



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

September 8, 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 be available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/ParadiseTAB>

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

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

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

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

- III. Approval of Minutes for August 25, 2026 (For possible action)
- IV. Approval of the Agenda for September 8, 2026 and Hold, Combine, or Delete any Items.
(For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning
 1. **VS-26-0440-TMC HOLDINGS LLC, SERIES-G, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Fragrant Spruce Avenue, and Maryland Parkway and Tamarus Street; and a portion of a right-of-way being Serene Avenue located between Maryland Parkway and Tamarus Street within Paradise (description on file). MN/jl/kh (For possible action) **PC 9/1/26**
 2. **WC-26-400076 (UC-24-0441)-NITE OWL LLC:**
WAIVER OF CONDITIONS of a use permit limiting the approval to October 11, 2025 only, with 1 week for set-up and 1 week for take-down in conjunction with existing taverns and nightclubs on 2.22 acres in a CG (Commercial General) Zone and an RS3.3 (Residential Single-family 303) Zone within the Airport Environs (AE-65) Overlay. Generally located west of Paradise Road and north and south of Naples Drive within Paradise. JG/ji/cv (For possible action) **PC 9/15/26**
 3. **WS-26-0535-SANCHEZ FAMILY TRUST & SANCHEZ MARGARET W TRS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce parking lot landscaping.
DESIGN REVIEW for a proposed office/warehouse on 2.50 acres in an IL (Industrial Light) Zone. Generally located east of Cameron Street and north of Harmon Avenue within Paradise. MN/mh/kh (For possible action) **PC 9/15/26**
 4. **ET-26-400083 (UC-23-0261)-S M P HOLDINGS, LLC:**
USE PERMITS SECOND EXTENSION OF TIME for the following: 1) communication tower; and 2) reduce the separation from another communication tower.
WAIVER OF DEVELOPMENT STANDARDS for encroachment into air space.
DESIGN REVIEW for a proposed communication tower and associated ground-mounted equipment on 0.8 acres in a CG (Commercial General) Zone. Generally located south of Windmill Lane and west of Tamarus Street within Paradise. MN/lm/kh (For possible action) **PC 10/6/26**
 5. **UC-26-0333-L R L J PROPERTIES, LLC:**
USE PERMIT for a refuse transfer station.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) modify buffering and screening; and 2) modify residential adjacency standards.
DESIGN REVIEW for a proposed refuse transfer station on 10.15 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Cameron Street and north of Post Road within Paradise. MN/jm/kh (For possible action) **PC 10/6/26**

6. **VS-26-0507-SPARK BRIXTON, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Flamingo Road and Viking Road, and Pinecrest Street and Sandhill Road within Paradise (description on file). TS/jm/kh (For possible action) **PC 10/6/26**

7. **WS-26-0528-ALBERTSON, TRAVIS & SHAWNNA:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce building separation; 3) increase wall height; 4) increase hardscape; 5) reduce access gate setback in conjunction with an existing single-family residence on 0.48 acres in an RS20 Residential Single-Family 20) Zone. Generally located north of Hacienda Avenue and west of Palm Street within Paradise. JG/jl/kh (For possible action) **PC 10/6/26**

8. **WS-26-0531-ADAMS ARTHUR V & SONS, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase maximum parking.
DESIGN REVIEW for a proposed gas station and retail store in conjunction with an existing shopping center on 0.86 acres in a CG (Commercial General) Zone. Generally located north of Tropicana Avenue and east of Eastern Avenue within Paradise. JG/mh/kh (For possible action) **PC 10/6/26**

9. **WS-26-0534-ARTEAGA ORLANDO GONZALEZ:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; and 2) reduce building separations for existing accessory living quarters in conjunction with an existing single-family residence on 0.18 acres in an RS5.2 (Residential Single-Family) Zone. Generally located south of Spanish Armada Road and west of Mission Bells Way within Paradise. MN/ji/kh (For possible action) **PC 10/6/26**

10. **ET-25-400110 (ZC-0425-07)-PACIFIC PLACE SITE, LLC:**
HOLDOVER ZONE CHANGE SIXTH EXTENSION OF TIME to reclassify 33.5 acres from an M-1 (Light Manufacturing) Zone to a CR (Commercial Resort) Zone.
USE PERMITS for the following: 1) an expansion of the Gaming Enterprise Overlay District; 2) a resort hotel/casino consisting of 2,700 hotel rooms; 3) 1,120 resort condominiums; 4) public areas including all casino areas, showrooms, live entertainment, cinema, performing arts center, shopping center, indoor and outdoor dining, entertainment, offices, meeting and convention, back-of-house, and parking structures; 5) increase the height of high-rise towers; 6) associated accessory and incidental commercial uses, buildings, and structures; and 7) deviations from development standards.
DEVIATIONS for the following: 1) encroachment into airspace; 2) reduced loading spaces; and 3) all other deviations as shown per plans on file. Generally located on the southeast corner of Spring Mountain Road and Polaris Avenue within Paradise. JJ/jgh/cv (For possible action) **BCC 10/7/26**

11. **VS-26-0508-BELL REAL ESTATE, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Tamarus Street and Caliente Street, and Rawhide Street and Russell Road; and a portion of a right-of-way being Tamarus Street located between Rawhide Street and Russell Road, and a portion of a right-of-way being Rawhide Street located between Tamarus Street and Caliente Street within Paradise (description on file). JG/tr/kh (For possible action) **BCC 10/7/26**

12. **UC-26-0509-BELL REAL ESTATE, LLC:**

USE PERMIT for a parking lot.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) eliminate parking lot landscaping; 3) eliminate landscape buffer; 4) increase fence height; and 5) waive partial off-site improvements.

DESIGN REVIEW for an office and parking lot on 2.46 acres in a CP (Commercial Professional) Zone. Generally located north of Russell Road and east of Tamarus Street within Paradise. JG/rr/kh
(For possible action) **BCC 10/7/26**

13. **UC-26-0524-PLUM WARM SPRINGS, LLC:**

USE PERMIT to allow an emergency and urgent care facility.

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

DESIGN REVIEW for a proposed emergency and urgent care facility on 1.59 acres in a CP (Commercial Professional) Zone. Generally located south of Warm Springs Road and east of Topaz Street within Paradise. JG/mh/kh (For possible action) **BCC 10/7/26**

14. **ZC-26-0500-KNG, LLC:**

ZONE CHANGE to reclassify a 2.30 acre portion of 5.74 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located west of Boulder Highway and south of Desert Inn Road within Paradise (description on file). TS/rk/kh (For possible action) **BCC 10/7/26**

VI. General Business (For possible action)

Take input and finalize requests for the 27/28 fiscal year budget.

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: September 29, 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

August 25, 2026

MINUTES

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

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

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

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

Roky Pais-Evia; 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 August 11, 2026 Minutes

Moved by: Kephart

Action: Approve as submitted

Vote: 4-0 Unanimous

Approval of Agenda for August 25, 2026

Moved by: Williams

Action: Approve with changes

Vote: 4-0 Unanimous

IV. Informational Items (For Discussion only)
None

V. Planning & Zoning

1. **VS-26-0440-TMC HOLDINGS LLC, SERIES-G, LLC:**

VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Fragrant Spruce Avenue, and Maryland Parkway and Tamarus Street; and a portion of a right-of-way being Serene Avenue located between Maryland Parkway and Tamarus Street within Paradise (description on file). MN/jl/kh (For possible action) **PC 9/1/26**

Held per applicant. Return to the September 8, 2026 Paradise TAB meeting

2. **AR-26-400073 (UC-23-0514)-CAMMARERI ADRIENNE:**

USE PERMIT FIRST APPLICATION FOR REVIEW to allow a service bay door to face a street.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate screening for mechanical equipment; 2) parking reduction; 3) eliminate gate setback; and 4) reduce the trash enclosure setback.

DESIGN REVIEW for the expansion of an existing vehicle repair facility on 0.5 acres in an M-1 (Light Manufacturing) Zone. Generally located west of Wynn Road and north of Tropicana Avenue within Paradise. MN/tpd/cv (For possible action) **PC 9/15/26**

MOVED BY- Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

3. **UC-26-0472-PECOS ROAD NV, LLC:**

USE PERMIT to allow a banquet facility in conjunction with an existing shopping center on a 1.52 acre portion of 25.96 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Pecos Road and south of Post Road within Paradise. JG/jm/cv (For possible action) **PC 9/15/26**

MOVED BY- Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

4. **UC-26-0487-COAST HOTELS & CASINOS INC.:**

USE PERMIT for a temporary special event (Pinoy Festival Las Vegas) with modified standards in conjunction with an existing resort hotel (Gold Coast) on a 4.50 acre portion of 25.79 acres in a CR (Commercial Resort) Zone and a CG (Commercial General) Zone. Generally located north of Flamingo Road and west of Valley View Boulevard within Paradise. JJ/hw/cv (For possible action) **PC 9/15/26**

MOVED BY- Swartzlander

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

5. **VS-26-0475-HORN, CRAIG:**

VACATE AND ABANDON a portion of a right-of-way being Tobias Lane located between Pecos Road and Sandhill Road (alignment) within Paradise (description on file). JG/jm/cv (For possible action)
PC 9/15/26

MOVED BY- Kephart

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

6. **WS-26-0458-DUFFY FAMILY REVOCABLE TRUST & DUFFY JAMES R & AIXA TRS:**

WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for an addition in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Fort Laramie Lane and east of Window Rock Lane within Paradise. MN/rp/cv (For possible action)
PC 9/15/26

MOVED BY- Williams

APPROVE- Subject to IF approved staff conditions

VOTE: 4-0 Unanimous

VI. General Business (for possible action)

Reviewed the previous fiscal year budget requests

- **New printer for TAB secretary. Was approved and on order**
- **Repair signage throughout Paradise that has melted. Was approved and getting repairs**
- **Add additional paint colors to Graffiti Abatement's stock so that there is a better color match when abating graffiti. Working on a plan**
- **Create public relations campaign for sign companies who sale illegal products i.e. feather flags**
- **Create public relations campaign to educate homeowners on various building codes, i.e. Water heater installation, car ports, fencing, etc.. Working on ways to make it work.**

VII. Public Comment
None

VIII. Next Meeting Date
The next regular meeting will be September 8, 2026

IX. Adjournment
The meeting was adjourned at 7:30 p.m.

09/01/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0440-TMC HOLDINGS LLC, SERIES-G, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Fragrant Spruce Avenue, and Maryland Parkway and Tamarus Street; and a portion of a right-of-way being Serene Avenue located between Maryland Parkway and Tamarus Street within Paradise (description on file). MN/jl/kh (For possible action)

RELATED INFORMATION:

APN:

177-23-209-005

LAND USE PLAN:

WINCHESTER/PARADISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

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

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1306-98	Vacate and abandon portions of right-of-way for Serene Avenue and Escondido Street - recorded	Approved by BCC	October 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Single-family residential
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10 & RS20	Single-family residential
West	Public Use	RS20	Place of worship

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not needed for site drainage, or roadway development and 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: TMC HOLDINGS LLC, SERIES-G, LLC

CONTACT: CIVILONE, 333 N. RANCHO DRIVE, SUITE 900, LAS VEGAS, NV 89106

09/15/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-26-400076 (UC-24-0441)-NITE OWL LLC:

WAIVER OF CONDITIONS of a use permit limiting the approval to October 11, 2025 only, with 1 week for set-up and 1 week for take-down in conjunction with existing taverns and nightclubs on 2.22 acres in a CG (Commercial General) Zone and an RS3.3 (Residential Single-family 303) Zone within the Airport Environs (AE-65) Overlay.

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

RELATED INFORMATION:

APN:

162-22-301-011; 162-22-301-015; 162-22-304-008; 162-22-304-009

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 512 E. Naples Drive (now 4605 Paradise Road), 496 E. Naples Drive, 517 E. Naples Drive, & 4633 Paradise Road
- Site Acreage: 2.22
- Project Type: Recreational and entertainment facility with live entertainment

History & Request

A use permit and waiver of development standards was approved for a recreational and entertainment facility with live entertainment on October 1, 2024. This application allowed a one day only event within the following parcels: 162-22-301-011, 162-22-301-015, 162-22-304-008, and 162-22-304-009. These parcels include the existing Gipsy and Piranha nightclubs. Instead of applying for a special event application, the use permit was required because over 30% of the on site parking would have been utilized.

