



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

March 31, 2026

7:00pm

Note:

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

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

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

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

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

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

- III. Approval of Minutes for March 10, 2026 (For possible action)
- IV. Approval of the Agenda for March 31, 2026 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning
 - 1. **PA-26-700008-FINLEY, DAVIS W & NANCY N:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.91 acres. Generally located north of Patrick Lane and west of Topaz Street within Paradise. JG/gc (For possible action) **PC 4/21/26**
 - 2. **ZC-26-0126-FINLEY DAVIS W & NANCY N:**
ZONE CHANGE to reclassify 2.91 acres from an RS20 (Residential Single-Family 20) Zone and a CP (Commercial Professional) Zone to an IP (Industrial Park) Zone. Generally located north of Patrick Lane and west of Topaz Street within Paradise (description on file). JG/gc (For possible action) **PC 4/21/26**
 - 3. **VS-26-0125-FINLEY, DAVIS W & NANCY N:**
VACATE AND ABANDON a portion of a right-of-way being Patrick Lane located between Euclid Street and Topaz Street; and a portion of a right-of-way being Topaz Street located between Patrick Lane and Oquendo Road within Paradise (description on file). JG/jam/cv (For possible action) **PC 4/21/26**
 - 4. **WS-26-0127-FINLEY, DAVIS W & NANCY N:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate and reduce buffering and screening; 2) modify residential adjacency standards; 3) reduce throat depth and 4) reduce departure distance.
DESIGN REVIEW for a proposed industrial development with outdoor storage yards on 2.91 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located north of Patrick Lane and west of Topaz Street within Paradise. JG/jam/cv (For possible action) **PC 4/21/26**
 - 5. **TM-26-500031-FINLEY, DAVIS W & NANCY N:**
TENTATIVE MAP consisting of 1 industrial lot on 2.91 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located north of Patrick Lane and west of Topaz Street within Paradise. JG/jam/cv (For possible action) **PC 4/21/26**
 - 6. **SC-26-0136-FLAMINGO LV OPERATING CO., LLC:**
STREET NAME CHANGE to name a private drive Vanderpump Lane. Generally located east of Las Vegas Boulevard South and north of Flamingo Road within Paradise. TS/jl/cv (For possible action) **PC 4/21/26**

7. **UC-26-0145-AMIGO WARM SPRINGS, LLC:**
USE PERMIT to allow outdoor dining, drinking, and cooking in conjunction with an existing restaurant on a portion of 1.89 acres in an IP (Industrial Park) Zone. Generally located north of Warm Springs Road and east of Amigo Street within Paradise. MN/dd/cv (For possible action)
PC 4/21/26

8. **VS-26-0109-US HUI DE REAL ESTATE INVESTMENT CORP:**
VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Wynn Road, and Spring Mountain Road and Pioneer Avenue within Paradise (description on file). JJ/tp/cv (For possible action)
PC 4/21/26

9. **WS-26-0132-RODRIGUEZ-RODRIGUEZ EMILIA I:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) eliminate building separation for a shed in conjunction with an existing single-family residence on 0.11 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located north of White Drive and east of Ray Charles Lane within Paradise. MN/jam/cv (For possible action) **PC 4/21/26**

10. **SDR-26-0122-FLAMINGO LV OPERATING CO., LLC**
SIGN DESIGN REVIEWS for the following: 1) increase the number of electronic signs; 2) increase the area of electronic signs; and 3) proposed wall signs in conjunction with an existing resort hotel (Flamingo Resort Hotel) on 19.37 acres in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and north of Flamingo Road within Paradise. TS/rg/cv (For possible action)
BCC 4/22/26

11. **UC-26-0042-COLOSO, LLC:**
AMENDED HOLDOVER USE PERMIT to allow retail (previously not notified).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) alternative driveway geometrics.
DESIGN REVIEW for an existing commercial building (previously notified as office building) on 0.96 acres in a CP (Commercial Professional) Zone. Generally located east of Eastern Avenue and south of Rochelle Avenue within Paradise. TS/jud/cv (For possible action) **BCC 4/22/26**

VI. General Business (For possible action)

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

VIII. Next Meeting Date: April 14, 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

March 10, 2026

MINUTES

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

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

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

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

Lorna Phegley; Planning, Blanca Vazquez; Community Liaison, Alvaro Lozano; Clark County Administrative Services

Meeting was called to order by Chair Swartzlander, at 7:20 p.m.

II. Public Comment:
None

III. Approval of February 24, 2026 Minutes

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

Approval of Agenda for March 10, 2026

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

IV. Informational Items (For Discussion only)
2026 Spring Job Fair March 13, 2026 10:00 a.m.-3:00 p.m. 300 Convention Center Drive

VI. Planning & Zoning

1. **WS-26-0097-MCNAIR, ALICIA:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; and 2) reduce setback for a proposed trellis in conjunction with an existing single-family residence on 0.13 acres in an RS3.3 (Residential Single-Family 3.3) Zone. Generally located west of Seago Glen Circle and south of Seago Drive within Paradise. TS/nai/kh (For possible action) **PC 4/7/26**

MOVED BY-Swartzlander

DENY

VOTE: 3-0 Unanimous

2. **ET-26-400009 (WS-23-0829)-4725 HOLDINGS, LLC:**

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for alternative building color palette within a Hillside Development.

DESIGN REVIEWS for the following: 1) Hillside Development; 2) increase building height; and 3) a multi-family residential development on 3.83 acres in an RM32 (Residential Multi-Family 32) Zone. Generally located south of Russell Road and west of Nellis Boulevard (alignment) within Paradise. JG/rr/kh (For possible action) **BCC 4/8/26**

MOVED BY-Sheesley

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

3. **WS-26-0113-TROPICANA LAND, LLC:**

WAIVER OF DEVELOPMENT STANDARDS for modified driveway geometrics.

DESIGN REVIEW for a resort hotel on a 26.11 acre portion of 35.11 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Tropicana Avenue and east of Las Vegas Boulevard South within Paradise. JG/nm/kh (For possible action) **BCC 4/8/26**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 3-0 Unanimous

VI. General Business (for possible action)

None

VII. Public Comment

None

VIII. Next Meeting Date

The next regular meeting will be March 31, 2026

IX. Adjournment

The meeting was adjourned at 8:15 p.m.

04/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-26-700008-FINLEY, DAVIS W & NANCY N:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Business Employment (BE) on 2.91 acres.

Generally located north of Patrick Lane and west of Topaz Street within Paradise. JG/gc (For possible action)

RELATED INFORMATION:

APN:

162-36-202-025; 162-36-202-026

EXISTING LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.91
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the proposed Business Employment (BE) land use category on the site would be compatible with the surrounding area since there are a number of industrial warehouse developments in the area. Furthermore, Clark County Department of Aviation owned parcels to the north would likely become industrial zoned parcels once auctioned.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0039-96	Tentative map for a 1 lot industrial subdivision - expired	Approved by PC	March 1996
ZC-1415-95	Reclassified the site from R-E and C-P zoning to M-D zoning - expired	Approved by BCC	November 1995
ZC-342-93	Reclassified the eastern parcel from R-E to C-P zoning	Approved by BCC	April 1993

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS20 (AE-65 & AE-70)	Single-family residence & undeveloped
South	Public Use	PF (AE-65 & AE-70)	Cemetery
East	Neighborhood Commercial	IP (AE-60 & AE-65)	Office/warehouse buildings
West	Public Use	RS20 (AE-70)	Place of worship

Related Applications

Application Number	Request
ZC-26-0126	A zone change to reclassify the site from RS20 & CP to IP zoning is a companion item on this agenda.
VS-26-0125	A vacation and abandonment for portions of right-of-way is a companion item on this agenda.
WS-26-0127	Waivers of development standards and design review for a warehouse development is a companion item on this agenda.
TM-26-500031	A tentative map for a 1 lot industrial subdivision is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

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

The applicant requests a change from Neighborhood Commercial (NC) to Business Employment (BE). Intended primary land uses in the proposed Business Employment (BE) land use category include office, distribution centers, warehouse/flex space, technology, and light-industry. Supporting land uses include small-scale commercial services, such as restaurants, athletic clubs, service-commercial, and other similar uses.

