape strip where 10 feet is required behind an existing attached sidewalk along Naples Drive, thus necessitating a waiver of development standards. The parking area also features landscape finger islands containing medium trees, but more landscape finger islands are required for the number of parking spaces provided, thus necessitating an additional waiver of development standards. Finally, there is a proposed 8 foot high decorative CMU wall along the west property line per Title 30 standards, but the landscape strip is only 5.5 feet wide and contains a single row of shrubs where 15 feet of landscaping and a double row of evergreen trees is required, necessitating an additional waiver of development standards.

There are no changes proposed or required to the landscaping on APN 162-22-301-015.

Elevations

No changes to the elevations of the existing building are being proposed, however the height of the existing wall surrounding the front entryway to the building along Naples drive is will be increased in height. Currently, the wall is 2.5 feet high and constructed of masonry with a stucco coating, and the applicant proposes to add 5.5 feet of wrought iron and stucco columns, with an additional 1 foot of decorative elements, bringing the total height to 8 feet. This over-height wall is within the front setback of the property and thus requires a waiver of development standards.

Applicant's Justification

The applicant states that they are seeking to expand their parking area in order to provide additional parking for their patrons, and that the expansion is necessary to accommodate the business that they receive. The applicant also states that the area is predominantly commercial, and that their business and other similar businesses in the immediate area have grown beyond what their parking can currently handle; by waiving the requirements for street, buffer, parking lot landscaping, and parking turnaround space they have maximized their parking capacity, which is necessary to reduce the current strain on parking for their business and for the other businesses in the area. Finally, the applicant states that they are providing an 8-foot block wall per Title 30 requirements so as to buffer the residential property to the west, and that the increase in fence height within the front setback is for the safety of their patrons.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-25-400106 (UC-24-0441)	Waiver of conditions to add an additional day to a temporary event	Approved by PC	October 2025
UC-24-0441	Use permit and waivers of development standard for a recreational and entertainment facility and live entertainment	Approved by PC	October 2024
AR-23-400186 (UC-19-0814)	First application review to redesign of a tavern with outside dining and drinking	Approved by BCC	February 2024
SC-22-0548	Changed address for proposed tavern/nightclub	Approved by PC	December 2022
ADR-22-900707	Administrative Design Review to redesign the outside dining area for a tavern	Approved by ZA	November 2022
ET-22-400004 (UC-19-0814)	First extension of time for the redesign of a tavern with outside dining and drinking	Approved by BCC	March 2022
UC-19-0814	Use permit and redesign of a tavern with outside dining and drinking	Approved by BCC	December 2019
UC-18-0803	Use permit for outside dining in conjunction with a tavern	Approved by BCC	May 2019
UC-24-0441	Use permit and waivers of development standard for a recreational and entertainment facility and live entertainment	Approved by PC	October 2024

Prior Land Use Requests

Application Number	Request	Action	Date
AR-23-400186 (UC-19-0814)	First application review to redesign of a tavern with outside dining and drinking	Approved by BCC	February 2024
ET-18-400161 (UC-0458-14)	Second extension of time to reduce the separation from an outside dining area (patio) to a residential use and waivers to allow modified landscaping standards, increased wall height, and reduced parking with design reviews for an outside dining area (patio) with a pool, and freestanding sign in conjunction with an existing tavern and nightclub	Approved by BCC	August 2018
ZC-0183-16 (ET-18-0160)	Second extension of time to reclassify 0.2 acres from R-2 to C-2 zoning for a parking lot in conjunction with an existing tavern with a design review for a parking lot	Approved by BCC	August 2018
UC-0458-14 (ET-0102-16)	First extension of time to reduce the separation from an outside dining area (patio) to a residential use and waivers to allow modified landscaping standards, increased wall height, and reduced parking with design reviews for an outside dining area (patio) with a pool, and freestanding sign in conjunction with an existing tavern and nightclub	Approved by BCC	October 2016
ET-400101-16 (ZC-0183-16)	First extension of time to reclassify 0.2 acres from R-2 to C-2 zoning for a parking lot in conjunction with an existing tavern with a design review for a parking lot	Approved by BCC	October 2016
ZC-0183-16	Zone change to reclassify 0.2 acres from R-2 to C-2 zoning for a parking lot	Approved by BCC	May 2016
UC-0458-14	Use permit for outside dining area with pool and modified landscaping	Approved by BCC	July 2014
UC-0430-13	Use permit for outside area with modified landscaping standards - expunged	Approved by BCC	September 2013
ZC-0261-02	Zone change to reclassify the property from C-2 to M-1 zoning	Denied by BCC	May 2002
DR-1327-99	Design review for a porte-cochere addition and facade changed for the existing building	Approved by PC	October 1999
UC-0448-96	Use permit for a nightclub within the existing tavern	Approved by BCC	March 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use (more than 18 du/ac)	CG (AE-65)	Multi-family residential
South	Entertainment Mixed-Use (more than 18 du/ac)	CG & RM50 (AE-65)	Multi-family residential, restaurant & related services
East	Corridor Mixed-Use (up to 18 du/ac)	CR (AE-65)	Restaurant & related services
West	Entertainment Mixed-Use (more than 18 du/ac)	RS3.3 (AE-65)	Single-family residential