A waiver of conditions was approved on October 7, 2025 to waive the condition of approval which stated the event be approved for October 19, 2024 only, with 1 week for set-up and 1 week for take-down. A new condition was imposed on the waiver of conditions application, WC-25-400106, limiting the approval to October 11, 2025 only, with 1 week for set-up and 1 week for take-down.

The applicant is now requesting to waive the condition of approval of WC-25-400106 to allow for a reoccurring and an on-going Pride Weekend festivities beginning with National Coming Out Day on October 10, 2026.

Previous Conditions of Approval

Listed below are the approved conditions for WC-25-400106 (UC-24-0441):

Comprehensive Planning

- Approved for October 11, 2025 only, with 1 week for set-up and 1 week for take-down

Listed below are the approved conditions for UC-24-0441:

Comprehensive Planning

- Approved for October 19, 2024 only, with 1 week for set-up and 1 week for take-down;
- Live entertainment must end at 12:00 a.m.

Public Works - Development Review

- Applicant is advised that any further application may require full off-site improvements.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

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

Applicant's Justification

WC-25-400106 (UC-24-0441) was approved for a recreational and entertainment facility with live entertainment on October 11, 2025. This was approved with a condition, "October 11, 2025 only, with 1 week for set-up and 1 week for take-down." The applicant seeks to waive this condition in order to host a new special event commemorating the official recognition of the intersection of East Naples Drive, South Paradise Road, and University Center Drive in Clark County as a historical LGBTQ+ landmark. The yearly event will be held over the weekend of National Coming Out Day in October.

Prior Land Use APN 162-22-301-015

Application Number	Request	Action	Date
WS-26-0036	Waiver of development standards and design review for parking lot expansion	Approved by BCC	March 2026
WC-25-400106 (UC-24-0441)	Waiver of conditions of use permit for recreational and entertainment facility and live entertainment	Approved by PC	October 2025

Prior Land Use APN 162-22-301-015

Application Number	Request	Action	Date
UC-24-0441	Use permit and waivers of development standards for recreational and 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	Street name change for a proposed tavern/nightclub	Approved by PC	December 2022
ADR-22-900707	Administrative design review for 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 for 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
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

Prior Land Use APN 162-22-301-015

Application Number	Request	Action	Date
UC-0430-13	Use permit for outside dining 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 porte-cochere addition and facade changed for the existing building	Approved by PC	October 1999
UC-0448-96	Use permit to allow a nightclub use within the existing tavern	Approved by BCC	March 1996

Prior Land Use APN 162-22-304-009

Application Number	Request	Action	Date
ASDR-26-900148	Billboard conversion	Approved by ZA	March 2026
WC-25-400106 (UC-24-0441)	Waiver of Conditions of use permit for recreational and entertainment facility and live entertainment	Approved by PC	October 2025
UC-24-0441	Use permit and waivers of development standards for recreational and entertainment facility and live entertainment	Approved by PC	October 2024
ET-20-400052 (UC-18-0332)	First extension of time for use permit for outside drinking area	Approved by BCC	July 2020
UC-18-0332	Outside drinking area	Approved by BCC	May 2019
UC-0359-14	Use permit and design review for medical cannabis establishment (dispensary) for building facade remodel	Approved by BCC	June 2014
UC-0610-12	Tavern expansion with building remodel and parking reduction	Approved by PC	December 2012
UC-2009-04	Tavern expansion with building remodel and parking lot design - tavern expansion, remodel, and parking lot redesign were improved per approval - expired	Approved by PC	December 2004
UC-0548-03	Live entertainment in conjunction with an existing tavern - expired	Approved by BCC	June 2003
VC-1730-97	Reduced minimum separation distance between 2 off-premises advertising signs	Approved by PC	November 1998
UC-0698-97	Allowed an off-premises advertising sign at this location	Approved by PC	May 1997

Prior Land Use APN 162-22-301-011

Application Number	Request	Action	Date
WS-26-0036	Waiver of Development Standards and Design Review for parking lot expansion	Approved by BCC	March 2026
WC-25-400106 (UC-24-0441)	Waiver of Conditions of use permit for recreational and entertainment facility and live entertainment	Approved by PC	October 2025
UC-24-0441	Use permit and waivers of development standards for recreational and entertainment facility and live entertainment	Approved by PC	October 2024

Prior Land Use APN 162-22-304-008

Application Number	Request	Action	Date
ZC-25-0646	Zone change from RS3.3 (Residential Single-family) to CG (Commercial general)	Approved by BCC	November 2025
WC-25-400106 (UC-24-0441)	Waiver of Conditions of use permit for recreational and entertainment facility and live entertainment	Approved by PC	October 2025
UC-24-0441	Use permit and waivers of development standards for 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	Public Use	PF (AE-65 & AE-70)	Undeveloped
East	Corridor Mixed-Use	CR & CG (AE-65 & AE-70)	Restaurant & retail
West	Entertainment Mixed-Use	RS3.3 & RM50 (AE-65)	Single-family & multi-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**

A waiver of conditions may be approved upon a finding that the condition will no longer fulfill its intended purpose.

Staff does not have a concern with a yearly one-day event for the subject site. Staff is not aware of any issues arising from the past two years of events; therefore, staff can support this request.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition(s) will no longer fulfill its intended purpose.

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**

- Approved for one-day event per year only, with 1 week for set-up and 1 week for take-down.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

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

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: NTE OWL LLC

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-101088

ASSESSOR PARCEL #(s): 162-22-301-011 (Gipsy LLC), 162-22-301-015 (Gipsy LLC), 1
62-22-304-009 (Wild Dunes, Inc.), 162-22-304-008 (Nite Owl LLC)

PROPERTY ADDRESS/ CROSS STREETS: NW and SW Corners of Paradise and Naples

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver of Condition associated with UC-24-0441 and WC-400106

PROPERTY OWNER INFORMATION

NAME: Nite Owl 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: _____ CELL _____

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Maren Parry, Ballard Spahr LLP

ADDRESS: 1980 Festival Plaza Drive, Ste 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, Nite Owl LLC Managing Member
Property Owner (Print)

7/9/2026
Date

09/15/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0535-SANCHEZ FAMILY TRUST & SANCHEZ MARGARET W TRS:

WAIVER OF DEVELOPMENT STANDARDS to reduce parking lot landscaping.

DESIGN REVIEW for a proposed office/warehouse on 2.50 acres in an IL (Industrial Light) Zone.

Generally located east of Cameron Street and north of Harmon Avenue within Paradise. MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:

162-19-202-002

WAIVER OF DEVELOPMENT STANDARDS:

Reduce parking lot landscaping where 1 medium or large tree is required for every 6 parking spaces per Section 30.04.01D.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4330 Cameron Street
- Site Acreage: 2.50
- Project Type: Office/warehouse
- Number of Stories: 2
- Building Height (feet): 44
- Square Feet: 47,599
- Parking Required/Provided: 48/48
- Sustainability Required/Provided: 7/4.5

Site Plans

The plans depict a proposed office/warehouse building accessed via Cameron Street through an access easement with the adjacent parcel to the west (APN 162-19-202-001). The access easement runs along the southern and eastern portions of the site, continuing to the adjacent parcel to the east (APN 162-19-202-003). A 12 foot high rolling gate is located in the southwest corner and will be open during business hours. The proposed office/warehouse building is located in the northwest corner of the site. Parking is located on the east side of the building, with 48 parking spaces required and provided. Loading spaces and trash bins are located on the

south side of the building. There is an existing 6 foot high chain link fence along the north, south, and east property lines.

Landscaping

The plans depict parking lot landscaping consisting of medium trees and shrubs immediately east of the proposed building. The applicant is requesting a waiver of development standards to reduce parking lot landscaping within the parking area on the eastern portion of the site.

Elevations

The plans depict a 2 story, 44 foot high office/warehouse building with a flat, variable roofline. The building features concrete facades with color variation, along with decorative railing and glass windows. The entrance is on the east side of the building, with roll-up overhead doors on the north, south, and east elevations.

Floor Plans

The plans depict a 2 story, 47,599 square foot office/warehouse building. Both levels feature 2,994 square feet of office space, with the second level also featuring a 230 square foot mezzanine. The office areas consist of a lobby, reception area, offices, a conference room, storage rooms, a break room, and restrooms.

Applicant's Justification

The applicant states that the office/warehouse building will be used for metal fabrication, with accessory office space to support the manufacturing operations. The waiver for reduced parking lot landscaping will not adversely affect employees, customers, or the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-25-0679	Vacation and abandonment of patent easements	Approved by PC	December 2025
VS-22-0348	Vacation and abandonment of patent easements	Approved by PC	August 2022
WS-22-0347	Waiver and design review for an office-warehouse - expired	Approved by PC	August 2022
VS-0580-07	Vacation and abandonment of patent easements - expired	Approved by PC	July 2007
DR-1487-05	Design review for an office-warehouse - expired	Approved by PC	October 2005
WS-1979-03	Waiver and design review for a light manufacturing facility - expired	Approved by PC	January 2004
VS-1978-03	Vacation and abandonment of patent easements - expired	Approved by PC	January 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	IL	Office/warehouse & parking lot
South	Public Use	IL	Burk Horizon High School
East	Entertainment Mixed-Use	IL	Office/warehouse
West	Entertainment Mixed-Use	IL	Mini-warehouse & vehicle 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

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.

The purpose of the parking lot landscaping is to reduce the impacts of wind, dust, pollution, glare, and the heat island effect on human health and comfort. The reduction of the parking lot landscaping does not meet the intent of Title 30 and conflicts with Policy 3.6.1 of the Master Plan, which seeks to mitigate the urban heat island effect in existing and new development through site and building features that provide shade, increase urban tree canopies, reduce the footprint of hardscaped areas, and otherwise help to reduce heat absorption by exterior surfaces. Staff finds that the reduction in parking lot landscaping is a self-imposed hardship as the site is vacant and the required landscaping could feasibly be provided. Therefore, staff cannot support this request.

Design Review

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

Staff finds that the proposed office-warehouse is suitable for this site and the layout of the development is cohesive and compatible with surrounding industrial development. The building has some features that enhance its appearance while maintaining the functionality of an office/warehouse. However, the development does not meet the sustainability standards of Title 30 as the building lacks four-sided architectural articulations as required by Title 30 for nonresidential development. Additionally, staff cannot support the associated waiver of

development standards for reduced parking lot landscaping. For these reasons, staff cannot support the design review.

Department of Aviation

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

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

- Comply with approved drainage study;
- Traffic study and compliance.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered

before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.:

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment/ap

Fire Prevention Bureau

- 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 #0085-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: RAMON AND MARGARET SANCHEZ

**CONTACT: JIM DIFIORE, DIFIORE CONSULTING, 8550 W. CHARLESTON
BOULEVARD, SUITE 102, PMB 348, LAS VEGAS, NV 89117**



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-101113

ASSESSOR PARCEL #(s): 162-19-202-002

PROPERTY ADDRESS/ CROSS STREETS: 4330 CAMERON STREET

DETAILED SUMMARY PROJECT DESCRIPTION

Creation of an Industrial Warehouse and Office Space. A Design Review and Waiver of Development Standards for interior landscaping.

PROPERTY OWNER INFORMATION

NAME: SANCHEZ FAMILY TRUST

ADDRESS: 8129 MOONSTONE CIRCLE

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89128

TELEPHONE: 702-367-2512

CELL 702-296-0540

APPLICANT INFORMATION (information must match online application)

NAME: Ramon and Margaret Sanchez

ADDRESS: 5160 ROGERS STREET

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89128

TELEPHONE: 702-367-2512

CELL 702-296-0540

ACCELA REFERENCE CONTACT ID #

CORRESPONDENT INFORMATION (information must match online application)*

NAME: JIM DIFIORE - DIFIORE CONSULTING & BUSINESS SERVICES

ADDRESS: 8550 W CHARLESTON BLVD, STE 102, PMB 348

CITY: LAS VEGAS

STATE: NV

ZIP CODE: 89117

TELEPHONE: 702-275-6929

CELL 702-275-6929

ACCELA REFERENCE CONTACT ID #

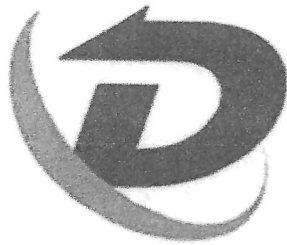
*Correspondent will receive all project communication via the email entered in online application.