The request for the Business Employment (BE) land use category on the site is compatible with the surrounding area. The area has been transitioning to industrial uses where a number of

office/warehouse developments exist in the area. The adjacent properties to the north are already planned for Business Employment (BE) uses. Although the abutting properties to the east are planned for Neighborhood Commercial (NC) uses, the properties are zoned IP which is conforming to the Business Employment (BE) land use category. Although the adjacent property to the west is zoned RS20, the property is not being used for residential purposes but as a place of worship. The abutting property to the south is a cemetery and will not be adversely impacted. The site is located near Harry Reid International Airport, and therefore, the request complies with Policy 5.5.1 of the Master Plan which promotes designating and supporting the development of industrial and employment uses in areas that are proximate to major air, rail and highway facilities. For these reasons, staff finds the request for the Business Employment (BE) land use category is appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 20, 2026 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised 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)

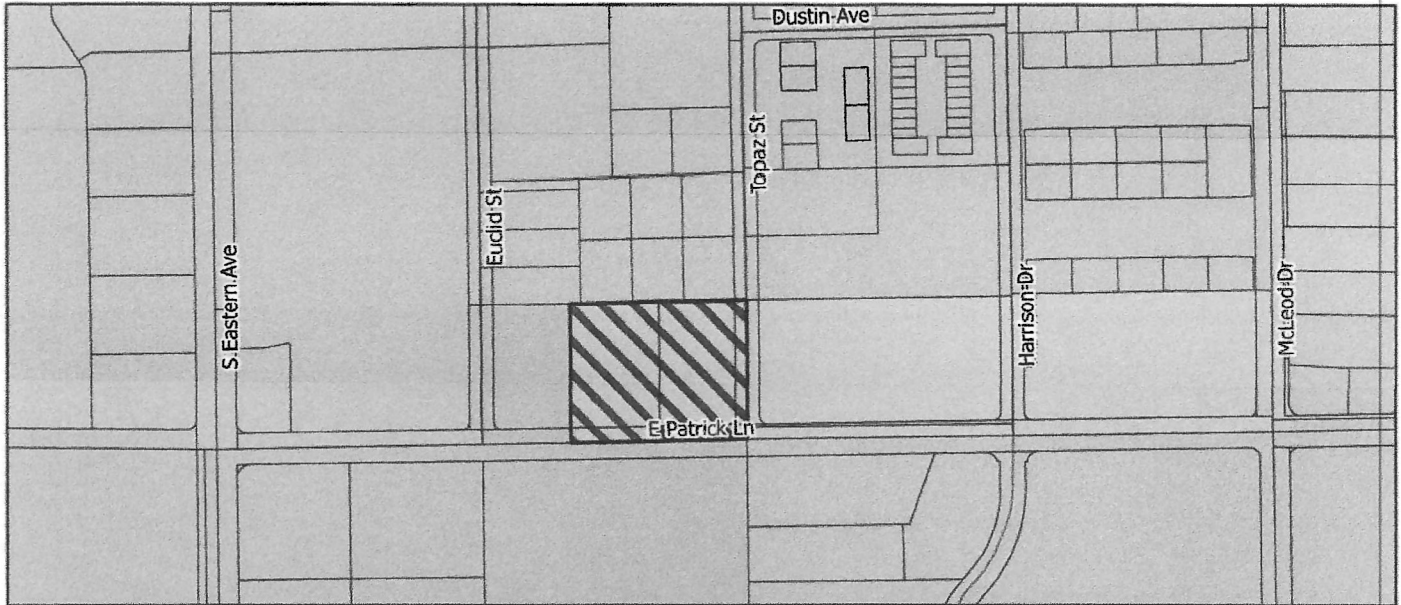
- No comment.

**TAB/CAC:
APPROVALS:
PROTEST:**

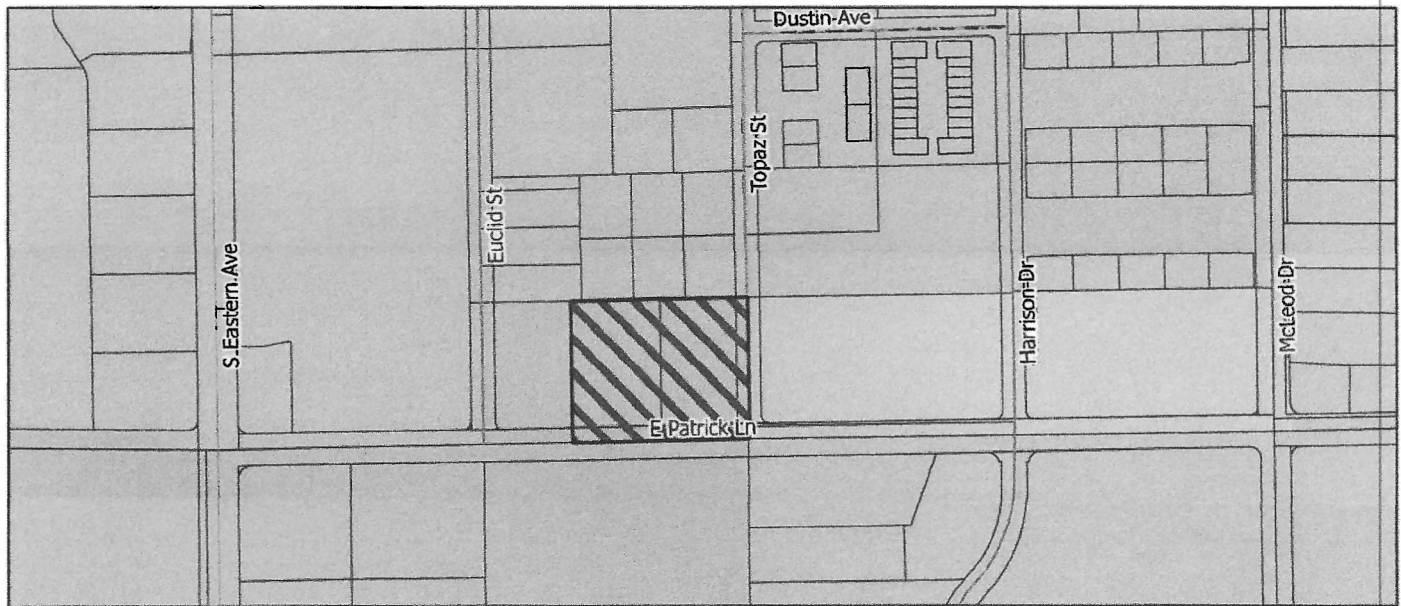
APPLICANT: RAY FREDERICKSEN
CONTACT: RAY FREDERICKSEN, 4525 W. HACIENDA AVENUE, SUITE 1, LAS VEGAS, NV 89118

Planned Land Use Amendment PA-26-700008

DRAFT



Current



Requested

- Requested Area To Change
- Planning Areas

Neighborhoods

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

Commercial and Mixed Use

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

Employment

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

Other

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

Winchester Paradise Clark County, Nevada

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

04/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0126-FINLEY DAVIS W & NANCY N:

ZONE CHANGE to reclassify 2.91 acres from an RS20 (Residential Single-Family 20) Zone and a CP (Commercial Professional) Zone to an IP (Industrial Park) Zone.

Generally located north of Patrick Lane and west of Topaz Street within Paradise (description on file). JG/gc (For possible action)

RELATED INFORMATION:

APN:

162-36-202-025; 162-36-202-026

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.91
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant states the proposed IP zoning on the site would be compatible with the surrounding area since there are similar IP zoned industrial warehouse developments in the area. Furthermore, Clark County Department of Aviation owned parcels to the north would likely become industrial zoned parcels once auctioned.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0039-96	Tentative map for 1 lot industrial subdivision - expired	Approved by PC	March 1996
ZC-1415-95	Reclassified the site from R-E and C-P zoning to M-D zoning - expired	Approved by BCC	November 1995
ZC-342-93	Reclassified the eastern parcel from R-E to C-P zoning	Approved by BCC	April 1993

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS20 (AE-65 & AE-70)	Single-family residence & undeveloped
South	Public Use	PF (AE-65 & AE-70)	Cemetery
East	Neighborhood Commercial	IP (AE-60 & AE-65)	Office/warehouse buildings
West	Public Use	RS20 (AE-70)	Place of worship

Related Applications

Application Number	Request
PA-26-700008	A plan amendment to redesignate the site from Neighborhood Commercial (NC) to Business Employment (BE) is a companion item on this agenda.
VS-26-0125	A vacation and abandonment for portions of right-of-way is a companion item on this agenda.
WS-26-0127	A waiver of development standards and design review for a warehouse development is a companion item on this agenda.
TM-26-500031	A tentative map for a 1 lot industrial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for IP (Industrial Park) zoning is compatible with the surrounding area. The area has been transitioning to industrial uses where a number of office/warehouse developments exist in the area. The abutting properties to the east across Topaz Street, on the north and south sides of Patrick Lane, are zoned IP (Industrial Park). Additional properties to the west of the site, on the north side of Patrick Lane and west of Euclid Street, are also zoned IP (Industrial Park). Although the immediate adjacent properties to the north and west are zoned RS20, the properties to the north are planned for Business Employment (BE) uses and the property to the west is being used as a place of worship. The abutting PF zoned property to the south is a cemetery and will not be adversely impacted. The site is located near Harry Reid International Airport, and therefore, the request complies with Policy 5.5.1 of the Master Plan which promotes designating and supporting the development of industrial and employment uses in areas that are proximate to major air, rail and highway facilities. For these reasons, staff finds the request for IP (Industrial Park) zoning is appropriate for this location.