Related Applications

Application Number	Request
ZC-26-0035	A zone change from RS3.3 to CG on APN 162-22-301-011 is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff finds the need for the required 10 feet of landscaping behind existing attached sidewalks, staff also finds that all of the required landscaping has been provided within the proposed street landscaping strip. If the full 10 feet of landscaping behind the existing attached sidewalk is proposed, the parking on the site may be greatly reduced. Staff finds that the applicant has provided the best street landscaping possible while working with the existing site conditions and maintaining their goal of increasing parking. For these reasons, staff can support this request.

Waiver of Development Standards #2

Staff has determined that the required parking lot landscape finger islands could be added with the loss of minimal parking spaces. Parking lot trees also play an important role of reducing the urban heat island effect and aesthetically upgrading the site. For these reasons, staff cannot support this request.

Waivers of Development Standards #3 & #7

While staff does not normally support reductions in buffering in screening standards or to modify residential adjacency standards, staff finds that in this case, the applicant is still providing the required 8 foot high screen wall, as well as a 5.5 foot wide landscape strip containing a row of shrubs and groundcover. Staff notes that the only adjacent use will be parking spaces, and that the actual business location is not changing. Additionally, staff notes that the residential site to the west has coexisted with the subject site and the other restaurant and related uses in the area for years, and that the area has become increasingly commercialized. For these reasons, staff can support both of these requests.

Waiver of Development Standards #4

Staff finds that the proposed increase in fence height within the front setback is for the benefit and safety of the patrons to the business on site. Additionally, staff finds that the increase to the existing wall depicts a decorative screening option and will not have any negative visual impact to the site or the surrounding area. For these reasons, staff can support this request.

Waiver of Development Standards #5

Staff does not typically support waivers to increase parking, staff finds that doing so would not have an adverse effect to the site or the surrounding properties. Alternatively, staff finds that the overall increase in parking on the site will more than likely benefit the surrounding businesses, and that the additional parking is based on business needs. For these reasons, staff can support this request.

Waiver of Development Standards #6

Similarly to the parking lot landscape finger islands, a parking turnaround spot could have been added with a minimal loss of parking. Parking lot turnaround spots for dead-end parking configuration help to keep parking areas safe and easily maneuverable. For these reasons, staff cannot support this request.

Design Review

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

Staff finds that this business and the other businesses in the surrounding area have become a focal point in the Las Vegas community, and that their continued growth has created a severe need for parking in the area. The establishment of a parking lot on APN 162-22-301-011 will help facilitate the continued growth of the business and provide additional parking for the site as well as the businesses in the surrounding area. The expanded parking area has been designed to maximize the amount of spaces available and will provide a designated pedestrian walkway per Title 30 requirements. For these reasons, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #8

Staff cannot support the request to allow the existing attached sidewalks on Naples Drive to remain. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Staff Recommendation

Approval of waivers of development standards #1, #3, #4, #5, #7, and the design review; denial of waivers of development standards #2, #6, and #8.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GIPSY, LLC

**CONTACT: MAREN PARRY, BALLARD SPAHR, 1980 FESTIVAL PLAZA DRIVE,
SUITE 900, LAS VEGAS, NV 89135**



One Summerlin
1980 Festival Plaza Drive, Suite 900
Las Vegas, NV 89135-2958
TEL 702.471.7000
FAX 702.471.7070
www.ballardspahr.com

Maren Parry
Tel: 702.387.3096
Fax: 702.410.7411
parrym@ballardspahr.com

November 12, 2025

By Electronic Filing

Sami Real
Director
Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155

Re: Justification Letter – Design Review and Waivers of Development Standards
4605 Paradise Road/496 E. Naples Drive
162-22-301-011, 015

Dear Sami:

Ballard Spahr represents Gipsy, LLC (the “Applicant”) in this matter. The proposed project is located at 4605 Paradise Road and 496 E. Naples Drive on the northwest corner of Paradise Road and Naples Drive within Paradise, bearing Clark County Assessor’s Parcel Numbers 162-22-301-011 & 015 (the “Site”)¹. The Applicant is submitting this application for a design review and waivers of development standards in connection with a proposed expansion of the parking lot and an improvement of the main entrance associated with the Gipsy Nightclub currently operating at 4605 Paradise Road.

By way of background, the Site at 4605 Paradise Road has historically operated as a tavern since at least 1996. The prior structure was demolished and the existing business was reconstructed as approved through UC-19-0814 and a series of administrative revisions based upon a reconfiguration of the outdoor patio area in response to COVID, and a previous expansion of the parking lot. The Applicant purchased the additional lot at 496 E. Naples Drive in January 2022, and with Gipsy now open and operational, the Applicant is seeking to further expand the parking lot to provide additional convenient parking for the patrons taking advantage of the night life in this area.