(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)*

Property Owner (Print)

Date



DIFIORE CONSULTING & BUSINESS SERVICES

August 10, 2026

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

RE: Design Review and Waiver of Development Standards – 4330 Cameron Street

Dear Planning Staff:

Please accept this letter as justification for a Design Review and Waiver of Development Standards for a Warehouse and Office Space at 4330 Cameron Street.

BUSINESS DESCRIPTION

The Sanchez family owns a business in Clark County known as General Construction & Design Co., Inc. They intend to construct a new warehouse building on their property consisting of 47,599 square feet. The building will feature a concrete tilt-up construction of a warehouse with an office component to service the warehouse. They intend to use the warehouse for the metal fabrication work that their company is involved with. They are in the business of working on overhead freeway sign structures (Nevada Department of Transportation), bus shelters (Regional Transportation Commission of Southern Nevada) and the decorative landscaping sculptures around the valley's highways. Additionally, they have worked with many private projects on metal fabrication over the years, including the MSG Sphere's exoskeleton which supports the world's largest LED screen. Photos of previous projects are included.

SUSTAINABILITY

These are the Sustainability Points addressed in this project:

DESCRIPTION	POINTS
Water Efficient Planting: Provide 95% or more of plants have low or very low water needs (1 pt)	1.00
Electric Bicycles: Provide bicycle charging (.50 pt); Provide shade to bicycle charging area (.50 pt)	1.00
Shade Structures: Provide shade/awnings over 50% of the south/west windows & doors (1 pt)	1.00
Nonresidential Ventilation: Provide floor to ceiling heights of 11 feet on all floors (.50 pt)	0.50
Low-emissivity Glass: Provide on all south & west facing windows (.50 pt)	0.50
Building Entrances and ADA Ramps: Shade with awning or portico or other device (.50 pt)	0.50
TOTALS	4.50

WAIVER REQUEST

The waiver request applies to the landscaping on the east side of the property where landscape islands with trees are required to be planted every 6 parking spaces. The proposal is to have 48 total parking stalls on site with no trees planted in that section of the parking area. Standards for approval of the waivers include the following:

- 1) The use of the area adjacent to the property in the waiver request 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;
- 3) The granting of such application shall be in harmony with the general purpose, goals, objectives, and standards of the Master Plan and of this Title; and
- 4) The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities or services.

Your consideration is appreciated.

Sincerely,



Jim DiFiore

DiFiore Consulting & Business Services
On behalf of the Sanchez Family Trust

10/06/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400083 (UC-23-0261)-S M P HOLDINGS, LLC:

USE PERMITS SECOND EXTENSION OF TIME for the following: 1) communication tower; and 2) reduce the separation from another communication tower.

WAIVER OF DEVELOPMENT STANDARDS for encroachment into air space.

DESIGN REVIEW for a proposed communication tower and associated ground-mounted equipment on 0.8 acres in a CG (Commercial General) Zone.

Generally located south of Windmill Lane and west of Tamarus Street within Paradise. MN/lm/kh (For possible action)

RELATED INFORMATION:

APN:

177-14-101-003

USE PERMITS:

1. Communication tower
2. Reduce the separation from another communication tower to 90 feet where 600 feet is required per Table 30.44-1 (an 85% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 1465 E. Windmill Lane
- Site Acreage: 0.8
- Project Type: Communication tower
- Tower Height (feet): 80

Site Plans

The approved plans show a previously approved communication tower to be located in the southwest portion of the parcel, with a 27 foot setback from the west property line, 236 feet from the north property line, and 34 feet from the southern property line.

Landscaping

Landscaping is not a part of this application.

Elevations

The previously approved tower may house up to 3 sets of antenna arrays on a new stealth monopole design communication tower. The previously approved monopole has an overall height of 80 feet including the pole, all antennae, and branches. The tower and all structures and enclosures will be painted to match the surrounding buildings

Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0261:

Comprehensive Planning

- Applicant is advised that a bond (or other guarantee per Table 30.44) is required prior to the construction of the tower; that 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; and that 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; the installation and use of new cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace

determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Applicant's Justification

The applicant indicates that since the original approval, AT&T placed all new projects on hold to change equipment from Nokia to Ericsson which took some time to accomplish and is now complete. The building permit for the structure (BD25-47692) and communication equipment surround (BD25-47724) have been issued however the construction has not commenced due to the need for the contractor to secure bids and move forward with the construction.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0261 (ADET-25-900339)	Administrative extension of time for a communication tower	Approved by ZA	May 2025
UC-23-0261	Use permit for a communication tower	Approved by PC	July 2023
UC-0065-10	Vehicle maintenance (smog check)	Approved by PC	March 2010

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	RS20	Undeveloped
South	Corridor Mixed-Use	RS20	School
East	Corridor Mixed-Use	CG	Retail/office
West	Corridor Mixed-Use	CG	Commercial retail

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

Staff finds that although 3 years have passed since the project was originally approved, the applicant has continued to make progress toward commencing the development. This includes ongoing coordination with other departments and agencies and obtaining the necessary permits. Therefore, staff can support this request for an extension of time. However, staff may not be able

to support any future extension requests if significant progress toward initiating the development is not demonstrated.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until July 18, 2028 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: SMP HOLDINGS, LLC

CONTACT: CENTERLINE COMMUNICATIONS, 510 MANDALAY COURT,
HENDERSON, NV 89012



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR26-101259

ASSESSOR PARCEL #(s): 177-14-101-003

PROPERTY ADDRESS/ CROSS STREETS: 1467 E. Windmill Lane, Las Vegas, NV 89123

DETAILED SUMMARY PROJECT DESCRIPTION

AT&T is constructing a communication tower on the property. The tower will include a compound to house AT&T equipment and an 80' high monopole tower. The existing zoning under UC-23-0261& ADET-25-900339 will expire on July 18, 2026. This application is to request the zoning to be extended as the project has not commenced yet.

PROPERTY OWNER INFORMATION

NAME: SMP Holdings LLC

ADDRESS: 160 N. Stephanie St.

CITY: Henderson

STATE: NV ZIP CODE: 89074

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: AT&T Mobility

ADDRESS: 208 S. Akard St.

CITY: Dallas

STATE: TX ZIP CODE: 75202

TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Centerline Communications - Sharon Beesley

ADDRESS: 510 Mandalay Court

CITY: Henderson

STATE: NV ZIP CODE: 89012

TELEPHONE: 702-743-5383 CELL 702-743-5383 ACCELA REFERENCE CONTACT ID # _____

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

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

Roy Carroll
Property Owner (Signature)*

Rasha Anabi
Property Owner (Print)

7/7/2026
Date



July 14, 2026

RE: Justification Letter for an Extension of Time for Use Permit UC-23-0261 (ADET-25-9003309)
AT&T Mobility Tower NVL02482 Windmill Relo
AT&T Project NVL02482
APN: 177-14-101-003 / Address: 1467 E. Windmill Lane, Las Vegas, NV 89123

The above-mentioned Use Permit was approved on July 18, 2023 (UC-23-0261) and extended on May 21, 2025 (ADET-25-9003309). The extension will expire on July 18, 2026. Since the time the Use Permit was approved, AT&T placed all their new build projects on hold to change equipment from Nokia to Ericsson. This change out took some time to accomplish and is now complete.

The Building Permit has been approved under BP25-47692 on May 26, 2026. Time is needed in order to commence construction therefore an Extension of Time is needed for the contractor to secure the bids and move forward with building the communication facility.

Your consideration is appreciated.

Sharon Beesley

Thank you,

Sharon Beesley, Centerline on behalf of AT&T Mobility
sbeesley@clinellc.com/702-743-5383

10/06/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0333-L R L J PROPERTIES, LLC:

USE PERMIT for a refuse transfer station.

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

DESIGN REVIEW for a proposed refuse transfer station on 10.15 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay.

Generally located east of Cameron Street and north of Post Road within Paradise. MN/jm/kh
(For possible action)

RELATED INFORMATION:

APN:

162-31-313-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate landscape buffer along the north and east property lines where a 15 foot wide landscape buffer consisting of a double row of evergreen trees planted 20 feet apart on center is required per Section 30.04.02C.
- b. Allow a 10 foot high security chain link screen fence along the north and east property lines where an 8 foot high decorative screen wall is required per Section 30.04.02C.
2. a. Allow outdoor storage adjacent to a residential zone where not permissible per Section 30.04.06E.
- b. Allow higher activity areas of development (circulation, loading and delivery area) adjacent to a residential district where not permissible per Section 30.04.06G.

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.15
- Project Type: Refuse transfer station
- Building Height (feet): 49.5
- Square Feet: 65,250
- Parking Required/Provided: 10/12

- Sustainability Required/Provided: 7/6

Site Plan

The site plan depicts the proposed refuse transfer station structure located along the western part of the parcel, including an accessory office area on the south side of the proposed structure. The site is accessed via a divided driveway from Post Road on the southwest corner of the parcel, where trucks are directed to a weigh station to then unload the waste materials inside the transfer station area. The employee parking is located immediately south of the transfer station, and outdoor storage is proposed on the northwest portion of the parcel.

Landscaping

The plan depicts proposed landscaping within the employee parking lot area, and by the driveway entrance to the site fronting on Post Road.

Elevations & Floor Plans

The proposed building has an overall height of 49.5 feet, with 60,000 square feet of open area for the transfer station, multiple offices, a business area, a workroom, and restrooms. The plans show the exterior materials to include metal siding with metal fascia and trim, with the east side of the building being open.

Applicant's Justification

The facility will be open from 5:00 a.m. to 7:00 p.m. The property is surrounded by industrial-zoned land, no residential use across the railroad, and a public facility (detention basin), so there should be no impact on the adjacent properties. On rare occasions, Western Elite trucks may come after operating hours, by appointment. Per the application the facility is strategically being proposed at this location to meet increasing demand and support ongoing development activity in that portion of the valley. The nature of the business requires this design; open on one side to allow for truck traffic since an enclosed building would create a bottleneck with trucks and make it difficult to maneuver into the building. For the waiver to reduce buffering and screening along the north and east property lines a 10 foot high security fence screened with slats is provided in lieu of a decorative screen wall. In this case, the adjacent property is a flood-control detention basin, which does not constitute a sensitive or incompatible land use that requires buffering. The requested waivers, use permit, and design considerations have been thoughtfully evaluated to ensure the project remains consistent with the intent of the applicable development standards while responding appropriately to site-specific conditions.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0066	Waiver of development standards for a proposed warehouse	Approved by PC	March 2025
VS-25-0065	Vacate and abandon easements	Approved by PC	March 2025
ET-21-400163 (VS-19-0588)	Vacate and abandon first extension of time	Approved by BCC	December 2021

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0589	Waiver of development standards to reduced parking & modify driveway design standards	Approved by BCC	October 2019
VS-19-0588	Vacate and abandon patent easements	Approved by BCC	October 2019
WC-19-400106 (ZC-18-0350)	Waiver of conditions for a zone change to reclassify 4.8 acres from R-E to M-1 zone	Approved by BCC	October 2019
TM-19-500157	Tentative map for 1 lot industrial subdivision	Approved by BCC	October 2019
ZC-18-0666	Zone change to reclassify 4.6 acre portion from R-E to M-1 zone	Approved by BCC	October 2018
ZC-18-0350	Zone change to reclassify 4.8 acres from R-E to M-1 zone	Approved by BCC	October 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use & Business Employment	PF & IL (AE-65 Overlay)	Flood detention basin
South	Business Employment	IL & IP (AE-65 Overlay)	Undeveloped & drainage channel
East	Business Employment	IL (AE-65 Overlay)	Undeveloped
West	Business Employment	RS20 & IL (AE-65 Overlay)	Outdoor storage & office warehouse

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.

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.

Use permit & Waiver of development standards #1a & #1b

Staff finds the refuse transfer station and outdoor storage unsuitable for this location due to high intensity and close proximity to nearby businesses. The proposal may cause adverse effects on the area and prove detrimental to health, safety, and welfare. A portion of the building will stay open to the elements. This design could allow for winds to spread odors, pests, and litter. Staff also have concerns about the heavy trucks using Post Road, a local street, as the sole vehicular access to the site, and the lack of buffering and screening along the property lines. While the site is enclosed by a 10 foot chain link fence with screening slats for security, a decorative wall is required around the entire parcel and is only provided by the entrance gates. The project also misses the mandatory 20-foot wide dense landscape buffer required along any right-of-way or non-industrial use. The vacant site could feasibly be designed to accommodate the development requirements. For these reasons, staff cannot support this request.