Department of Aviation

The property lies within the AE- 70 (70 - 75 DNL) and AE- 65 (65 - 70 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County

intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 20, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Department of Aviation

- 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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised 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; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0427-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

APPLICANT: RAY FREDERICKSEN

CONTACT: RAY FREDERICKSEN, 4525 W. HACIENDA AVENUE, SUITE 1, LAS VEGAS, NV 89118

04/21/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0125-FINLEY, DAVIS W & NANCY N:

VACATE AND ABANDON a portion of a right-of-way being Patrick Lane located between Euclid Street and Topaz Street; and a portion of a right-of-way being Topaz Street located between Patrick Lane and Oquendo Road within Paradise (description on file). JG/jam/cv (For possible action)

RELATED INFORMATION:

APN:
 162-36-202-025; 162-36-202-026

LAND USE PLAN:
 WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant is requesting to vacate portions of rights-of-way being Patrick Lane and Topaz Street to install detached sidewalks and develop the site.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0039-96	Tentative map for a 1 lot industrial subdivision - expired	Approved by PC	March 1996
ZC-1415-95	Reclassified the site from R-E and C-P zoning to M-D zoning - expired	Approved by BCC	November 1995
ZC-342-93	Reclassified the eastern parcel from R-E to C-P zoning	Approved by BCC	April 1993

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS20 (AE-65 & AE-70)	Single-family residential & undeveloped
South	Public Use	PF (AE-65, AE-70, & AE-RPZ)	Cemetery
East	Neighborhood Commercial	IP (AE-60 & AE-65)	Office/warehouse buildings
West	Public Use	RS20 (AE-70)	Place of worship

Related Applications

Application Number	Request
PA-26-700008	A plan amendment to redesignate the site from Neighborhood Commercial (NC) to Business Employment (BE) is a companion item on this agenda.
ZC-26-0126	A zone change to reclassify the site from RS20 & CP to IP zoning is a companion item on this agenda.
TM-26-500031	A tentative map for a 1 lot industrial subdivision is a companion item on this agenda.
WS-26-0127	Waivers of development standards and design review for an industrial development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 20, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- 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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised 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: RAY FREDERICKSEN

CONTACT: RAY FREDERICKSEN, 4525 W. HACIENDA AVENUE, STE 1, LAS VEGAS, NV 89118

DRAFT



February 23, 2026

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

RE: Justification Letter – Vacation
APN: 162-36-202-025 (NC/RS20) & 162-36-202-026 (NC/CP)
APR: 25-102036

To Whom It May Concern,

On behalf of our client, Chosen Development, LLC, we are submitting a justification letter in support of the Vacation application. The Applicant is proposing an industrial warehouse project on approximately 2.91 acres (2.99 acres after the vacation is complete), located at the northwest corner of Patrick Lane and Topaz Street in Las Vegas, Nevada, more particularly described as APNs: 162-36-202-025 and 162-36-202-026. The site is located within the Neighborhood Commercial (NC) plan designation. One of the parcels is currently zoned Commercial Professional (CP) (162-36-202-026) and the other is currently zoned Residential Single Family (RS20) (162-36-202-025) which will be subject to a zone change application. The Applicant is requesting a design review as it relates to the four (4) buildings design as shown on the enclosed site plan. Each building A – D will be 8,800 square feet. The vacation application is described as follows:

Vacation(s)

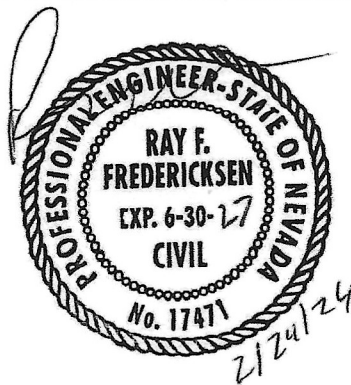
The applicant is requesting to vacate 5-ft of existing public right of way along Patrick Lane and Topaz Steet.

This request will allow for detached sidewalks to be constructed per Section 30.04.08 (C). If the vacation request is approved. The existing sidewalk along Patrick Lane will be removed and replaced with 5-ft wide detached sidewalks.

We respectfully request favorable consideration of these applications. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

Ray Fredericksen, P.E.
Per4mance Engineering, llc.
rayf@per4mancelv.com
702-569-9770



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0127-FINLEY, DAVIS W & NANCY N:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate and reduce buffering and screening; **2)** modify residential adjacency standards; **3)** reduce throat depth and **4)** reduce departure distance.

DESIGN REVIEW for a proposed industrial development with outdoor storage yards on 2.91 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay.

Generally located north of Patrick Lane and west of Topaz Street within Paradise. JG/jam/cv
(For possible action)

RELATED INFORMATION:

APN:

162-36-202-025; 162-36-202-026

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate the landscape buffer along portions of the north property line where a 15 foot wide landscape buffer consisting of a double row of offset evergreen trees is required per Section 30.04.02C.
- b. Eliminate the landscape buffer along the west property line where a 15 foot wide landscape buffer consisting of a double row of offset evergreen trees is required per Section 30.04.02C.
- c. Allow a 6 foot high wall to remain along portions of the north property line where an 8 foot high decorative wall is required per Section 30.04.02C.
- d. Allow a 6 foot high wall to remain along the west property line where an 8 foot high decorative wall is required per Section 30.04.02C.
2. Allow outdoor storage adjacent to a residential zone where not permissible per Section 30.04.06E.
3. Reduce throat depth for a proposed driveway located along Patrick Lane to 13 feet where a minimum throat depth of 25 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 48% reduction).
4. Reduce the departure distance from the intersection of Patrick Lane and Topaz Street to the driveway along Patrick Lane to 145 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 23.7% reduction).

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.91
- Project Type: Industrial development
- Number of Stories:1
- Building Height (feet): 33
- Square Feet: 10,450 (Buildings A/B & C/D each)/41,800 (total)
- Parking Required/Provided: 40/44

Site Plan

The applicant proposes to develop a 2.91-acre site with 2 primary rectangular industrial buildings centrally located within the site: Building A/B within the western portion of the site, and Building C/D within the eastern portion of the site. Each building is subdivided into 2 suites, for a total of 4 suites within the site. Each suite contains an 8,800 square foot footprint with a 1,650 square foot mezzanine, totaling 10,450 square feet per suite and a combined total building area of 41,800 square feet for both buildings. The lone access to the site is from Patrick Lane to the south. There are 44 parking spaces provided along the south side of the buildings. Trash enclosures are located on each side of both buildings. The development proposes enclosed paved yards on the sides and rear of each building that will be used for outdoor storage. Suites A, B, C, and D each will have perimeter walls creating rear yards for outdoor storage areas. Also, an 8 foot high wall is proposed along a portion of Topaz Street behind the landscaping.

Landscaping

The plan depicts proposed street landscaping comprised of 2 minimum 5 foot wide landscaping strips on either side of a detached sidewalk along Patrick Lane and Topaz Street. The landscaping material along the streets will consist of medium trees spaced 20 feet on center, shrubs, and groundcover. No landscape buffer is proposed along the north and west of the site, adjacent to the existing single-family residences and the existing place of worship, respectively. The applicant is proposing an 8 foot tall decorative wall along portions of the north property line, with the existing 6 foot tall walls to remain along some other portions. The applicant is also proposing to keep the existing 6 foot tall wall along the west property line.

Elevations

The buildings have a contemporary architectural design consisting of tilt up concrete panels with metal canopies, glass store fronts, and vertical and horizontal reveal lines. There are multiple surface planes and variations consisting of walls that are offset with contrasting design schemes. The height of the buildings are 33 feet from ground floor and have been designed to break up the roofline at the end caps of the building. Overhead doors are on the north, west, and east elevations of each building, with the east doors of Suite D facing Topaz Street.

Floor Plans

The plans depict two proposed identical industrial buildings with a wall equally splitting each building into two independent suites for a total of 4 suites. Each suite features 8,800 square feet of first floor area with a 1,650 square foot mezzanine level for a total area of 10,450 square feet

per each suite. The floor plan of each suite consists of an open shell space with an interior layout to be determined by a future tenant.

Applicant's Justification

The applicant proposes 4 shell buildings for potential future light manufacturing on a proposed Industrial Park zoned parcel, with all operations indoors per Title 30 standards. Due to the applicant providing storage yards for each future tenant that limits their ability to provide landscaping, the applicant requests waivers to eliminate the 15 foot landscape buffer and tree plantings along the north and west property lines, modify driveway throat depth and departure distance standards. These waivers are necessary to maintain functional site design, vehicle circulation, and adequate building footprint. Landscaping, screening, and parking are provided where feasible, and the adjacent property owner (APN 162-36-202-023) has submitted a letter of support for the project.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0039-96	Tentative map for a 1 lot industrial subdivision - expired	Approved by PC	March 1996
ZC-1415-95	Reclassified the site from R-E and C-P zoning to M-D zoning - expired	Approved by BCC	November 1995
ZC-342-93	Reclassified the eastern parcel from R-E to C-P zoning	Approved by BCC	April 1993

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS20 (AE-65 & AE-70)	Single-family residential & undeveloped
South	Public Use	PF (AE-65, AE-70, & AE-RPZ)	Cemetery
East	Neighborhood Commercial	IP (AE-60 & AE-65)	Office/warehouse buildings
West	Public Use	RS20 (AE-70)	Place of worship

Related Applications

Application Number	Request
PA-26-700008	A plan amendment to redesignate the site from Neighborhood Commercial to Business Employment is a companion item on this agenda.
ZC-26-0126	A zone change to reclassify the site from RS20 & CP to IP zoning is a companion item on this agenda.
VS-26-0125	A vacation and abandonment for portions of rights-of-way is a companion item on this agenda.
TM-26-500031	A tentative map for a 1 lot industrial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waivers of Development Standards #1 & #2

The purpose of requiring landscape buffers along shared property lines with residential uses and enforcing certain residential adjacency standards when such buffers are not present is to assure that the potential negative effects from more intense uses will not greatly impact the residential uses. The 2 residentially zoned parcels to the north are vacant and designated for Business Employment, therefore screening and buffering or residential adjacency standards would not apply; however, there are currently two existing residences to the north that would require those standards. Eliminating or reducing the required buffering and screening will not adequately mitigate the potential negative effects from the proposed industrial site to the existing residences to the north. Therefore, staff cannot support waivers of development standards #1a and #1c.