¹ Gipsy has historically operated with address of 4605 Paradise Road. In association with the most recent redesign, the address was changed to 512 Naples, but Gipsy was approved to return to the address of 4605 Paradise Road through SC-22-0548. We understand that IT issues occasionally make the address revert back to 512 Naples in the GIS system.

Design Review

The Applicant requests a design review for (1) a parking lot; and (2) modifications to an existing tavern. The Site currently provides 50 parking spaces. Under the proposed plan, the Applicant will provide 74 total parking spaces, exceeding the minimum parking requirement of 38 spaces. This increase in parking capacity will better accommodate Gipsy's current patrons, as well alleviate the historic strain on parking in the immediate area.

Additionally, a pedestrian walkway is being provided to connect the new parking area directly to the existing tavern, and the main entry will be further enclosed through a decorative wrought iron fence with gate system. The improved walkway and entrance will improve safety, accessibility, and convenience for patrons, enhancing overall site circulation and user experience.

Waivers of Development Standards

The Applicant respectfully requests the following waivers of development standards:

1. Waiver to reduce buffering and screening required when adjacent to a less intense zoning district (30.04.02(C))

The Site is located within a predominantly commercial area where residences have consistently been converted to commercial uses. The Applicant requests a waiver to remove the required double-row of trees and to provide a 5' 9" buffer where 15' is required. The proposed parking lot provides separation and landscaping from the operating business, and the Applicant is proposing a new 8-foot decorative screen wall (solid) along the western property line as an additional separation.

2. Waiver to reduce street landscaping per 30.04.01(D)(7)

Title 30 requires a 10-foot wide street landscape area behind the attached sidewalk. The Applicant requests a waiver to reduce street landscaping width to 6' 5", as this reduction will allow the Site to be better optimized. Notwithstanding this reduction, the Applicant will still provide a 5' sidewalk and curb area to ensure a pedestrian-friendly environment. Additionally, the Applicant is committed to enhancing the Site's landscaping by planting 6 Mulga Acacia trees, 12 Agave Cactus plants, and 11 Green Cloud Teas Ranger shrubs throughout the parking lot.

3. Waiver to allow for excess parking (over 15% of required) per 30.04.04(D)(2)

The Site and its surrounding area has historically been under-parked and the parking demand and projections based on the Site's growth necessitate additional parking. In addition, excess parking will help mitigate congestion and support the

Site's continued growth and functionality. The Applicant has consistently committed to work toward improved parking facilities in this area through the zoning process for the development of the Site. Addition more parking on this newly-purchased lot will expand the existing lot in furtherance of that goal, and the Applicant requests a waiver to provide 74 parking spaces where 38 are required, a 95% increase.

4. Waiver to eliminate parking lot turnaround per 30.04.04(H)

The Applicant requests a waiver from the requirement to provide an additional turnaround area within the parking lot. Given the size and layout of the Site, as well as operational logistics, an additional turnaround is unnecessary in the expanded new parking area and would reduce the overall efficiency of the new parking design.

5. Waiver to allow parking stalls within 30 feet of residential without a screening buffer per 30.04.06(L)(2)

The Applicant requests this waiver based on the limited proximity and minimal visual impact on any nearby residential uses. Additionally, the proposed new 8-foot decorative screen wall and the overall commercial context of the area further minimize potential impacts of parking within this area.

6. Waiver of wall height to allow an 8-foot wall within the front setback per 30.04.03(B)

Gipsy's "front" setback is along Naples, even though the property is addressed as 4605 Paradise Road. The proposed wall will consist of a 2'8" masonry wall with stucco finish topped with decorative wrought iron between 7' masonry pilasters with stucco finish. An additional decorative element on the two pilasters creates a maximum height of 8' on the pilasters nearest the gate entrance. The Applicant requests a waiver to allow an 8' wall within the front setback where 3' is permitted. The location of the wall along Naples and its primary construction of decorative wrought iron protect the visibility in the area while also providing needed safety and security for the front entrance courtyard.

7. Waiver for a reduction in parking lot landscaping per 30.04.01(D)(8)

The expansion plans provide for consistency with the layout and landscaping of the existing lot improvements. The Applicant respectfully requests a waiver for a reduction in required parking lot landscaping and fingers to maximize the available parking spaces in this extremely parking challenged area.

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8. Waiver to allow existing attached sidewalk to remain (30.04.08(C)(5)

As historically constructed, Naples Drive is restricted in width, and attached sidewalks are in place for the full frontage of the existing development and the limited proposed redevelopment of the expanded parking lot area. The Applicant respectfully requests that the sidewalks be allowed to remain for consistency and to further maximize the area available for the much-needed parking spaces.

The requested waivers are appropriate given the Site's existing conditions and intended use, and the proposed improvements will contribute positively to the existing businesses at the Paradise and Naples intersection.

Thank you for your continued assistance with this application. We appreciate the long and extensive history associated with its redevelopment, and are happy to answer any additional questions you may have.

Sincerely,


Maren Parry