Waiver of Development Standards #2a & #2b

Staff finds that although the parcel to the east is zoned residential, no residential use exists or are anticipated in the surrounding parcels. Therefore, applying full residential adjacency standards would offer no practical benefit. However, because staff is not supporting the companion use permit, staff cannot support this waiver request.

Design Review

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

The design of the building with the variations in building finish and colors complies with the building massing and articulation requirements by breaking-up the mass of a building. Staff is concerned with the open structure design along the east side, vehicular access from a local street, and the lack of buffering & screening along the property lines and the adverse effects that this may create in the near future. The provision of buffering and screening in accordance with Title 30 standards would help mitigate the intensity and impact of the proposed use. In addition, the design review is contingent upon approval of the use permit and associated waivers, which staff does not support. Therefore, staff does not support the design review as proposed.

Department of Aviation

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

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

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

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Drainage study and compliance;
- Off-site improvement permit will be required;
- Provide paved legal access.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;

- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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 #0629-2026 to obtain your POC exhibit; and the flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: L R L J PROPERTIES, LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE, BUILDING 3, SUITE 577, LAS VEGAS, NV 89134

10/06/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0507-SPARK BRIXTON, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Flamingo Road and Viking Road, and Pinecrest Street and Sandhill Road within Paradise (description on file). TS/jm/kh (For possible action)

RELATED INFORMATION:

APN:

161-18-401-046

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of easements which are no longer needed for the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-95-0842	Vacated and abandoned patent easement	Approved by BCC	July 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential & place of worship
South	Corridor Mixed-Use, & Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2 & CG	Single-family residential & commercial restaurant
East	Corridor Mixed-Use	CG	Shopping center
West	Neighborhood Commercial: Mid-Intensity Suburban Neighborhood (up to 8 du/ac); & Corridor Mixed-Use	RS5.2 & CG	Single-family residential & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

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

Public Works - Development Review

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Sandhill Road improvement project.
- 90 days to record said separate document for the Sandhill Road improvement project:
- 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: SPARK BRIXTON, LLC

CONTACT: JOSH HARNEY, CIVILONE, 333 N. RANCHO DRIVE, SUITE 900, LAS
VEGAS, NV 89106

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0528-ALBERTSON, TRAVIS & SHAWNNA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** reduce building separation; **3)** increase wall height; **4)** increase hardscape; **5)** reduce access gate setback in conjunction with an existing single-family residence on 0.48 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located north of Hacienda Avenue and west of Palm Street within Paradise. JG/jlkh
(For possible action)

RELATED INFORMATION:

APN:

161-29-216-009

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the front setback for a proposed accessory building (carport) to 13 feet where 20 feet is required per Section 30.02.04B (a 35% reduction).
b. Reduce the building separation for a proposed accessory building (carport) from 6 feet to 1 foot per Section 30.02.04B (an 83% reduction).
2. Increase hardscape within the front and side yards to 65% where 60% is required per Section 30.04.01D (a 3% increase).
3. Increase the height of a proposed wall within the front setback to 6 feet where 3 feet is the maximum allowed per Section 30.04.03B (a 150% increase).
4. Reduce the setback for a proposed access gate to 4 feet where 20 feet is required per Section 30.04.04E (an 80% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4346 E. Hacienda Avenue
- Site Acreage: 0.48
- Project Type: Accessory structure (carport)
- Building Height (feet): 13 (carport)/6 (wall)/13 (existing residence)
- Square Feet: 924 (carport)/2850 (existing residence)

Request & Plans

The plans depict an existing single-family residence centrally located on the site with access from Hacienda Avenue to the south. The applicant proposes a 924 square foot accessory structure (carport) located in the front yard on the southeastern side of the lot to match the height of the existing home. The proposed carport is too close to the property line and existing residence, so waivers of development standards for front setback and building separation requirements are requested. Existing concrete covers most of the front yard, which exceeds the maximum 60% hardscape coverage requirement.

The applicant also proposes an access gate and 6 foot solid wall near the front property line, which will be placed on top of an existing 3 foot retaining wall. The code states that a maximum wall height of 3 feet can be placed within the first 15 feet of the property and that access gates must be set back at least 20 feet. Neither the wall nor gate meets these requirements, therefore, waivers are requested. Elevations show that proposed carport, wall, and access gate will match the style of the existing home.

Applicant's Justification

The applicant states that since purchasing the property they have been working on upgrades to the site, which included replacing and expanding upon the existing pavement. They stated they have a variety of personal vehicles that they hope to protect and secure through the proposed carport and front property wall and gate.

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

There is an active zoning violation via CE26-11222 for increased hardscape within the front and side yards.

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.

The Code limits hardscape to 60% to minimize the heat island effect and storm water run-off. Staff finds that the proposed placement of the carport, wall, and access gate will not maintain a safe visual separation distance from the residence, property line, or public right-of-way. There is sufficient space for a proposed carport, improved property walls or fencing, and an access gate to be constructed in compliance with Title 30 requirements. Therefore, this request is a self-imposed hardship which staff cannot support.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Applicant is advised that nothing over 24 inches in height is permitted within the sight visibility zones.

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: SHAWNNA ALBERTSON

CONTACT: SHAWNNA ALBERTSON, 4346 E. HACIENDA AVENUE, LAS VEGAS, NV 89120

10/06/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0531-ADAMS ARTHUR V & SONS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase maximum parking.

DESIGN REVIEW for a proposed gas station and retail store in conjunction with an existing shopping center on 0.86 acres in a CG (Commercial General) Zone.

Generally located north of Tropicana Avenue and east of Eastern Avenue within Paradise.
JG/mlh/kh (For possible action)

RELATED INFORMATION:

APN:

162-24-401-016

RELATED APN:

162-24-401-001; 162-24-401-002; 162-24-401-005; 162-24-401-006; 162-24-401-008 through 162-24-401-012; 162-24-401-017; 162-24-401-020 through 162-24-401-021

WAIVER OF DEVELOPMENT STANDARDS:

Increase parking to 13 parking spaces where 8 parking spaces are required and a maximum of 9 parking spaces are permitted per Section 30.04.04D (a 63% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2400 E. Tropicana Avenue
- Site Acreage: 0.86
- Project Type: Gas station and retail store
- Number of Stories: 1
- Building Height (feet): 19 (retail store)/19 (fuel canopy)
- Square Feet: 2,842
- Parking Required/Provided: 8/14 including 1 accessible space (subject parcel)/432/840 (overall shopping center)
- Sustainability Required/Provided: 7/7

Site Plans

The plans depict a proposed gas station and retail store within an existing shopping center. The existing building on the site will be demolished to allow for the redevelopment of the parcel. The proposed fuel canopy features 8 gas pumps and the proposed retail store is east of the fuel canopy. Parking is located on the south and west sides of the building, with 14 parking spaces provided where 8 parking spaces are required. The trash enclosure is located on the south side of the building. No new driveways are proposed, and the site will maintain cross access with the remainder of the shopping center.

Landscaping

The plans depict attached sidewalks with street landscaping per Title 30 along Tropicana Avenue and Eastern Avenue. Parking area landscaping consisting of landscape islands is provided within the parking area via Title 30 standards.

Elevations

The plans depict a 19 foot high retail building with a flat, variable roofline. The building features brick, aluminum storefront doors and windows with glass, and metal awnings. The fuel canopy is 19 feet in height with a flat roof, and features metal columns and aluminum composite material.

Floor Plans

The plans depict a 2,842 square foot retail store with a sales area, coolers, utility room, restrooms, and cashier.

Applicant's Justification

The applicant states that the existing building, parking lot, and landscaping will be demolished prior to construction of the proposed development. The proposed retail building and gas station comply with Title 30 requirements, with the exception of a waiver requested to increase parking.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0628-12	Use permit to allow the sale of packaged liquor	Approved by PC	December 2012
VC-2955-97	Variance to permit a second freestanding sign	Approved by BCC	February 1998
ZC-1532-97	Zoen change from C-C to C-1 for a retail building	Approved by BCC	November 1997
VC-0379-95	Variance to permit additional site coverage	Approved by BCC	June 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Corridor Mixed-Use	CG	Shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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.

Staff finds that the request to increase parking is reasonable and should not adversely affect other businesses within the shopping center. The parking area landscaping complies with Title 30, mitigating urban heat island effects that are associated with excessive surface level parking. Therefore, staff can support this request.

Design Review

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

Staff finds that the proposed gas station and retail store is a suitable use for this site and is compatible with the other commercial uses within the shopping center. The site is well designed, with adequate landscaping and architectural features that will enhance the appearance of the development. The proposed redevelopment of the site is consistent with area-specific Policy WP-3.1 of the Master Plan, which encourages repurposing vacant or functionally obsolete buildings through adaptive reuse where practical and consistent with development to promote reinvestment in Winchester/Paradise and support sustainability initiatives. For these reasons, staff 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

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Off-site improvement permit will be required;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a combination right-turn lane and bus turn-out on Eastern Avenue with a 5 foot by 50 foot bus shelter pad behind the sidewalk accordance with RTC standards.
- Applicant is advised that Nevada Department of Transportation (NDOT) 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 #0078-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: GCW

CONTACT: MARISSA FRANCISCO, GCW, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR26-100783

ASSESSOR PARCEL #(s):

162-24-401-016

PROPERTY ADDRESS/ CROSS STREETS: S. Eastern and Tropicana

DETAILED SUMMARY PROJECT DESCRIPTION

Design review for a proposed 8 pump gasoline station with a 2,842 sq ft convenience store development.

PROPERTY OWNER INFORMATION

NAME: SB - BD & Decatur LLC

ADDRESS: 6725 S. Eastern Ave

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: _____ CELL 702-868-7870

APPLICANT INFORMATION (information must match online application)

NAME: GCW

ADDRESS: 1555 S. Rainbow Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: _____ CELL 702-899-2094

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: GCW Inc. / Marissa Francisco

ADDRESS: 1555 S. Rainbow Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

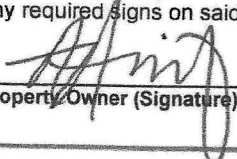
TELEPHONE: 702-899-2094

CELL _____

ACCELA REFERENCE CONTACT ID # _____

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

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


Property Owner (Signature)*

ABDUS ASIF
Property Owner (Print)

Date

06-29-2026



398-B634

July 30, 2026

Clark County Comprehensive Planning
500 S. Grand Central Parkway
PO Box 551744
Las Vegas, NV 89155-1744

RE: Murphy USA @ NEC Tropicana & Eastern (APN: 162-24-401-016)
Justification Letter – Design Review / Waiver of Development Standards

To Whom It May Concern,

GCW respectfully submits this Design Review application for a proposed gasoline station with convenience store development on parcel having APN: 162-24-401-016 in Clark County.

This proposed development is planned for an eight (8) pump gasoline station with 2,842 SF convenience store on approximately 37,839 SF (+/- 0.86 ac.) of land within Clark County.

The subject parcel is located at 2400 E. Tropicana Avenue and is currently developed retail; the existing building, parking lot and landscape improvements will be demolished prior to construction of proposed improvements for this new development project; proposed improvements include providing a bus turn out along Eastern Avenue, landscaping and on-site improvements.

The site is located on the northeast corner of E. Tropicana Ave. and S. Eastern Ave. The site is bound by Tropicana to the south (NDOT Jurisdiction), Eastern to the west, and retail/commercial to the north and east; the subject site shares a common property line with the developed parcels to the north and east. The immediate and adjacent areas around the project site are zoned Commercial General (CG) with a Corridor Mixed-Use (CM) land use.

The proposed building and fuel canopy setbacks meet the requirements of Title 30 section 30.03.06B with the canopy being setback from Eastern and Tropicana 40.8' and 71.0' respectively; and the building being setback from Eastern and Tropicana 146.6' and 98.6' respectively. There are no residential zoned properties within 200' of this project parcel.