Staff finds that the reduction or elimination of the required buffering and screening along the west property line will not create compatibility issues, as the site to the west, while zoned residential, is used as a place of worship. While these requests could be supported on their own, since staff does not support the other waiver requests, staff cannot support waivers #1b and #1d.

The outdoor storage yards are expected to not only meet the setback and screening requirements, but to provide additional landscaping or other mitigating measures to lessen any impact on surrounding residential uses. Staff is concerned with the proximity of the outdoor storage yards to existing residences to the north. For these reasons, staff does not support waiver #2.

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 overall layout and building arrangement are appropriate for the surrounding industrial context and are consistent with the development pattern along Patrick Lane. The 2 building configuration provides an efficient site design, and the building scale is compatible with

nearby employment and industrial uses. The elevations incorporate a contemporary tilt-up design with varied surface planes, reveal lines, and articulated entries that provide sufficient visual interest and avoid a monolithic appearance. While overhead doors are located on the north, west, and east elevations, these features are typical for light-industrial operations and do not create an aesthetic concern. Particularly, the overhead doors on the east elevation of Building C/D which are facing Topaz Street are mostly screened by an 8 foot tall wall and street landscaping. Access and circulation function adequately for the site, with a single driveway from Patrick Lane and straightforward internal vehicle movements that support both tenant operations and service access. Parking is located conveniently near building entrances. The applicant provides enhanced landscaping along Patrick Lane and Topaz Street. Overall, staff finds that the proposed development meets the intent of the design standards and supports the design review request; however, since staff is not supporting the waivers of development standards, staff does not support the design review.

Public Works - Development Review

Waiver of Development Standards #3

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

Waiver of Development Standards #4

Staff cannot support the reduction of the departure distance along Patrick Lane. This site is a raw parcel and there is no reason the minimum requirements cannot be met.

Department of Aviation

The property lies within the AE-70 (70 - 75 DNL) and the AE - 65 (65 - 70 DNL) noise contours 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. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 20, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The 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

- 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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised 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 #0427-2026 to obtain your POC exhibit.; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: RAY FREDERICKSEN

**CONTACT: RAY FREDERICKSEN, 4525 W. HACIENDA AVENUE , STE 1, LAS VEGAS,
NV 89118**



February 23, 2026

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

*RE: Justification Letter – Design Review, Comprehensive Plan Amendment, and
Waivers of Development Standards*
APN: 162-36-202-025 (NC/RS20) & 162-36-202-026 (NC/CP)
APR: 25-102036

To Whom It May Concern,

On behalf of our client, Chosen Development, LLC, we are submitting an justification letter in support of the aforementioned application(s). The Applicant is proposing an industrial warehouse project on approximately 2.91 acres, located at the northwest corner of Patrick Lane and Topaz Street in Las Vegas, Nevada, more particularly described as APNs: 162-36-202-025 and 162-36-202-026. The site is located within the Neighborhood Commercial (NC) plan designation. One of the parcels is currently zoned Commercial Professional (CP) (162-36-202-026) and the other is currently zoned Residential Single Family (RS20) (162-36-202-025) which will be subject to a zone change application. The Applicant is requesting a design review as it relates to the four (4) buildings design as shown on the enclosed site plan. Each building A – D will be 8,800 square feet.

The proposed Land use will be Business Employment (BE) and zoning classification Industrial Park (IP) for both parcels.

To the north of the Site is two (2) undeveloped parcels owned by Clark County Aviation and presently zoned RS20 and two (2) developed parcels with existing residences on them zoned RS20. To the east across Topaz Street is an existing commercial development zoned Industrial Park (IP). To the south across Patrick Lane is Palm Mortuary and cemetery zoned Public Facility (PF), to the east of that is an existing commercial project zoned Industrial Park, to the west is an existing church zoned RS20.

Zone Change

The applicant proposes zone changes to Industrial Park (IP) for both parcels. This is a conforming request for APN 162-36-202-026, while it is a non conforming request for 162-36-202-025 (RS20). The zone change request is consistent with existing IP zoning districts in the area where similar industrial warehouse developments are currently located across Patrick Lane to the southeast and Topaz Street directly east. Further the Clark County Aviation parcels to the north will likely becoming industrial zoned parcels once auctioned. The zone change to IP for the proposed industrial warehouse development is compatible with the existing character of the surrounding area; its location near heavily traveled Eastern Avenue, a 100-ft arterial street, is appropriate for the proposed use.

Design Review – Industrial Warehouse Building

The industrial warehouse development is comprised of 4 industrial warehouse buildings. Building A is approximately 8,800 SF with a 1,650 SF Mezzanine, Building B is approximately 8,800 SF with a 1,650 SF Mezzanine, Building C is approximately 8,800 SF with a 1,650 SF Mezzanine, and Building D is approximately 8,800 SF with a 1,650 SF Mezzanine. The buildings are all a maximum height of 32 feet where the Maximum height allowed is 55 feet in IP zoning districts. In addition to the warehouse building area, there is future office space situated along the southern elevations of all four (4) buildings.

There will be a one (1) main access point off of Patrick Lane. The driveway has generally been located in the center of the project in an attempt to stay away from the two (2) existing steel power poles that are along Patrick Lane. The location of the driveway will require a waiver of design standards to be discussed below. There is an existing attached sidewalk along Patrick Lane. This will be removed and a detached sidewalk will be designed along Patrick Lane and Topaz Street. The detached sidewalk will require a vacation of 5-ft of public right of way along Patrick Lane and Topaz Street. Refer to the vacation section below for more detailed description.

There will be an 8-foot screen wall proposed along the west, north, and east of the project. In addition, 8-ft screen walls are proposed in the rear of each building to separate the yard areas. The landscape buffer along the north and west property lines are being requested to be waived. Please refer to the Waiver of standards section below.

There are 44 parking spaces (42 standard spaces and 2 ADA Van spaces) provide where 40 parking spaces are required per table 30.04-2. There are no docks proposed with this development. The building will consist of roll up doors along the west, east, and north

elevations of the buildings. With the proposed 8-screen walls the doors should not be visible from the adjacent streets.

Elevations

The buildings have a contemporary architectural design consisting of tilt up concrete panels with metal canopies, glass store fronts, and vertical and horizontal reveal lines. There are multiple surface planes and variations consisting of walls that are offset with contrasting design schemes. The height of the buildings are 32-ft from ground floor and has been designed to break up the roofline at the endcaps of the building.

The site provides four sided architecture on all proposed buildings. There is a change in articulation every 60-ft of the horizontal articulation. The buildings with street frontages, Buildings A – D, have entrances facing the street as required by 30.04.05 for nonresidential development.

Floor Plans

The plans depict a bare-shell warehouse building that will be constructed with an open floor plan and future interior tenant improvements to adjust the space inside the building to meet the needs of future tenants.

Waivers of Development Standards

1. Waiver to Allow Reduced Throat Depths per Uniform Standard Drawing 222.1

As previously mentioned, there is one (1) access point provided along Patrick Lane. The Applicant requests a reduced throat depth waiver for the following: Driveway 1 (D1): 13.85' where 25' minimum is required the access point along Patrick Ln. While the above throat depths are listed, there is additional distance before any parking or loading areas for the driveway to the west and the east. The reduction in throat depth will not pose a traffic or safety concern, including any increase in stacking onto the right-of-way. This industrial warehouse development will attract far less traffic than a commercial shopping center.

2. Waiver of Development Standards for Departure Distance

As previously mentioned, there is one (1) access point provided along Patrick Lane. We designed the driveway to have as minimal of impact on the two existing steel power poles as possible. The Applicant requests a reduced departure distance waiver for the following: Driveway 1 (D1): 145' 4-1/8" where 190' minimum is required from Topaz Street. The reduced departure distance allows us to align the driveway with the interior yard areas to allow for smooth access to the yard areas. The reduction in departure distance will not pose a traffic or safety concern.

3. Waiver of Development Standards Request to Remove Landscape Buffer per Section 30.04.01D

The Applicant is requesting to remove the require landscape buffer from the north and west property lines. The Applicant requests a reduced the landscaping buffer as follows: North Property line: 0-feet where 15' minimum is required; west property line 0-feet where 15-feet is required. As previously mentioned the applicant is requesting 8-ft tall screen walls. The interior landscaping would not be visible to the west and north. In addition, All zoning to the north, with the exception of our neighbor that is in favor of our request, is currently trying to be auctioned off by Clark County and will become industrial zoned.

We respectfully request favorable consideration of these applications. If you have any questions or need additional information, please do not hesitate to let me know.