The 2,842 SF Convenience Store requires 8 parking spaces including one (1) accessible space and the proposed site plan provides for a total of 14 parking spaces including one (1) accessible space; therefore, we are requesting a waiver to increase parking per 30.04.04D

There are no proposed driveways associated with this development. This project is located within a shopping center, and the site can be accessed from two (2) existing driveways; one (1) from Eastern Avenue just north of the site and one from Tropicana Avenue just east of the site.

This project meets the Sustainability requirement of 7 points from the Sustainability Table 30.04.05J

1555 South Rainbow Boulevard
Las Vegas, Nevada 89146



O 702.804.2000
F 702.804.2299



info@gcwengineering.com
gcwengineering.com

8

Thank you in advance for your time and consideration of this application. If you have any questions or require additional information, please contact me direct at (702) 804-2162 or via email jescobedo@gcwengineering.com.

Respectfully Submitted,



Jennifer Escobedo P.E.
Senior Project Manager



10/06/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0534-ARTEAGA ORLANDO GONZALEZ:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; and **2)** reduce building separations for existing accessory living quarters in conjunction with an existing single-family residence on 0.18 acres in an RS5.2 (Residential Single-Family) Zone.

Generally located south of Spanish Armada Road and west of Mission Bells Way within Paradise. MN/ji/kh (For possible action)

RELATED INFORMATION:

APN:

177-11-113-009

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the rear setback for an existing accessory living quarters to 3 feet where 5 feet is required per Section 30.02.06 (a 40% reduction).
b. Reduce the interior side setback for an existing accessory living quarters to 1 foot where 5 feet is required per Section 30.02.06 (an 80% reduction).
2. Reduce the building separation distance between an existing accessory living quarters to 4 feet where 6 feet is required per Section 30.02.06 (a 33% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 1225 Spanish Armada Road
- Site Acreage: 0.18
- Project Type: Single-family residence
- Number of Stories: 1
- Building Height (feet): 9 feet, 10 inches (accessory living quarters)
- Square Feet: 334 (accessory living quarters)

Site Plan

The plan depicts an existing single-family residence centrally located on the parcel with an attached accessory living quarter on the southwest corner of the existing residence. However, the proposed plans depict that the existing accessory living quarters will be remodeled so that there will be a building separation of a minimum of 4 feet. In addition, the existing structure was

constructed with a 1 foot, 11 inch interior side setback along the west property line and a 3 foot, 6 inch rear setback along the south property line. Since the accessory living quarters does not meet the required setback or building separation distance per Title 30, waivers of development standards are required.

Landscaping

No changes are proposed to the existing landscaping.

Elevations

The plans and photos depict an accessory living quarters that feature stucco exterior walls and tile roofing, matching the materials and aesthetic of the primary home. The overall height is 9 feet 10 inches. All exterior surfaces have been painted to align with the color scheme of the main residence. The submitted photos show that the accessory living quarters is attached to the home, however, the elevations are proposing the wet bar area being modified to allow for 4 foot, 4 inch building separation.

Floor Plans

The interior plan of the accessory living quarters consists of 1 bedroom, 1 full bathroom, living area, and wet bar area.

Applicant's Justification

The applicant is stating the accessory living quarters was constructed to allow space for a family member to reside independently. The applicant is willing to work with the different Clark County departments to resolve the code enforcement case.

Surrounding Land Use

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

Clark County Public Response Office (CCPRO)

CE26-08203 is an active violation for building without a permit.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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.

The intent of building setbacks and separations are to prevent the massing of buildings, provide an adequate buffer between structures, maintain a uniform development pattern, and minimize impacts to neighboring properties. Although the accessory living quarters was constructed to match the residence with exterior colors and materials, it was constructed prior to building permits. Staff finds this request to be a self-imposed hardship; therefore, staff recommends denial.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

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

Public Works - Development Review

- Applicant is responsible for any repairs if the utility box at the northwest corner of the site is damaged from being driven over.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ADAN CASTILLO

CONTACT: ADAN CASTILLO, SUNRISE BUILDERS, 5468 FUNKS GROVE LANE, LAS VEGAS, NV 89122

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

HOLDOVER ZONE CHANGE SIXTH EXTENSION OF TIME to reclassify 33.5 acres from an M-1 (Light Manufacturing) Zone to a CR (Commercial Resort) Zone.

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

DEVIATIONS for the following: **1)** encroachment into airspace; **2)** reduced loading spaces; and **3)** all other deviations as shown per plans on file.

Generally located on the southeast corner of Spring Mountain Road and Polaris Avenue within Paradise. JJ/jgh/cv (For possible action)

RELATED INFORMATION:

APN:

162-17-210-001; 162-17-210-002; 162-17-211-001; 162-17-212-002; 162-17-212-003; 162-17-212-005; 162-17-213-004; 162-17-214-002; 162-17-215-001; 162-17-216-001; 162-17-217-001; 162-17-218-001; 162-17-219-001; 162-17-220-001; 162-17-221-001 through 162-17-221-003; 162-17-222-001; 162-17-223-001; 162-17-224-001

USE PERMITS:

1. Allow an expansion of the Gaming Enterprise Overlay District.
2. Allow a resort hotel/casino consisting of 2,700 hotel rooms.
3. Allow 1,120 resort condominiums.
4. Allow public areas including all casino areas, showrooms, live entertainment, cinema, performing arts center, shopping center, indoor and outdoor dining, entertainment, offices, meeting and convention, back-of-house, and parking structures.
5. Increase the height of high-rise towers to 590 feet where 100 feet is the standard (a 490% reduction).
6. Allow all associated accessory and incidental commercial uses, buildings, and structures.
7. Allow for deviations from development standards.

DEVIATIONS:

1. Permit encroachment into airspace.
2. Reduce the number of loading spaces from 39 spaces to 7 spaces.
3. Permit all other deviations as shown per plans on file.

LAND USE PLAN:**WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE****BACKGROUND:****Project Description****General Summary**

- Site Address: 3355 Spring Mountain Road
- Site Acreage: 33.5
- Project Type: Resort hotel

History

The original approval included a deviation to reduce the 1:3 height setback ratio from Spring Mountain Road (deviation #1) but was withdrawn. The numbering of the deviations has changed. Also, during the last extension of time application, the design reviews for the project were withdrawn.

Previous Conditions of Approval

Listed below are the approved conditions for (ET-21-400129) ZC-0425-07:

Comprehensive Planning

- Until September 1, 2025 to commence.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77;
- Applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA and is still valid.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Listed below are the approved conditions for (ET-18-400166) ZC-0425-07:

Current Planning

- Until July 18, 2021 to complete;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ZC-0425-07 (ET-0035-16):

Current Planning

- Until July 18, 2018 to complete.
- Applicant is advised that the application is subject to a Development Agreement and conditions of the original application (ZC-0425-07); a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works – Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ZC-0425-07 (ET-0046-13):

Current Planning

- Until July 18, 2016 to complete.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that at the time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates from all phases of the proposed project at build-out before sewer point-of-connection can be approved; there is an existing public 15 inch sanitary sewer line on the property adjacent to Highland Drive; applicant is required to confirm the existence of the easements, provide any new easements where missing, and to confirm that the applicant's improvements do not encumber the sewer easement, CCWRD must have 24 hour access to maintain public sewer lines; applicant may propose relocation of the public sewer at his expense, maintaining flow capacity and meeting all CCWRD design standards; and that CCWRD has no exception to the requested extension of time.

Listed below are the approved conditions for ZC-0425-07 (ET-0070-10):

Current Planning

- Until July 18, 2013 to complete;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- All applicable standard conditions for this application type.
- Applicant is advised that the application is subject to a Development Agreement; conditions of approval of the original application ZC-0425-07; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Civil Engineering

- Compliance with previous conditions.

Listed below are the approved conditions for ZC-0425-07:

Current Planning

- A Development Agreement as agreed upon by the applicant to mitigate impacts of the project including but not limited to issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners;
- Design review as a public hearing for the tower buildings in the northwest corner of the site;
- Pedestrian realm to be provided per plans on file;
- All applicable standard conditions for this application type.
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license, or approval; any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must be completed within 3 years of approval date or it will expire.

Civil Engineering

- Compliance with Development Agreement with Clark County;
- Dedication of additional right-of-way to complete a 60 foot half street width on Spring Mountain Road;
- Construct full off-site improvements;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control which may require a vacation of excess right-of-way or execute a license and maintenance agreement for non-standard improvements in the right-of-way;
- Drainage study and compliance;
- Traffic study and compliance;
- Traffic study to also address: a) any additional right-of-way dedications required for construction of turning lanes for Spring Mountain Road and Polaris Street, b) dedication of right-of-way for bus turnout relocation and/or passenger loading/shelter areas in accordance with Regional Transportation Commission standards, c) minimum required width of all public access walkway segments so that a minimum Level of Service "C" is

achieved under peak pedestrian volumes, d) turnover analysis for the porte-cochere and recommendation of mitigation measures as applicable;

- Reconstruct any unused driveways with full off-sites;
- Driveway widths and locations to be approved by Clark County Civil Engineering Division;
- Nevada Department of Transportation approval.

Department of Aviation

- No building permits shall be released for the project prior to the Department of Aviation notifying Zoning Plan Check that the applicant has received all necessary airspace approvals;
- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved.

Applicant's Justification

The applicant indicates that the property was purchased in 2018 to be developed as a resort hotel and casino. Unfortunately, the economy has only recently begun to stabilize to allow for such a development. The applicant is requesting a 2-year extension.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400129 (ZC-0425-07)	Fifth extension of time on a zone change to reclassify 33.5 acres from M-1 to H-1 zoning for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	August 2023
ET-18-400166 (ZC-0425-07)	Fourth extension of time on a zone change to reclassify 33.5 acres from M-1 to H-1 zoning for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	September 2018
ZC-0425-07 (ET-0035-16)	Third extension of time on a zone change to reclassify 33.5 acres from M-1 to H-1 zoning for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	May 2016

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0425-07 (ET-0046-13)	Second extension of time on a zone change to reclassify 33.5 acres from M-1 to H-1 zoning for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	July 2013
ZC-0425-07 (ET-0070-10)	First extension of time on a zone change to reclassify 33.5 acres from M-1 to H-1 zoning for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	June 2010
ZC-0425-07	Original application to reclassify 33.5 acres from U-V to H-1 zoning with use permits to expand the gaming enterprise overlay district, a resort hotel/casino, resort condominiums, public areas, increased building height, associated accessory uses, buildings and structures and deviations from development standards and design reviews for resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	July 2007
NZC-1687-04	Reclassified from M-1 to U-V zoning for a mixed-use development - expired	Approved by BCC	February 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	CR & IL	Adult use, check cashing, & retail sales
South	Entertainment Mixed-Use	CR	Retail & office spaces
East	Entertainment Mixed-Use	CR	Industrial buildings
West	Entertainment Mixed-Use	CG & IL	Vehicle repair & industrial buildings

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property.

Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Since approval of the original zone change in July 2007 there have been no technical studies submitted to Clark County for review. The application has been extended 5 times (with this request making 6 times); once in June 2010 with ZC-0425-07 (ET-0070-10), once in July 2013 with ZC-0425-07 (ET-0046-13), once in May 2016 with ZC-0245-07 (ET-0035-16) one in September 2018 with ET-18-400166 (ZC-0425-07) and most recently in August 2023 with ET-21-400129. This is the sixth extension of time. During the last review, staff indicated there is an expectation for progress, progress being proof of technical studies or a complete Development Agreement and neither has been provided. No progress has been made in the 18 years in approval of the original application, therefore staff cannot support the request to extend this application.

Department of Aviation

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

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

Staff Recommendation

Denial

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Until September 1, 2027 to complete or the application will expire unless extended with approval of an extension of time;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if

the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

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

Department of Aviation

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

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division, Public Accommodations Plan Review Program at pa@snhd.org or (702) 759-1633 to obtain approval for the construction or remodeling of a public accommodation facility; and to submit construction plans with all schedules to pa@snhd.org at least 30 days prior to beginning construction.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST: 1 card

COUNTY COMMISSION ACTION: November 19, 2025 – HELD – To 01/21/26 – per the Board of County Commissioners.

COUNTY COMMISSION ACTION: January 21, 2026 – HELD – No Date – per the applicant.

APPLICANT: PACIFIC PLACE SITE, LLC

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

DRAFT



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 162-17-210-001, 002, 162-17-211-001, 162-17-212-002, 003, 005, 162-17-213-004, 162-17-214-002, 162-17-215-001, 162-17-216-001, 162-17-217-001, 162-17-218-001, 162-17-219-001, 162-17-220-001, 162-17-221-001 thru 003, 162-17-222-001, 162-17-223-001, and 162-17-224-001

PROPERTY ADDRESS/ CROSS STREETS: Spring Mountain Road and Polaris Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

ET for ET-21-400129 (ZC-0425-07)

PROPERTY OWNER INFORMATION

NAME: Pacific Place Site, LLC

ADDRESS: 6330 Spring Mountain Road, Suite D

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-827-8276

CELL 702-827-8276

APPLICANT INFORMATION (information must match online application)

NAME: Pacific Place Site, LLC

ADDRESS: 6330 Spring Mountain Road, Suite D

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-827-8276

CELL 702-827-8276

ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Stephanie Gronauer - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-792-7000

CELL _____

ACCELA REFERENCE CONTACT ID # _____

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

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

Kwokon Lo
Property Owner (Signature)*

Kwokon Lo / Pacific Place Site LLC
Property Owner (Print)

August 25, 2025
Date

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

KAEMPFER

CROWELL

STEPHANIE Gronauer
sgronauer@kcnvlaw.com
D: 702.792.7045

August 28, 2025

VIA EMAIL

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

**Re: Justification Letter - Extension of Time
Pacific Place Site, LLC
Spring Mountain and Polaris**

To Whom It May Concern:

This firm represents Pacific Place Site, LLC, (the "Applicant") in the above referenced matter. The proposed project is located on the southeast corner of Spring Mountain Road and Polaris Avenue (the "Property"). The Applicant is requesting another extension of time for a previously approved zone change and expansion of the gaming enterprise district under application ZC-0425-07.

The Property was purchased by the Applicant in 2018 to be developed as a resort hotel and casino. Unfortunately, the economy has only recently began to stabilize to allow for such a development. The Applicant is requesting one additional extension of time for two (2) years to preserve the valuable gaming entitlement.

Thank you in advance for your consideration. Please do not hesitate to contact me with any questions or concerns.

Sincerely,

Kaempfer Crowell



Stephanie H Gronauer

10/07/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0508-BELL REAL ESTATE, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Tamarus Street and Caliente Street, and Rawhide Street and Russell Road; and a portion of a right-of-way being Tamarus Street located between Rawhide Street and Russell Road, and a portion of a right-of-way being Rawhide Street located between Tamarus Street and Caliente Street within Paradise (description on file). JG/rr/kh (For possible action)

RELATED INFORMATION:

APN:

162-26-402-001 through 162-26-402-003

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of easements which are no longer needed for the development of the site, and the vacation and abandonment of portions of rights-of-way to accommodate detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0119	Vacation and abandonment for easements and a portion of Tamarus Street - expired	Approved by BCC	May 2023
ZC-23-0118	Zone change from R-E to C-P, waivers of development standards, and a design review for an office building - expired	Approved by BCC	May 2023
NZC-0228-13	Zone change from R-E to C-P and C-1, use permit, waiver of development standards, and a design review for a car wash and office complex	Withdrawn	August 2013
VS-0095-13	Vacation and abandonment a portion of Rawhide Street	Approved by PC	April 2013
UC-0018-12	Use permit, waiver of development standards, and design review for a communication tower	Approved by PC	April 2012
NZC-2188-04	Zone change from R-E to C-2 and design review for an office complex - expired	Approved by BCC	May 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
South	Public Use	PF	Harry Reid International Airport
East	Neighborhood Commercial	RS20	Place of worship
West	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential

Related Applications

Application Number	Request
UC-26-0509	A use permit, waivers of development standards, and a design review for a parking lot for fleet vehicles is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of patent easements that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

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

Public Works - Development Review

- Drainage study and compliance;
- 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

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RENEWABLE PROPERTIES, LLC

**CONTACT: KAEMPFER CROWELL, JENNIFER LAZOVICH, 1980 FESTIVAL PLAZA
DRIVE #650, LAS VEGAS, NV 89135**



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-101290

ASSESSOR PARCEL #(s): 162-17-210-001, 002, 162-17-211-001, 162-17-212-002, 003, 005, 162-17-213-004,
162-17-217-001, 162-17-218-001, 162-17-219-001, 162-17-220-001, 162-17-221-001

PROPERTY ADDRESS/ CROSS STREETS: Spring Mountain Road and Polaris Avenue

DETAILED SUMMARY PROJECT DESCRIPTION

Vacation and abandonment of government patent easements.

PROPERTY OWNER INFORMATION

NAME: Pacific Place Site, LLC

ADDRESS: 6330 Spring Mountain Road, Suite D

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-827-8276 CELL 702-827-8276

APPLICANT INFORMATION (information must match online application)

NAME: Pacific Place Site, LLC

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89146

TELEPHONE: 702-827-8276 CELL 702-827-8276 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Stephanie Gronauer - Kaempfer Crowell

ADDRESS: 333 N Rancho Dr #900

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-792-7000 CELL 702-870-8771 ACCELA REFERENCE CONTACT ID # 332644

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

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

[Signature]
Property Owner (Signature)*

Stephanie Gronauer - Pacific Place
Property Owner (Print)

August 25, 2025
Date

11



July 17, 2026

Clark County Current Planning

500 S Grand Central Parkway
Las Vegas, Nevada 89155

**Re: Spark Brixton LLC
APN 161-18-401-046**

To Whom It May Concern,

Please let this letter serve as a justification for the Vacate and Abandon of government patent easements.

Per the County's policy we are vacating the unnecessary patent easements. Any utility and/or drainage easements required will be retained. Patent easements lie along the north 33.00 feet, the south 33.00 feet, and the East 3.00 feet of the north half and the north 33.00 feet of the south half. We request to vacate the north 33.00 feet, the south 33.00 feet, and the East 3.00 feet of the north half and the north 33.00 feet of the south half of APN 161-18-401-046.

The approval of this request will not have a negative effect on the neighborhood or surrounding areas.

Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,

CivilOne



Josh Harney
Project Processor

10/07/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0509-BELL REAL ESTATE, LLC:

USE PERMIT for a parking lot.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** eliminate parking lot landscaping; **3)** eliminate landscape buffer; **4)** increase fence height; and **5)** waive partial off-site improvements.

DESIGN REVIEW for an office and parking lot on 2.46 acres in a CP (Commercial Professional) Zone.

Generally located north of Russell Road and east of Tamarus Street within Paradise. JC/r/kh
(For possible action)

RELATED INFORMATION:

APN:

162-26-402-001 through 162-26-402-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce street landscaping along Russell Road where one large tree planted every 30 feet is required per Section 30.04.01D.
- b. Reduce street landscaping along Tamarus Street where one large tree planted every 30 feet is required per Section 30.04.01D.
- c. Reduce street landscaping along Rawhide Street where one large tree planted every 30 feet is required per Section 30.04.01D.
2. Eliminate parking lot landscaping where required per Section 30.04.01D.
3. Eliminate a 15 foot wide landscape buffer along the east property line where a 15 foot wide landscape buffer with a double row of evergreen trees planted 20 feet apart on center is required per Section 30.04.02C.
4. Increase the height of a decorative fence to 8 feet within the front setback along Russell Road where 3 feet is the maximum height per Section 30.04.03B (a 167% increase).
5. Eliminate sidewalks and streetlights along Tamarus Street where required per Section 30.04.08C.

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5516 Tamarus Street & 1551 Rawhide Street
- Site Acreage: 2.46

- Project Type: Office and parking lot for fleet vehicles
- Number of Stories: 1
- Building Height (feet): 20 (office)/11(guard booth)
- Square Feet: 796 (office)/48 (guard booth)/844 (total)
- Parking Required/Provided: 0/140
- Sustainability Required/Provided: 7/6

Site Plan

The plan depicts a parking lot with a gated driveway entrance along Russell Road. The gates are set back 67 feet from the street. A guard booth is provided adjacent to the gated entrance. A total of 140 parking spaces is provided, including 44 electric vehicle (EV) charging spaces with 22 dual port charging stations. The EV parking spaces, located primarily on the east side of the property, will be covered by 3 carports. A 796 square foot office building is located in the northeast section of the site. The office is set back 6 feet from the interior side (east) property line and 79 feet from the rear (north) property line along Rawhide Street. South of the office is an existing cell tower site. Various electric equipment boxes are in the southeast corner of the site. An 8 foot high decorative fence is set back 11 feet from the property line along Russell Road. Since the fence is over 3 feet high and located within the front yard setback along a street, a waiver is requested. A trash enclosure is provided at the northeast corner of the site. The fence is screened adjacent to the electrical equipment and along Tamarus Street. An 8 foot high decorative wall is provided along Rawhide Street and an 8 foot high decorative buffer wall is provided along the east property line.

Landscaping

The plans depict 5 foot wide landscape strips with a detached sidewalk along Rawhide Street. A 10 foot wide landscape strip is provided along Tamarus Street, and an 11 wide foot landscape strip is provided along Russell Road behind an existing attached sidewalk. However, the number of required trees is reduced, which is the subject of a waiver request. Additionally, parking area landscaping and a 15 foot landscape buffer is not provided where required along the east property line, requiring additional waivers of development standards.

Elevations

The plan depicts a 1 story office building with a maximum height of 20 feet and a flat roof with parapets. The building consists of painted stucco finish, painted metal coping along the edge of the roof, and storefront window and door systems. The guard booth has a height of 11 feet with similar exterior building materials. The canopies for the EV charging spaces are 18 feet in height and constructed of painted metal. The trash enclosure consists of 6 foot high walls with a painted stucco finish and metal double gates.

Floor Plans

The office building has an area of 796 square feet. The plan indicates that the building will consist of a lounge, office, restrooms, and mechanical rooms. The guard booth is 48 square feet and will have 2 doors.

Applicant's Justification

The applicant seeks approval to develop a parking lot for fleet vehicles which will include EV charging stations. The site was previously approved for similar uses, but prior approvals have expired. The site is strategically located near Harry Reid International Airport (Terminal 3) and along a major arterial, Russell Road. The proposal aligns with Master Plan policies, especially those related to transportation emissions and emerging technologies. Access is exclusively from Russell Road with security gates and a guard booth for controlled entry. A deceleration lane will be constructed on Russell Road. The applicant is proposing to construct curb and gutter only on Tamarus Street and is requesting to waive the sidewalk due to a lack of connectivity. The fence height increase along Russell is requested for security purposes and is designed to avoid a solid wall appearance. Landscape waivers are requested to maximize parking and avoid shading existing solar panels on the neighbor's property to the east. The proposed design avoids operational nuisances and is compatible with surrounding uses.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0119	Vacation and abandonment easements and a portion of Tamarus Street - expired	Approved by BCC	May 2023
ZC-23-0118	Zone change from R-E to C-P, waivers of development standards, and a design review for an office building - expired	Approved by BCC	May 2023
NZC-0228-13	Zone change from R-E to C-P and C-1, use permit, waiver of development standards, and a design review for a car wash and office complex	Withdrawn	August 2013
VS-0095-13	Vacation and abandonment of a 3 foot wide portion of Rawhide Street	Approved by PC	April 2013
UC-0018-12	Use permit, waiver of development standards, and design review for a communication tower	Approved by PC	April 2012
NZC-2188-04	Zone change from R-E to C-2 and design review for an office complex - expired	Approved by BCC	May 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
South	Public Use	PF	Harry Reid International Airport
East	Neighborhood Commercial	RS20	Place of worship
West	Compact Neighborhood (up to 18 du/ac)	RS3.3	Attached single family (townhouse) development

Related Applications

Application Number	Request
VS-26-0508	A vacation and abandonment of easements and portions of rights-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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 parking lot will be for fleet vehicles only with restricted access. All vehicles will enter and exit the site from Russell Road, which should minimize any traffic impacts on the residential areas to the north and west and the place of worship to the east. An 8 foot high decorative wall is proposed along the north and east sides of the parking area, and a wrought iron fence with screening is proposed along the east side of the site. The fences and walls should help to mitigate the visual impacts of the parking lot on the surrounding areas. Over 30% of the parking spaces will be EV-installed, which supports Master Plan Policies 3.1.2 and 3.2.4, encouraging the use of electric vehicles to reduce transportation-related emissions and supporting emerging technologies. Therefore, staff can support the use permit.