Sincerely,

Ray Fredericksen, P.E.
Per4mance Engineering, llc.
rayf@per4mancelv.com
702-569-9770



04/21/26 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-26-500031-FINLEY, DAVIS W & NANCY N:

TENTATIVE MAP consisting of 1 industrial lot on 2.91 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay.

Generally located north of Patrick Lane and west of Topaz Street within Paradise. JG/jam/cv
 (For possible action)

RELATED INFORMATION:

APN:
 162-36-202-025; 162-36-202-026

LAND USE PLAN:
 WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.91
- Project Type: Industrial subdivision
- Number of Lots: 1

Project Description

The plans depict a 1 lot industrial subdivision consisting of 2.91 acres. Access to the subdivision will be granted via a commercial driveway located along Patrick Lane.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0039-96	Tentative map for a 1 lot industrial subdivision – expired	Approved by PC	March 1996
ZC-1415-95	Reclassified the site from R-E and C-P zoning to M-D zoning - expired	Approved by BCC	November 1995
ZC-342-93	Reclassified the eastern parcel from R-E to C-P zoning	Approved by BCC	April 1993

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS20 (AE-65 & AE-70)	Single-family residential & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Public Use	PF (AE-65, AE-70, & AE-RPZ)	Cemetery
East	Neighborhood Commercial	IP (AE-60 & AE-65)	Office/warehouse buildings
West	Public Use	RS20 (AE-70)	Place of worship

Related Applications

Application Number	Request
PA-26-700008	A plan amendment to redesignate the site from Neighborhood Commercial (NC) to Business Employment (BE) is a companion item on this agenda.
ZC-26-0126	A zone change to reclassify the site from RS20 & CP to IP zoning is a companion item on this agenda.
VS-26-0125	A vacation and abandonment for portions of rights-of-way is a companion item on this agenda.
WS-26-0127	Waivers of development standards and design review for an industrial development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 20, 2026 at 9:00 a.m., unless otherwise announced.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

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

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 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.

Building Department - Addressing

- The map shall not include directional prefixes;
- The street suffixes shall be spelt out.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised 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 #0427-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RAY FREDERICKSEN

CONTACT: RAY FREDERICKSEN, 4525 W. HACIENDA AVENUE, STE 1, LAS VEGAS,
NV 89118

04/21/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
SC-26-0136-FLAMINGO LV OPERATING CO., LLC:

STREET NAME CHANGE to name a private drive Vanderpump Lane.

Generally located east of Las Vegas Boulevard South and north of Flamingo Road within Paradise. TS/jl/cv (For possible action)

RELATED INFORMATION:

APN:
162-16-412-004; 162-21-101-005

LAND USE PLAN:
WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:
Project Description
General Summary

- Site Address: 3555 Las Vegas Blvd S. and 3595 Las Vegas Blvd S.
- Project Type: Street name change

Site Plan

The proposed private drive aisle is located south of APN 162-16-412-004 and north of APN 162-16-412-005, accessed from Las Vegas Boulevard South. The applicant is requesting to name the existing private drive aisle to Vanderpump Lane.

Applicant's Justification

The applicant states that the name assignment is part of a rebrand on the property and that the proposed lane is adjacent to the existing Vanderpump branded lounge. The lane is privately owned and maintained and the naming will not impact surrounding uses or streets.

Prior Land Use Requests APN 162-16-412-004

Application Number	Request	Action	Date
SDR-25-0860	Sign design review for a comprehensive sign plan	Approved by BCC	February 2026
PA-24-700028	Plan amendment to the transportation map	Adopted by BCC	January 2025
UC-23-0810	Use permit for a restaurant remodel with new signage	Approved by BCC	March 2024

Prior Land Use Requests APN 162-16-412-004

Application Number	Request	Action	Date
DR-23-0636	Design review for a façade remodel, building addition, and sign modifications	Approved by BCC	November 2023
DR-21-0477	Design review for an exterior remodel and sign modifications	Approved by BCC	October 2021
VS-20-0508	Vacated and abandoned pedestrian access easements	Approved by PC	January 2021
DR-0021-17	Design review for modifications to an approved comprehensive sign plan	Approved by BCC	March 2017
UC-0153-12	Design review and use permit for modifications to a comprehensive sign package and setback reductions	Approved by BCC	July 2012

*Additional land use applications have been approved on this site.

Prior Land Use Requests APN 162-16-412-005

Application Number	Request	Action	Date
SDR-25-0860	Sign design review for a comprehensive sign plan	Approved by BCC	February 2026
PA-24-700028	Plan amendment to the transportation map	Adopted by BCC	January 2025
DR-19-0999	Design review for modifications to a comprehensive sign package	Withdrawn by BCC	September 2020
WS-0788-13	Waivers of development standards for parking reduction and amended sign package	Approved by BCC	January 2014
UC-0381-12	Use permit to remodel an existing resort hotel	Approved by BCC	October 2012

*Additional land use applications have been approved on this site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	LINQ Promenade & LINQ Resort Hotel
South	Entertainment Mixed-Use	CR	Horseshoe Resort Hotel & Grand Bazaar Shops
East	Entertainment Mixed-Use	CR	Hilton Grand Vacation Timeshare, LINQ parking lot, & commercial center
West	Entertainment Mixed-Use	CR	Caesars Palace Resort Hotel

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

Building Department - Addressing

This street name change application is to name a portion of an unnamed East/West private drive aisle between the Vanderpump Hotel, formerly known as Cromwell Hotel, and the Flamingo Hotel. The drive aisle was not previously named with Clark County and is proposed to be officially name Vanderpump Lane.

The Combined Fire Communications Center recommendation only includes the approval of the proposed street name. They do not review the request in accordance with Las Vegas Valley Street Naming and Address Assignment Policy.

The private drive aisle has the appearance of an alley rather than a street. The length of the drive aisle is from east of Las Vegas Boulevard and west of Linq Lane. The site plan submitted with this application shows the portion of the segment to be named is only on parcel 162-16-412-004 which does not connect to Linq Lane. The approval of this street name change would leave a portion of the drive aisle unnamed. The Las Vegas Valley Street Naming and Address Assignment Policy does not support the naming of a private drive aisle, 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 shall be responsible for the installation of street signs, per Public Works requirements, within 60 calendar days of the approval of the application.

Public Works - Development Review

- No comment.

Building Department - Addressing

- Subject to the street name Vanderpump Lane.

Fire Prevention Bureau

- No comment.

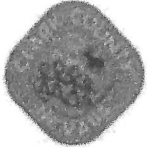
Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: FLAMINGO LAS VEGAS OPERATING COMPANY, LLC
CONTACT: BROOKE HOLMES, BROWNSTEIN HYATT FARBER SCHREK, 100 N. CITY
PARKWAY #1600, LAS VEGAS, NV 89106

DRAFT



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100150
 ASSESSOR PARCEL #(s): 162-21-101-005

PROPERTY ADDRESS/ CROSS STREETS: 3595 S. Las Vegas Blvd., Las Vegas, NV, 89109

DETAILED SUMMARY PROJECT DESCRIPTION

Private street name change.

PROPERTY OWNER INFORMATION

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

APPLICANT INFORMATION (information must match online application)

NAME: Corner Investment Company, LLC
 ADDRESS: One Caesars Palace Drive
 CITY: Las Vegas STATE: NV ZIP CODE: 89109
 TELEPHONE: N/A CELL N/A ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Brooke Holmes - Brownstein Hyatt Farber Schreck
 ADDRESS: 100 North City Parkway, Suite 1600
 CITY: Las Vegas STATE: NV ZIP CODE: 89106
 TELEPHONE: (702) 464-7068 CELL N/A ACCELA REFERENCE CONTACT ID # 182611

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

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

Karyn Steenkamp
 Property Owner (Signature)*

Karyn Steenkamp - Authorized Signatory
 Property Owner (Print)

1/29/26
 Date

6

Brownstein

Brownstein Hyatt Farber Schreck, LLP

702.382.2101 main
100 North City Parkway, Suite 1600
Las Vegas, Nevada 89106

February 5, 2026

VIA ELECTRONIC DELIVERY

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

Brooke A. Holmes
Attorney at Law
702.464.7068 direct
bholmes@bhfs.com

RE: Justification Letter – Private Street Name Change at Flamingo Las Vegas Resort Hotel
APNs: 162-16-412-004 & 162-21-101-005


To Whom It May Concern:

We represent Flamingo Las Vegas Operating Company, LLC, a Nevada limited liability company, and Corner Investment Company, LLC, a Nevada limited liability company (together, the "Applicant"), the owners of that certain real property located at 3555 S. Las Vegas Boulevard, Las Vegas, Nevada 89109, bearing Clark County Assessor Parcel Number ("APN") 162-16-412-004 and 3595 S. Las Vegas Boulevard, Las Vegas, Nevada 89109, bearing APN 162-21-101-005, respectively (collectively, the "Property").

The Applicant is requesting approval of a private street name change to assign a street name for an existing private alley located along the southern portion of the Property (the "Lane"). There is currently no name assigned to the existing Lane. The Applicant is looking to name the Lane "Vanderpump" in connection with a rebranding at the Property. The Lane is directly adjacent to an existing Vanderpump branded lounge, and as part of the rebranding, the proposed Lane name aligns with and reinforces the new brand identity. The Lane is privately owned and maintained, and the proposed name assignment is not anticipated to impact surrounding public streets, neighboring properties, or existing addressing systems.

Thank you in advance for your consideration. Should you have any questions or require any additional information please do not hesitate to reach out.

Sincerely,



Brooke A. Holmes
Enclosures

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0145-AMIGO WARM SPRINGS, LLC:

USE PERMIT to allow outdoor dining, drinking, and cooking in conjunction with an existing restaurant on a portion of 1.89 acres in an IP (Industrial Park) Zone.

Generally located north of Warm Springs Road and east of Amigo Street within Paradise. MN/dd/cv (For possible action)

RELATED INFORMATION:

APN:

177-03-410-009 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 600 Warm Springs Road
- Site Acreage: 1.89 (portion)
- Project Type: Outdoor dining /drinking, and cooking
- Number of Stories: 1 (restaurant)/1 (outdoor dining patio)
- Building Height (feet): 40 (restaurant)/9 (outdoor dining patio)
- Square Feet: 3,450 (restaurant)/580 (outdoor dining patio)
- Parking Required/Provided: 72/106

History & Site Plan

The site has previously been approved for outdoor dining, drinking, and cooking use under UC-05-0807. While the use initially commenced and the area has been used as outdoor dining, the use permit eventually expired since a business license for outdoor dining was never issued. The applicant is now requesting to reinstate the outdoor dining, drinking, and cooking use in conjunction with a new restaurant in the same suite.

The site plan depicts an L-shaped building on the southwest corner of the site, located within an existing shopping center. There is also an existing detached shade structure located to the east of the existing building that is proposed to be used as outdoor dining area in conjunction with a restaurant located directly to the west. The main point of access to the site is a commercial driveway in the southeast corner of the site on Warm Springs Road, with other internal access points throughout the shopping center. Parking is mainly located to the east of the existing building and outdoor dining area, with additional parking to the north.

Landscaping

There are no proposed or required changes to the existing landscaping with this request.

Elevations

Photos of the existing building depict it as being constructed of stucco and storefront glazed windows with a variable roofline at a maximum of 40 feet high. Photos of the existing shade structure depict it as being 9 foot high metal pergola with decorative metal fencing surrounding the outdoor dining area.

Applicant's Justification

The applicant states that the site has been used consistently for restaurants, and that their client would like to utilize the existing covered patio area located just outside of their restaurant as an outdoor dining area. The applicant also states that nothing will be altered on site, and that there is ample existing parking to support the use.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0807-05	Use permit for outdoor dining - expired	Approved by PC	July 2005
UC-1664-04	Use permit for alcohol consumption (supper club) with an existing restaurant	Approved by PC	October 2004
ET-400079-03 (UC-0338-00)	Extension of time of a use permit for outdoor dining - expired	Approved by PC	May 2003
UC-0338-00	Use permit for outdoor dining - expired	Approved by PC	April 2000
UC-2044-98	Use permit for outdoor dining (different business)	Approved by PC	January 1999

*Additional unrelated land use applications were previously approved on this site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Business Employment	IP	Government offices
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Single-family residential
East	Business Employment	IP	Daycare & government offices

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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

Staff finds that the site was approved for outdoor dining in the past, which expired since a business license was not obtained. The proposed outdoor dining, drinking, and cooking will be in conjunction with the existing restaurant directly to the west, and is separated by an arterial street to the nearest area subject to residential adjacency standards, meeting the Title 30 conditions that correspond with the use permit requirement to allow the use in the IP Zone. Staff does not anticipate the addition of outdoor dining, drinking, and cooking will produce any adverse effects on properties in the surrounding area. Furthermore, there is ample parking for the site, and the use is complementary to the surrounding businesses. For these reasons, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: VERITAS COFFEE LLC, DBA AMERIBRUNCH

CONTACT: JENNIFER GAYNOR, J. GAYNOR LAW, 1810 S. 7TH STREET, LAS VEGAS,
NV 89104

DRAFT

04/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0109-U S HUI DE REAL ESTATE INVESTMENT CORP:

VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Wynn Road, and Spring Mountain Road and Pioneer Avenue within Paradise (description on file). JJ/rp/cv (For possible action)

RELATED INFORMATION:

APN:

162-18-512-007 through 162-18-512-067

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon existing easements located on APN 162-18-512-067. These easements are no longer necessary for the site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-25-0187	Waiver of development standards and design review for a new commercial building	Approved by PC	April 2025
TM-500125-16	Tentative map for a commercial subdivision in a C-2 zone within Adult Overlay District	Approved by PC	September 2016
ZC-0029-16	Rezone, waiver of development standard, and a design review for a shopping center	Approved by BCC	March 2016
ZC-0593-08	Rezone, use permit, and a design review for a shopping center	Approved by BCC	September 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South & West	Corridor Mixed-Use	CG	Shopping center & office/warehouse facilities
East	Corridor Mixed-Use	IL	Warehouse facilities

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 pedestrian access 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 Spring Mountain Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- 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: U S HUI DE REAL ESTATE INVESTMENT CORP
CONTACT: JULIA GARRAD, ZENITH ENGINEERING, 1980 FESTIVAL PLAZA DRIVE,
SUITE 450, LAS VEGAS, NV 89135

DRAFT



January 20, 2026

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

Re: **Shanghai Plaza, Zenith Project No. 241031**
Right-of-Way Vacation Justification Letter

Dear Sir or Madam:

Zenith Engineering has been retained by Yihong Liu + Associates to assist in filing a vacation application to vacate existing pedestrian access easements with property located on the southeast corner of Arville Street and Pioneer Avenue (Assessor's Parcel Number 162-18-512-067). With this project we are removing the existing driveway on Arville Street and we are shifting the existing driveway on Pioneer Avenue. It is necessary to vacate the existing pedestrian access easements that will no longer align with the driveways.

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

Sincerely,

ZENITH ENGINEERING

A handwritten signature in black ink, appearing to read 'Julie Garrad', is written over a horizontal line.

Julie Garrad, PE
Principal

A small, handwritten mark or signature, possibly a stylized '8' or 'g', is located in the bottom right corner of the page.

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0132-RODRIGUEZ-RODRIGUEZ EMILIA I:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) eliminate building separation for a shed in conjunction with an existing single-family residence on 0.11 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located north of White Drive and east of Ray Charles Lane within Paradise. MN/jam/cv (For possible action)

RELATED INFORMATION:

APN:
177-02-313-021

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the side interior setback for an existing shed to 3 feet where 5 feet is required per Section 30.02.07 (a 40% reduction)
2. Eliminate the building separation between an existing shed and an existing single-family residence where 6 feet is required per Section 30.02.07.

LAND USE PLAN:
WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 7020 Ray Charles Lane
- Site Acreage: 0.11
- Project Type: Shed
- Number of Stories: 1 (shed)
- Building Height (feet): 8 (shed)
- Square Feet: 180 (shed)

Site Plan

The site plan depicts an existing single-family residence centrally located on the parcel and faces northwest toward Ray Charles Lane. The plans show an existing shed located southeast of the existing residence within the rear yard. The shed is set back 3 feet from the side interior property line and its separation from the house varies between 9 inches (measuring from the attached patio cover to the house) to 3 feet.

Elevations & Floor Plans

The shed varies from 8 feet to 6 feet in height with a slope downward from the front to rear of the building. It is constructed of vertical wood paneling in a beige color along with black asphalt shingles on the roof. The space inside is an open floor plan with storage areas.

Applicant's Justification

The applicant states this is her first home and was unaware of the violations being committed with the installation of the shed. The applicant notes that the shed is on a concrete foundation is not easily movable.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, West	Mid Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

Clark County Public Response Office (CCPRO)

CE-25-29419 is an active case for building without permits and setback violations.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waivers of Development Standards #1 & #2

The requested separation and setback reductions are a self-imposed hardship that would have been prevented if the applicant sought information regarding the structures prior to constructing them. Additionally, the shed is not architecturally compatible with the residence in material or color and no mitigation to reduce the potential negative impacts to the adjacent properties has been provided. Setbacks and separations are essential to ensure safety and mitigate visual clutter. Therefore, staff cannot support these requests.

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, if required, 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: EMILIA RODRIGUEZ

CONTACT: EMILIA RODRIGUEZ, 7020 RAY CHARLES LANE, LAS VEGAS, NV 89119

Justification Letter

**EMILIA I. RODRIGUEZ-RODRIGUEZ
7020 RAY CHARLES LN (PARCEL# 177-02-313-021)
LAS VEGAS, NV. 89119
725-261-0150
APR# 25-101848**

The **1st / 2nd waiver** is for a **180sq.ft** wood Shed structure on the property backyard. Used for enclosed extra storage space for misc family and home items. It's not built on a concrete foundation, but also is not easily movable any further, besides tearing it down. Which originally cost a bit to build. I would love to be able to keep it intact, if possible? The separation in length from the outer post of the patio to the shed's outer wall is **(12 1/2 ft.)** from the house and **(0 Ft.)** from the outer wall of the shed.

This is my first home and property I've ever owned and was not aware of the violations being committed as it pertained to these structures on my property. I am hoping that by me abiding by the steps and answering to the notice as directed to do so in time and to correct said offenses with the County. I hope I can rectify these issues with no further recourse and make this my first and last issue with the County about my property. Thank You for your time and understanding.