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 purpose of street landscaping is to provide shade for street and sidewalk infrastructure and to reduce wind, dust, pollution, glare, and heat-island impacts. The applicant's justification does not demonstrate a site-specific hardship or unique condition that would warrant decreasing the number of required trees. Therefore, staff cannot support this request.

Waivers of Development Standards #2 & #3

Staff finds that the intent of parking lot landscaping is to provide climate adaptable plant materials that improve the visual appearance of the project site and enhance environmental conditions by providing shade and reducing storm water run-off. Staff finds that the intent of buffering and screening is to mitigate noise, air quality impacts, and other externalities thereby ensuring the livability and compatibility of adjoining properties. The need to eliminate the parking lot landscaping and landscape buffer appears to be the result of the design of the parking lot. While the parking canopies do help to mitigate the heat impact, they are not provided for all parking spaces. The lack of a landscape buffer will allow the office building and parking areas to be within 6 feet of the place of worship to the east with only an 8 foot high buffer wall between the uses. All Title 30 standards could be met by redesigning the lot. Therefore, staff cannot support these requests.

Waiver of Development Standard #4

The increased fence height along Russell Road is intended to help provide security for the site. Staff has no specific concerns regarding an 8 foot high decorative fence within the front setback, as it will not be located within the required landscape strip. However, since staff cannot support the other waivers and design review, 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.

The proposed site design provides access solely along Russell Road which supports Policy 4.2.4 of the Master Plan encouraging limited driveway frequencies on arterial streets. The site is surrounded by fences and walls that will provide screening for the site. However, the parking area as designed does not account for the required landscape islands nor the 15 foot landscape buffer along the east side of the site. Staff finds that the site could be redesigned to meet these requirements; therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #5

Staff cannot support the request to not install detached sidewalks and streetlights along Tamarus Street as there are existing off-site improvements to the west of the site and the applicant is providing full off-site improvements to the north of the site. Therefore, staff finds that it is imperative to provide the detached sidewalks.

Department of Aviation

Russell Road near parcels 162-26-402-001, 002, and 003, is controlled by the Clark County Department of Aviation; it is an airport roadway. Clark County Code of Ordinances Title 5 - Franchises, Chapter 5.01 defines Department of Aviation property as being excepted from public right-of-way. Maintenance responsibility for the road is assigned to Clark County Public Works through a Memorandum of Understanding executed with the Department of Aviation.

Staff Recommendation

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

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

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

If approved:

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

Public Works - Development Review

- Drainage study and compliance.
- Traffic study and compliance:
- Full off-site improvements for Rawhide Street;
- Full off-site improvements except for sidewalks and streetlights along Tamarus Street;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Russell Road was re-paved in 2022 by Public Works and is therefore listed as a "No Cut" street. Russell Road re-pavement limits are to be set by Public Works and/or Development Review for the "No Cut" condition:
- Dry and wet utility services to the proposed site must connect to the public right-of-way (Tamarus Street and/or Rawhide Street) only;
- Pedestrian access along the north side of Russell Road must be maintained across the proposed driveway. The applicant must install sidewalk ramps at the proposed driveway entrance in accordance with Public Works and/or Development Review standards;
- Public Works shall concur with the deceleration lane and new driveway entrance;

- The Applicant must coordinate with Public Works and/or Development Review for public right-of-way dedication of all off-site improvements associated with the deceleration lane and driveway; future maintenance of the offsite improvements will be by Public Works;
- The Department of Aviation (email: realestate@lasairport.com) requires concurrence review of the traffic study and civil plans prior to the issuance of building permits. The traffic study shall be prepared by a Nevada Registered Engineer and shall include traffic demand estimates, queuing analysis, traffic mitigation measures, turn evaluation, and traffic impact analysis since Russell Road is a major airport entry corridor. The applicant must comply with the recommendations of the traffic study and with any additional requirements imposed by the Department of Aviation;
- The Department of Aviation (email: realestate@lasairport.com) requires concurrence review of all temporary traffic control plans on Russell Road.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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 #0080-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RENEWABLE PROPERTIES, LLC

CONTACT: KAEMPFER CROWELL, JENNIFER LAZOVICH, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS, NV 89135



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-26-100564

ASSESSOR PARCEL #(s): 162-26-402-001, 002, & 003

PROPERTY ADDRESS/ CROSS STREETS: Russel Road and Tamarus Street

DETAILED SUMMARY PROJECT DESCRIPTION

An EV parking lot

Vacation for detached side walks

PROPERTY OWNER INFORMATION

NAME: Bell Real Estate, LLC

ADDRESS: 1900 Industrial Road

CITY: Las Vegas

STATE: NV ZIP CODE: 89102

TELEPHONE: (000) 000 - 0000 CELL (000) 000 - 0000

APPLICANT INFORMATION (information must match online application)

NAME: RPEV Infrastructure 8, LLC

ADDRESS: 44 Montgomery Street, Suite 3150

CITY: San Francisco

STATE: CA

ZIP CODE: 94104

TELEPHONE: (000) 000 - 0000 CELL (000) 000 - 0000 ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Kaempfer Crowell - Anthony J. Celeste

ADDRESS: 1960 Festival Plaza Drive -Suite 650

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-792-7000 CELL 702-792-7048 ACCELA REFERENCE CONTACT ID # 164674

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

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

[Signature]
Property Owner (Signature)*

BRENT BELL
Property Owner (Print)

4-23-2026
Date

#12

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

KAEMPFER

CROWELL

ANTHONY J. CELESTE
aceleste@kcnvlaw.com
D: 702.693.4215

July 17, 2026

VIA EMAIL

CLARK COUNTY COMPREHENSIVE PLANNING
500 s. Grand Central Parkway, 1st Floor
Las Vegas, Nevada 89101

**Re: *Special Use Permit, Design Review for a Parking Lot with EV Charging, and Related
Waivers of Development Standards
APNs: 162-26-402-001, 002, & 003***

To Whom It May Concern:

Please be advised our Firm represents the Applicant for a proposed development of property located at the northeast corner of Russell Road and Tamarus Street, more particularly described as APNs: 162-26-402-001, 002, & 003 (collectively the "Site"). The Site is about 2.45 acres. By way of background, on May 3, 2023, the Board of County Commissioners approved ZC-23-0118 rezoning the Site to Commercial Professional ("C-P") and a design review with associated waivers allowing for an office building with EV charging stations and staging area for limousines or fleet vehicles. The design review and associated waivers have since expired; however, the Site remains zoned C-P.

The Applicant is requesting to build a parking lot with EV charging stations for fleet vehicles. Therefore, the Applicant is requesting a special use permit and design review with associated waivers. The Applicant is also submitting separately and concurrently a vacation and abandonment for portions of rights-of-way to allow for a detached sidewalk along Rawhide Street.

SPECIAL USE PERMIT

As mentioned above, the Site is zoned C-P. A parking lot is allowed use in the C-P zone district subject to special use permit approval. A special use permit is appropriate for the following reasons:

- The Site was previously approved (ZC-23-0118) to allow for staging of fleet vehicles (mainly limousines) and EV charging stations and parking spaces.
- The Site is along Russell Road, a major 100-foot wide arterial which happens to be one of the primary entrances to Harry Reid International Airport.
- Directly across Russell Road to the south is Terminal 3 of the Harry Reid International Airport.
- The Site is master planned Neighborhood Commercial ("NC") and zoned C-P.

In summary, the proposed use is consistent with and supports various policies outlined in Clark County's Master Plan include but not limited to Policy 3.1.2 (Transportation Related Emissions) and 3.2.4 (Emerging Technologies). The proposed use is compatible with the surrounding area and is designed to avoid operational nuisances or the creation of safety hazards. Lastly, the proposed use is adequately served by existing utilities within the public rights-of-way abutting the Site.

#tra

July 17, 2026

CROWELL

Page 2

DESIGN REVIEW

The Applicant is proposing 140 parking spaces including 44 EV charging parking spaces with 22 dual port Level-3 charging stations. The Applicant is proposing to build 18-foot-tall carport structures over the 44 EV charging parking spaces. Access to the Site will be from Russell Road. There will be a security guard booth and security gate at the entrance with another guard booth within the Site. The security gates will be setback 67-feet 2-inches, where 50-feet is required, from Russell Road. There will be no vehicular access from Rawhide Street and no vehicular access from Tamarus Street. Therefore, all fleet vehicles will access the Site from Russell Road with no access to the north or west to the existing residential developments.

In addition to the parking lot and EV charging stations, the Applicant is proposing a 20-foot-tall, 796 square foot office building. The office building will be located along the Site's east property line. The internal drive aisles will be a minimum width of 24-feet to provide for ideal on-site traffic flow and fire access. The Applicant is proposing to construct 8-foot-tall concrete masonry walls along the Site's east, west, and north property lines, with wrought-iron fencing equipped with privacy screening on the south property line.

Because Russell Road is controlled by the Department of Aviation (the "DOA"), there is no requirement to provide a detached sidewalk along Russell Road. The Applicant is not proposing to change the off-site improvements on Russell Road west of the proposed driveway location. The Applicant is proposing to construct a deceleration lane along Russell Road on the east side of the proposed driveway. The existing attached sidewalk along Rawhide Street will be removed and replaced with a detached sidewalk.

The Site design will provide 6-points under the sustainability requirements as outlined below:

- Landscaping
 - Title 30.04.05(J)(3)(ii) – The plants provided are all categorized under the Very Low or Low water needs. As such, this equals *1 point*.
 - Title 30.04.05(J)(3)(iv)(c) – The Applicant will provide a shaded area for bicycle changing. As such, this equals *1 point*.
- Building/Site Design
 - Title 30.04.05(J)(4)(i) – The building will provide a cool roof. As such, this equals *1 point*.
 - Title 30.04.05(J)(4)(ii)(a) – The building orientation will be within 30 degrees of true east-west direction. As such, this equals *1 point*.
 - Title 30.04.05(J)(4)(iii) – The building will provide alternative energy. As such, this equals *2 points*.

July 17, 2026

CROWELL

Page 3

WAIVER OF DEVELOPMENT STANDARDS

- **To Provide Only Curb and Gutter Improvements Along Tamarus Street (Title 30.04.03(B)(1)(ii)(a))**

Tamarus Street terminates at Russell Road with no access to Russell Road. The existing sidewalk along the west side of Tamarus Street is attached and terminates prior to Russell Road. There is an existing fence that prohibits not only vehicular connectivity to Russell Road but also pedestrian connectivity to the Russell Road sidewalk. Additionally, the Applicant is not proposing any vehicular or pedestrian access to Tamarus Street. Therefore, constructing a sidewalk along the Site's west property line would lead to nowhere. However, the Applicant is proposing to construct a gutter and curb along Tamarus Street adjacent to the Site's west property line to assist with drainage.

- **Increased Wall Height Along Russell Road (Title 30.04.3(B)(1)(ii)(a))**

The Applicant is proposing an 8-foot-tall wrought iron fence on top of a CMU retaining wall, where 3-feet is the maximum height allowed, along Russell Road. The increased fence height will provide additional security without providing a monolithic, solid tall wall along Russell Road.

- **Landscape Buffer and Parking Reduction (Title 30.04.02(C) and 30.04.01(D)(7) & (8))**

The Applicant is requesting a waiver of landscape requirements for buffers along Tamarus Street, Rawhide Street, the east property line, and parking lot landscaping requirements. The Applicant is being sensitive to its neighbors to the east as they have solar panels abutting the property line and planting trees would impact the neighbor's solar abilities. The Applicant is also seeking to waive parking lot landscaping as this is a parking lot, they are trying to maximize the number of parking spaces.

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

Sincerely,

KAEMPFER CROWELL



Anthony J. Celeste

AJC/jmd

10/07/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0524-PLUM WARM SPRINGS, LLC:

USE PERMIT to allow an emergency and urgent care facility.

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

DESIGN REVIEW for a proposed emergency and urgent care facility on 1.59 acres in a CP (Commercial Professional) Zone.

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

RELATED INFORMATION:

APN:

177-12-103-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce driveway throat depth for the eastern driveway along Warm Springs Road to 10 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 60% reduction).
- b. Reduce driveway throat depth for the western driveway along Warm Springs Road to 20 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 20% reduction).
2. Allow an attached sidewalk to remain along Warm Springs Road where a detached sidewalk is required per Section 30.04.08C.