Therefore I am requesting "Waiver of Development Standards" to:

- a. Reduce side setback to 3 feet where 5 feet is required per 30.03.04B
- b. Reduce building separation to 0 feet where 6 feet is required per 30.02.04B

Thank You.

EMILIA I. RODRIGUEZ

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
SDR-26-0122-FLAMINGO LV OPERATING CO., LLC

SIGN DESIGN REVIEWS for the following: 1) increase the number of electronic signs; 2) increase the area of electronic signs; and 3) proposed wall signs in conjunction with an existing resort hotel (Flamingo Resort Hotel) on 19.37 acres in a CR (Commercial Resort) Zone.

Generally located east of Las Vegas Boulevard South and north of Flamingo Road within Paradise. TS/rg/cv (For possible action)

RELATED INFORMATION:

APN:

162-16-412-004

SIGN DESIGN REVIEWS:

1. a. Increase the number of electronic message units, video, along Las Vegas Boulevard South to 2 where a maximum of 1 is allowed per street frontage per Section 30.05.02H.
- b. Increase the number of electronic signs, animation, to 9 where 8 were previously approved and a maximum of 1 per site is allowed per Section 30.05.02H.
2. Increase the area of the electronic message unit, video, to 1,486 square feet where 150 square feet is the maximum permitted per Section 30.05.02H.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3555 Las Vegas Boulevard South
- Site Acreage: 19.37
- Project Type: Signage
- Proposed Sign Height (feet): 12 (wall sign A)/12 (wall sign B)/21 (wall sign C)/12 (electronic message unit, video D1)/9 (wall sign D2)/7 (electronic message unit, non-static E)/4 (wall sign F1 & F2)/14 (electronic sign G1: animated blinking/flashing lights)
- Proposed Square Feet: 144 (wall sign A)/132 (wall sign B)/294 (wall sign C)/348 (electronic message unit, video D1)/261 (wall sign D2)/1,138 (electronic message unit, video E)/160 (wall sign F1 & F2)/196 (electronic sign G1: animated blinking/flashing lights)

History, Site Plan, & Request

The plan depicts an existing resort hotel (Flamingo) on the site. Access to the site is from Las Vegas Boulevard South (west property line) and Linq Lane (east property line). The existing signs related to the Margaritaville were previously approved under the comprehensive sign plan applications DR-0021-17 and UC-19-0388.

This request is to replace the remaining Margaritaville signage with new signage for a proposed restaurant and related service at the northwest corner of the Flamingo Resort Hotel. New wall signs will be added to the exterior on the portion of the north and west facing facades.

Sign Plan

Per the applicant, signage related to Margaritaville that was approved via DR-0021-17, and UC-19-0388 will be removed:

Signage to be Removed		
Via DR-0021-17	Type	Square Feet
Sign #46	Wall Sign	1,040
Sign #47	Wall Sign	133
Sign #48	Wall Sign	15.91
Sign #49	Wall Sign	25.41
Sign #50	Wall Sign	840
Sign #51	Wall Sign	26.39
Sign #52	Wall Sign	20.44
Sign #53	Wall Sign	9.26
Sign #54	Wall Sign	1,040
Sign #58	Wall Sign	133,165
Sign #64	Wall Sign	279.51
Via UC-19-0388		
"License to Chill Bar"	Wall Sign	22.5
Total:		3,586

The following table is an updated summary for signage:

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	# of Existing Signs	# of Proposed Signs	Total # of Signs
Freestanding	797	0	797	7,590	5	0	5
Wall*	77,796**	991	80,469	12,550	54	6	60
Roof	234	0	234	234	3	0	3
Overall Total	78,827	991	81,500	20,374	62	6	68

*The wall signs also contain electronic signs.

** The sign area identified reflects a total of 3,586 square feet of signage that has been removed, as documented in the table above.

The details of existing animated signs are listed below:

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	# of Existing Signs	# of Proposed Signs	Total # of Signs
Animated	20,130	0	20,130	300	8	0	8

The details for the proposed electronic message units (video and animated) are listed below:

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	# of Existing Signs	# of Proposed Signs	Total # of Signs
Video	0	1,486	1,486	150	0	2	2
Animated	20,130*	196	20,326	-	8*	1	9
Total	20,130*	1,682	21,812	-	8*	3	11

*The area of existing animated sign based on the table above.

Applicant's Justification

The applicant is updating the former Margaritaville tenant space at the Flamingo Resort Hotel with new wall signage that reflects the restaurant/bar's remodel and branding. All old signs will be removed and replaced with modern signs that align with the look and character of the Resort Corridor.

Prior Land Use Requests

Application Number	Request	Action	Date
ASDR-25-900325	Administrative sign design review related to DR-0002-17	Approved by ZA	May 2025
UC-23-0810	Use permit, deviations, waivers of development standards, and design review for outside dining and drinking area, exterior façade, and comprehensive sign modifications	Approved by BCC	March 2024
DR-23-0636	Design review for façade remodel, building addition, modification to a previously approved sign plan for the Flamingo Resort Hotel	Approved by BCC	November 2023
DR-21-0477	Design review for exterior remodel and modified existing comprehensive sign	Approved by BCC	October 2021
UC-19-0388	Use permit, deviations, and design review for outside dining, and modification of an approved comprehensive sign plan (Margaritaville)	Approved by BCC	July 2019
DR-0021-17	Design review for modification to a comprehensive sign plan (Margaritaville and various wall wraps)	Approved by BCC	March 2017
UC-0153-12	Use permit for signage, reduced setbacks, and design review for modifications to a comprehensive sign package	Approved by BCC	July 2012
DR-0336-10 (ET-0074-12)	First extension of time for a comprehensive sign package - expired	Approved by BCC	July 2012

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0336-10	Comprehensive sign package for 4 contiguous resort hotels (Imperial Palace, Flamingo, O'Sheas, & Bills Gamblin' Hall) - expired	Approved by BCC	September 2010

*Additional land use applications have been approved on this site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	LINQ Promenade & LINQ Resort Hotel
South	Entertainment Mixed-Use	CR	Vanderpump Resort Hotel
East	Entertainment Mixed-Use	CR	Hilton Grand Vacation Timeshare, Flamingo parking garage, & commercial center
West	Entertainment Mixed-Use	CR	Caesars Palace Resort Hotel

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

The proposed signage on the subject property is reviewed to determine 1) compatibility, in terms of scale and architectural features, with the site and surrounding area; 2) harmony with the character of the neighborhood; 3) impact on the surrounding land uses; and 4) the health, safety, and welfare of the inhabitants of the area.

Staff finds the proposed signage is compatible with the building styles on-site and with the surrounding development along Las Vegas Boulevard South. The comprehensive sign plan associated with the rebranding of the venue associated with the resort hotel will encourage visitation to the site and reinforces Master Plan Policy 5.1.3, which states that tourism is one of the bases of the local economy. Las Vegas Boulevard South is also designated and recognized as a national and international Scenic Byway; therefore, the signs further promote this design and are appropriate and compatible with the surrounding uses and area. Therefore, staff recommends approval of this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

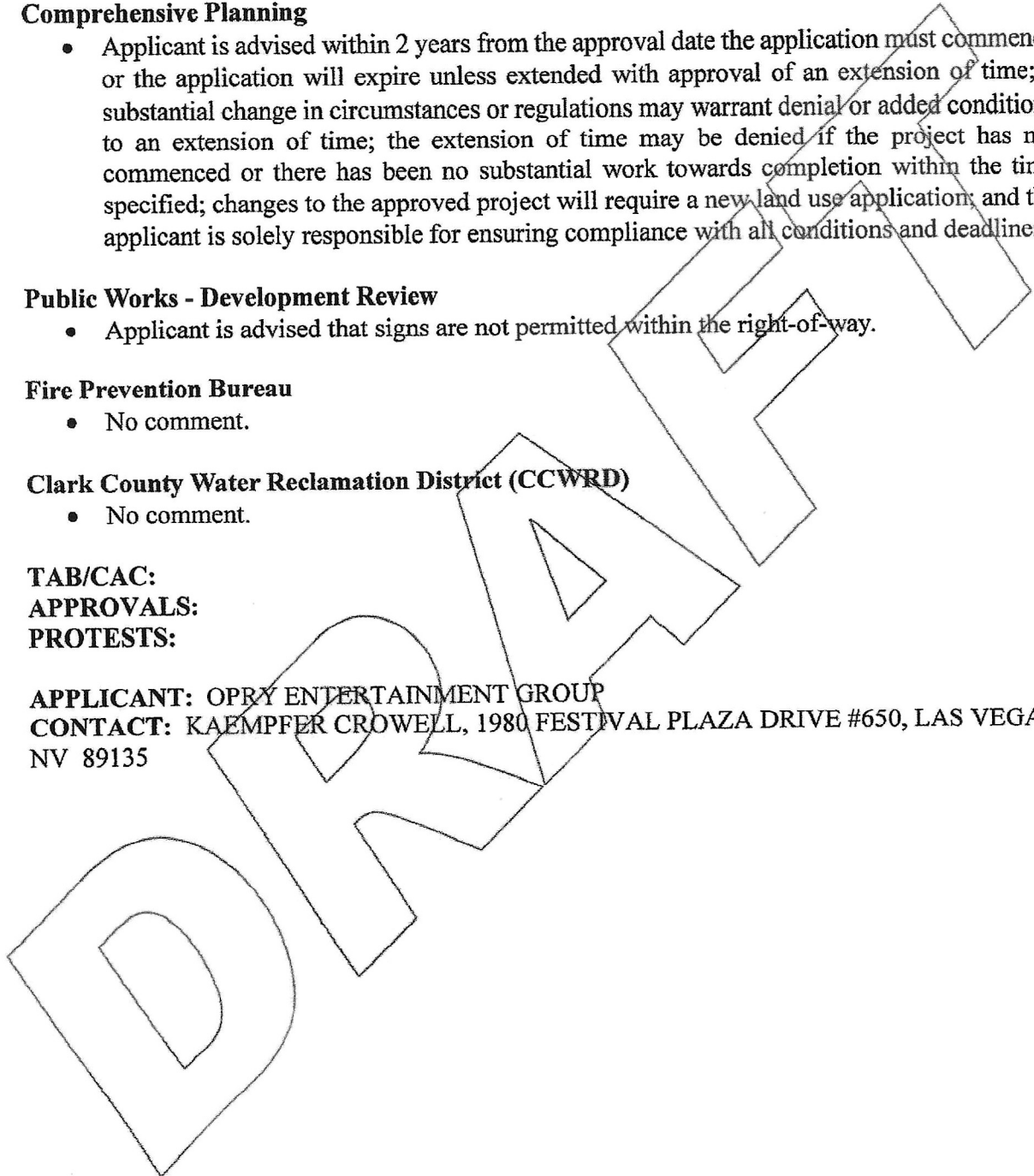
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: OPRY ENTERTAINMENT GROUP