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2905 E. Warm Springs Road
- Site Acreage: 1.59
- Project Type: Emergency and urgent care facility
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 8,877
- Parking Required/Provided: 30/30
- Sustainability Required/Provided: 7/7

Site Plans

The plans depict a proposed 8,877 square foot emergency and urgent care facility accessed via Warm Springs Road to the north. A one-way ingress driveway is located in the northwest corner of the site and a one-way egress driveway is located in the northeast corner of the site. Waivers for reduced throat depth are requested for both driveways. The building is located in the southeast corner of the site, set back 65 feet from the north property line, 27 feet from the east property line, and 23 feet from the south property line. Parking is located north of the building, with 30 parking spaces required and provided. Pedestrian walkways connect the parking area to the building entrance and a vehicle roundabout is located on the west side of the building. The trash enclosure is in the southwest corner of the parking area. There is an existing 6 foot high screen wall along the south, east, and west property lines that will remain.

Landscaping

The plans depict an attached sidewalk with a 10 foot wide street landscape area along Warm Springs Road with landscaping per Title 30 standards. Parking area landscaping consisting of landscape islands and perimeter landscaping is provided in accordance with Title 30 standards.

Elevations

The plans depict a 24 foot high emergency and urgent care building with a flat, variable roofline. The building features decorative cladding, CMU, glass storefront doors, canopies, and metal fascia.

Floor Plans

The plans depict an 8,877 square foot emergency and urgent care facility featuring a reception and waiting area, storage rooms, treatment rooms, a trauma/resuscitation room, a nurse station, an ambulance vestibule, offices, a medicine room, a laboratory room, an x-ray and CT scan room, a break room, a locker room, utility rooms, and restrooms.

Applicant's Justification

The applicant states that the site is an appropriate location for the proposed emergency and urgent care facility and will revitalize vacant land while providing 24 hour emergency medical services in an area that is currently underserved. The western driveway is ingress only and provides adequate space for queuing of incoming traffic, preventing stacking into Warm Springs Road. The eastern driveway is egress only and the location of the loading area is clearly visible to drivers prior to approaching the driveway, allowing ample space and time to safely navigate potential conflicts. There are existing attached sidewalks along Warm Springs Road, which are consistent with the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-22-0218	Design review for a medical office building - expired	Approved by BCC	June 2022
ET-20-400140 (ZC-18-0680)	First extension of time for a design review for an office complex - expired	Approved by BCC	January 2021

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0860	Zone change from R-E to C-P and design review for an office complex - design review expunged	Approved by BCC	October 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	CP, RS3.3 & RS20	Railroad tracks & single-family residential
East	Neighborhood Commercial	CP	Office complex
West	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CP & RS3.3	Railroad tracks & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**Use Permit

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

Design Review

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

Use Permit & Design Review

Staff finds that the proposed emergency and urgent care facility is an appropriate use for this site, which is adjacent to an existing office complex to the east and buffered from residential development by Warm Springs Road to the north and railroad tracks to the south and west. The establishment of a medical facility is consistent with Policy 5.1.3 of the Master Plan, which seeks to expand the presence of new and emerging sectors such as health care. The site is well designed with adequate parking and landscaping per Title 30 standards, and the pedestrian

walkways will facilitate safe navigation of the site. All four sides of the building feature architectural articulations and the site meets Title 30 sustainability standards. The development of this site is consistent with Policy 5.1.5 of the Master Plan, which encourages reinvestment in declining or vacant commercial centers through the adaptive reuse or redevelopment of blighted properties, and the introduction of a broader mix of uses. For these reasons, staff can support these requests.

Waivers of Development Standards

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

Public Works - Development Review

Waiver of Development Standards #1

Staff has no objection to the reduction in throat depth for the Warm Springs Road commercial driveways. The reduction should have minimal impact as one driveway is ingress only and the other is egress only.

Waiver of Development Standards #2

Staff cannot support the request for an attached sidewalk to remain in place of a detached sidewalk along Warm Springs Road. The site is new construction: there is no reason detached sidewalks cannot be installed. Additionally, detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Staff Recommendation

Approval of the use permit, waiver of development standards #1, and the design review; denial of waiver of development standards #2.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Off-site improvement permit will be required;
- Reconstruct any unused driveways with full off-site improvements.

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 #0081-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWSRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MATTHEW LYONS

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____

ASSESSOR PARCEL #(s): 17712103001

PROPERTY ADDRESS/ CROSS STREETS: 2905 E. Warm Springs Rd. / Near the southeast corner of Topaz St and Warm Springs

DETAILED SUMMARY PROJECT DESCRIPTION

The proposed project will consist of a 8,877 SF Free-Standing Emergency Department (FSED) with all associated vehicular parking, driving aisles and utilities required.

PROPERTY OWNER INFORMATION

NAME: Plum Warm Springs, LLC

ADDRESS: 1090 East Desert Inn Road

CITY: Las Vegas

STATE: NV

ZIP CODE: 89109

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Matthew Lyons

ADDRESS: 1085 West Morse Boulevard

CITY: Winter Park

STATE: FL

ZIP CODE: 32789

TELEPHONE: _____ CELL 615-971-2220 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Jennifer Lazovich - Kaempfer Crowell

ADDRESS: 1980 Festival Plaza Drive, Suite 650

CITY: Las Vegas

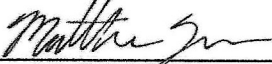
STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-792-7000 CELL 702-792-7031 ACCELA REFERENCE CONTACT ID # _____

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

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



Property Owner (Signature)*

Matthew Lyons (See Attached)

Property Owner (Print)

06/05/2026

Date

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

KAEMPFER

CROWELL

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

August 10, 2026

VIA ELECTRONIC UPLOAD

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

**Re: Special Use Permit, Design Review and Waiver of Development Standards
APN: 177-12-103-001**

To Whom It May Concern:

Our Firm represents the Applicant in the above-referenced matter. The proposed project is located on approximately 1.59 acres and is generally located east of Topaz Street and south of East Warm Springs Road, at 2905 East Warm Springs Road, Las Vegas, NV, 89120. The property is more particularly described as APN: 177-12-103-001 (the "Site").

The Property is master planned Neighborhood Commercial (NC), with a zoning designation of Commercial Professional (CP). The Applicant requests a special use permit and design review to allow for a free-standing emergency care facility and urgent care facility.

DESIGN REVIEW

The Applicant proposes an 8,877 square foot free-standing emergency care and urgent care facility, which will feature six (6) treatment rooms, a laboratory, and x-ray and CT scanning. Access to the facility will be provided via two (2) existing driveways located on the northern side of the Site, along East Warm Springs Road. The westernmost driveway is entrance only, with the easternmost driveway being for exiting traffic. The Applicant proposes to maintain the attached sidewalks along East Warm Springs Road.

The facility will have a maximum height of 24 feet, with a modern design, featuring a brick and concrete exterior, with tile accents. The primary entrance will be located on the northern side, with an ambulance entrance with a canopy located along the western elevation. The ambulance entrance is accessed from a roundabout located on the west side of the building. The project meets parking requirements by providing a total of 30 spaces where 30 spaces are required. All parking stalls are located along the northern portion of the Site. Parking lot landscaping requirements are met. Additionally, two (2) crosswalks are provided on site to facilitate safe pedestrian access. The crosswalks will comply with 30.05.05.D.2 with a concrete finish.

SPECIAL USE PERMIT

Title 30.03.05.C.1 allows an emergency or urgent care facility within a CP zoning district, with the approval of a special use permit. The Site is an appropriate location for the proposed free-standing emergency care facility. It is commercially zoned and fronts onto East Warm Springs Road, which is a 100-foot right-of-way. This project aligns with the Sunrise Manor Goals and Policies outlined in the Clark County Master Plan. More specifically, Policy WP-3.1.

Policy WP-3.1: Adaptive Reuse – Repurpose and reinvent vacant or functionally obsolete buildings through adaptive reuse – where practical and consistent with development – to promote reinvestment in Winchester/Paradise and support sustainability initiative.

Although this project does seek to reuse or repurpose an existing building, it does meet the overall goal of encouraging the revitalization of established employment centers and commercial corridors. This project will deliver essential 24-hour emergency medical services in an area that is currently underserved. The nearest facility is the ER at Green Valley Ranch, located approximately 3.7 miles away from the Site. Additionally, the project encourages revitalization and redevelopment of a site that has been vacant for approximately 17 years.

WAIVERS OF DEVELOPMENT STANDARDS

Throat Depth – USD 222.1

The Applicant proposes 30 parking spaces along with two (2) driveways, each requiring a throat depth of 25 feet. A waiver of the 222.1 Uniform Standard Drawings is requested to allow the following throat depth reductions:

- Reduce the ingress throat depth for the westernmost driveway to 20 feet on Warm Springs Road.
- Reduce the egress throat depth for the easternmost driveway to 10 feet and the egress throat depth to 10 feet on Warm Springs Road.

Despite this reduction on the egress side of the westernmost driveway, this is an entrance only driveway and the ingress throat depth requirement is met. This driveway provides adequate space for queuing of incoming traffic, effectively preventing any backups onto East Warm Springs Road. The easternmost driveway is for exit only. With that, the ingress throat depth reduction poses minimal to no impact to public safety. Although the egress throat depth is being reduced by 5 feet, the first point of conflict is created by the loading area. This loading area is clearly visible to drivers prior to approaching the easternmost driveway, allowing ample space and time for drives to safely navigate conflicts during deliveries.

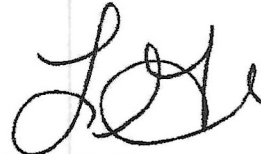
Attached Sidewalk – 30.04.08.C.5

The Applicant requests a waiver of Title 30.04.08.C.5 to allow attached sidewalks along East Warm Springs Road. The attached sidewalks currently exist along the Site's frontage. The Applicant is not proposing any changes to the sidewalks. Additionally, attached sidewalks existing on both sides of Warm Springs Road, between South Eastern Avenue and South Pecos Drive. An 8-foot-wide landscape strip is proposed adjacent to the sidewalk, with 24-inch box trees planted 20 feet on center, in compliance with Title 30.04.01.D.7.ii.

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

Sincerely,

KAEMPFER CROWELL



Lexa D. Green

10/07/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0500-KNG, LLC:

ZONE CHANGE to reclassify a 2.30 acre portion of 5.74 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone.

Generally located west of Boulder Highway and south of Desert Inn Road within Paradise (description on file). TS/rk/kh (For possible action)

RELATED INFORMATION:

APN:

161-17-102-008 ptn.

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4278 Boulder Highway
- Site Acreage: 2.30/5.74 overall
- Existing Land Use: Recreational vehicle and watercraft service center

Site History

This is a zone change request to CG zoning with no plans submitted for an existing recreational vehicle and watercraft service center. No changes are proposed to the site. This property is planned Corridor Mixed-Use and is mostly zoned CG (Commercial General) with the exception of the southernmost portion of the site. At one time the property consisted of three parcels. The northern parcel was reclassified to CG zoning in 2022.

Applicant's Justification

The applicant states the request will allow for a uniform zoning category across the entirety of the site. Additionally, the property is situated in an area where adjacent land uses and nearby zoning classifications support the change.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-22-0154	Zone change for a 3.5 acre portion of the site to CG zoning for a recreational vehicle and watercraft service center	Approved by BCC	May 2022

Prior Land Use Requests

Application Number	Request	Action	Date
UC-369-88	A use permit on a 2.3 acre portion of the site for a commercial building in conjunction with a boat sales and service facility	Approved by PC	December 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	H-2	Office building with outdoor storage
East	Corridor Mixed-Use	CG	Vehicle related uses
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South	Corridor Mixed-Use	CG	Mini-warehouse complex

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The site itself has been operating with commercial uses for several decades; therefore, the request for CG zoning would be in-line with and consistent with the existing use on the site. Furthermore, as of January 1, 2024, H-2 zoning is no longer an established zoning district in Title 30 and is being phased out. The conversion to an appropriate zoning district is encouraged by the County. The northern portion of the property is currently zone CG. Reclassifying the H-2 portion of the property to CG will provide uniform zoning for the entire site. For these reasons, staff can support the zone change request to CG.

This application is to reclassify the zoning of the property only. A review of the site has not been completed to verify compliance with Code or previous conditions of approval from prior land use applications; therefore, future business license or building permit applications may require approval of additional land use applications.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KNG, LLC

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

DRAFT