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



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

KAEMPFER

CROWELL

JENNIFER LAZOVICH
jlazovich@kcnvlaw.com
D: 702.792.7050

February 17, 2026

VIA EMAIL

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

Re: *Justification Letter – Design Review for Wall Signage to an Existing Restaurant/Bar at the Flamingo Las Vegas Resort Hotel Category 10 Las Vegas*

To Whom It May Concern:

Please be advised, this Firm represents Category 10 Las Vegas (the “Applicant”) in the above-referenced matter. The Applicant is remodeling and making interior and exterior improvements to an existing restaurant/bar formerly occupied by the Margaritaville Restaurant and Bar located along Las Vegas Boulevard in the Flamingo Las Vegas Resort Hotel (collectively the “Site”). With the Site located within the Resort Corridor, the Applicant is proposing to amend the approved comprehensive sign plan for wall signage for the Applicant’s restaurant/bar.

Existing Signage

By way of background, the Site’s comprehensive sign plan has been amended several times over the years. Below are the existing signs on the Site.

- **Freestanding** – There are 6 freestanding signs on the Site. The total square footage is 797 SF.
- **Wall Signs** – There are 54 wall signs on the Site; however, the with improvements to the Site 14 wall signs will be removed and 9 new walls signs will be in place for a total of 49 wall signs. The new total square footage is 81,382 SF.
- **Roof Signs** – There are 3 roof signs on the Site. The total square footage is 234 SF.

There is currently a total of 58 signs on the Site. The total square footage is 82,413 SF.

Margaritaville Signage Removal

Margaritaville had a total of 14 wall signs with a total square footage of 3,586 SF. All Margaretville signage will be removed and replaced with the Applicant’s restaurant/bar wall signage.

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Proposed Design Review for Wall Signage

The Applicant is proposing construct 9 new wall signs for the new restaurant/bar. The Applicant is requesting a design review for the following proposed wall signs:

- **Sign A** – Sign A will be located facing southbound Las Vegas Boulevard traffic. The sign will be illuminated and static. The proposed dimensions are 12' x 12' with a square footage of 144 SF.
- **Sign B** – When facing the restaurant/bar, Sign B will be located to the left of the main entrance. The proposed sign is a painted wall graphic. The proposed dimensions are 12' x 11' with a square footage of 132 SF.
- **Sign C** – When facing the restaurant/bar, Sign C will be located to the right of the main entrance. The proposed sign is a digital print wall graphic. The proposed dimensions are 21' x 14' with a square footage of 294 SF.
- **Sign D1** – When facing the restaurant bar, Sign D1 is proposing a 10mm LED display that will be located, when facing the restaurant/bar, on right side of the main entrance. The proposed dimensions are 12' x 9' with an additional 20' wide seamless return. The proposed square footage is 348 SF.
- **Sign D2** – Sign D2 will be located on the north portion of the restaurant building facing both north and west. The proposed sign is a digitally printed flex face on non-illuminated full-length cabinet. The sign will be back lit. The sign's west face proposed dimensions are 9' x 20'. The sign's north face proposed dimensions are 9' x 9'. The proposed square footage is 261 SF.
- **Sign E** – Sign E is a proposed 10mm LED Ribbon Display that will be placed along the entire building frontage. The proposed dimensions are 6'-7" x 172'-8" with a square footage of 1,138 SF.
- **Signs F1 & F2** – Sign F will be located at the south entrance. It will consist of two (2) sets of internally illuminated pan channel letters. Pan Channel letters and logo combine for a square footage of 165 SF.
- **G1 Canopy Signage** – The canopy is located at the south entrance. Under the canopy will be chasing LED (animation) strip lighting. The lighting under the canopy will be 196 SF.

The total square footage for the 9 new wall signs will be 2,673 SF. The net difference in total wall signage will be reduced by 5 signs and by approximately 913 SF. Not only is the proposed wall signage less than what was previously provided, but the proposed wall signs are

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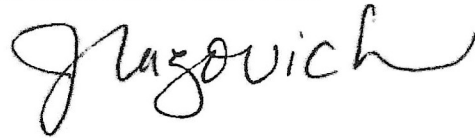
Page 3

consistent with existing signage along the Resort Corridor, and, therefore, appropriate and consistent with the surrounding area.

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

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/ajc

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PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0042-COLOSIO, LLC:

AMENDED HOLDOVER USE PERMIT to allow retail (previously not notified).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) alternative driveway geometrics.

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

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

RELATED INFORMATION:

APN:

162-24-202-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the number of on-site parking stalls required to 22 spaces where 31 spaces are required per Table 30.04-2 (a 29% reduction).
2. Allow an existing pan driveway along Eastern Avenue to remain where commercial curb return driveways are required per Uniform Standard Drawing 222.1 and Section 30.04.08.

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4386 S. Eastern Avenue
- Site Acreage: 0.96
- Project Type: **Retail**
- Number of Stories: 3
- Building Height (feet): 23 (existing building)
- Square Feet: 11,979 (existing building)
- Parking Required/Provided: 31/22
- Sustainability Required/Provided: 7/6

History & Site Plans

The plans depict an existing commercial building on the east side of Eastern Avenue and the south side of Rochelle Avenue. In 1984, the site was reclassified to the Commercial Professional

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

The building is centrally located on the site with the main access to the building along the north façade. The site is located within 1,000 feet of a transit stop; therefore, the applicant is able to reduce the number of required parking spaces by 10 percent, from 34 parking spaces to 31 parking spaces. The total number of on-site parking spaces provided is 22 parking spaces and are located throughout the site, where 31 parking spaces are required, a waiver of development standards is included to allow the reduction in parking. Additionally, there are 8 short term bicycle parking spaces along the north side of the site. **A use permit is included with this application to allow retail as principal use for a newly proposed furniture store.**

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

Landscaping

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

Elevations

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

Floor Plans

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

Applicant's Justification

The applicant states that due to the existing site conditions a reduction in parking is necessary. Accommodation for a trash enclosure, ADA ramps, traffic circulation and landscaping contributes to the lack of space for more parking spaces. The applicant does not foresee a large traffic count due to proposed retail use. Additionally, the applicant states the existing pan driveways along Eastern Avenue provide functionality to the space and modifications could create issues since due to the site's topography. Making the driveways entry and exit only respectively, allows the existing pan driveways to remain functional. **Additionally, the applicant states based on the new tenants' existing furniture store, their peak hours are morning and evening with 8 to 10 customers at once plus the 4 to 6 employees. The in-store visits are primarily for scheduled consultations and significant percentage of the transactions are completed online, reducing the in-store visit volume.**

Prior Land Use Requests

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

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use permits

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

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

Staff finds the proposed retail use will not result in a substantial or undue adverse effect on adjacent residential and commercial properties. The use is consistent and compatible with the other previously approved uses on the site. Previously, this site was approved with 16 parking spaces and presently, the applicant is proposing 22 parking spaces. The previous and the proposed uses are for retail, furniture store. Currently, the applicant states that e-commerce is available for the proposed retail store. Therefore, staff finds the use permit request for retail as principal use is appropriate for this site and staff can support the request for retail use at this location.

Waivers of Development Standards

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

Waiver of Development Standards #1

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

Design Review

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

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

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

Public Works - Development Review

Waiver of Development Standards #2

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:
APPROVALS:
PROTESTS:

COUNTY COMMISSION ACTION: March 18, 2026 – HELD – To 04/22/26 – per the applicant.

APPLICANT: HACIENDA BUILDERS, INC.

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

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