



## Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

February 10, 2026

7:00pm

**Note:**

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

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

Secretary: Maureen Helm, 702-606-0747, [mhelmtab@gmail.com](mailto: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](mailto: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 January 27, 2026 (For possible action)
- IV. Approval of the Agenda for February 10, 2026 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning
  1. **WS-25-0461-NELSON, JEREMY & KATIE:**  
**HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; 2) eliminate building separation; and 3) modified driveway geometrics in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located south of Silver Falls Avenue and west of Silver View Street within Paradise. MN/tpd/cv (For possible action)
  2. **UC-26-0012-DBJM LAS VEGAS BLVD 5.46, LLC:**  
**USE PERMITS** for the following: 1) recreational and entertainment facility; 2) outdoor dining, drinking, and cooking; 3) live entertainment; and 4) mobile food vendor in conjunction with an existing vehicle sales (motorcycles), rental, and repair facility on 5.46 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located east of Las Vegas Boulevard South and south of Russell Road (alignment) within Paradise. JG/md/kh (For possible action)  
**PC 3/3/26**
  3. **VS-26-0002-ACRE-WS 2520, LLC:**  
**VACATE AND ABANDON** portion of a right-of-way being Warm Springs Road located between Paradise Bay Drive and Eastern Avenue within Paradise (description on file). MN/rp/kh (For possible action)  
**PC 3/3/26**
  4. **WS-26-0030-DONATIEN, RICARDO RAMIREZ:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce the rear setback of an existing accessory living quarters in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Hacienda Avenue and west of San Anselmo Street within Paradise. JG/bb/kh (For possible action)  
**PC 3/3/26**
  5. **SDR-26-0010-SG VEGAS OWNER, LLC:**  
**SIGN DESIGN REVIEW** to increase the number of electronic signs in conjunction with a previously approved comprehensive sign plan for an existing shopping center on 9.46 acres in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and south of Harmon Avenue within Paradise. JG/rr/kh (For possible action)  
**BCC 3/4/26**
  6. **VS-26-0021-GALKOS, LLC:**  
**VACATE AND ABANDON** a portion of a right-of-way being Windy Road located between Teco Avenue and Sunset Road; and a portion of right-of-way being Sunset Road located between Windy Road and Ensworth Street within Paradise (description on file). MN/md/kh (For possible action)  
**BCC 3/4/26**



7. **UC-26-0020-GALKOS, LLC:**  
**USE PERMITS** for the following: 1) outdoor storage and display; and 2) truck parking or staging.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) non-decorative fence; 2) increase fence height; and 3) reduced approach distance.  
**DESIGN REVIEW** for an industrial development consisting of a proposed outdoor storage and display, and a proposed truck parking or staging on a 3.57 acre portion of a 6.91 acre site in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located north of Sunset Road and west of Windy Road within Paradise. MN/md/kh (For possible action)  
**BCC 3/4/26**
8. **TM-26-500002-GALKOS, LLC:**  
**TENTATIVE MAP** consisting of 1 commercial lot on 6.91 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located north of Sunset Road and west of Windy Road within Paradise. MN/md/kh (For possible action)  
**BCC 3/4/26**
9. **ZC-26-0022-WIGWAM AND EASTERN, LLC:**  
**ZONE CHANGE** to reclassify 1.13 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Wigwam Avenue and west of Eastern Avenue within Paradise (description on file). MN/rk (For possible action)  
**BCC 3/4/26**
10. **VS-26-0023-WIGWAM AND EASTERN, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Wigwam Avenue and Camero Avenue, and Eastern Avenue and Spencer Street within Paradise (description on file). MN/md/kh (For possible action)  
**BCC 3/4/26**
11. **WS-26-0024-WIGWAM AND EASTERN, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; and 2) increase retaining wall height.  
**DESIGN REVIEWS** for the following: 1) proposed single-family residential development; and 2) allow alternative yards on 1.13 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Wigwam Avenue and west of Eastern Avenue within Paradise. MN/md/kh (For possible action)  
**BCC 3/4/26**
12. **TM-26-500003-WIGWAM AND EASTERN L L C:**  
**TENTATIVE MAP** consisting of 5 single-family residential lots and common lots on 1.13 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located north of Wigwam Avenue and west of Eastern Avenue within Paradise. MN/md/kh (For possible action)  
**BCC 3/4/26**
13. **VS-26-0019-2151 SUNSET, LLC:**  
**VACATE AND ABANDON** a portion of a right-of-way being Sunset Road located between Surrey Street and Eastern Avenue; and a portion of right-of-way being Surrey Street located between Sunset Road and Helm Drive (alignment) within Paradise (description on file). JG/md/kh (For possible action)  
**BCC 3/4/26**

14. **WS-26-0018-2151 SUNSET, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate and reduce buffering and screening; and 2) residential adjacency standards.  
**DESIGN REVIEW** for a proposed office/warehouse complex with accessory outdoor storage yards on 2.46 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70) Overlay. Generally located south of Sunset Road and east of Surrey Street within Paradise. JG/md/kh (For possible action) **BCC 3/4/26**
15. **ZC-26-0025-STRIKE INDUSTRIES, LLC:**  
**ZONE CHANGE** to reclassify 0.46 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone. Generally located east of Topaz Street and north of Dustin Avenue within Paradise (description on file). JG/gc (For possible action) **BCC 3/4/26**
16. **WS-26-0026-STRIKE INDUSTRIES, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow attached sidewalks; 2) waive off-site improvements (streetlights); and 3) alternative driveway geometrics.  
**DESIGN REVIEW** for a proposed office/warehouse building on 0.46 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located north of Dustin Avenue and east of Topaz Street within Paradise. JG/mh/kh (For possible action) **BCC 3/4/26**

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: February 24, 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

January 27, 2026

### MINUTES

---

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

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

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

---

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

Judith Rodriguez; Planning, Blanca Vazquez; Community Liaison

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

II. Public Comment:  
**None**

III. Approval of January 13, 2026 Minutes

**Moved by: Philipp**

**Action: Approve as submitted**

**Vote: 4-0 Unanimous**

Approval of Agenda for January 27, 2026

**Moved by: Williams**

**Action: Approve with changes**

**Vote: 4-0 Unanimous**

IV. Informational Items (For Discussion only)

**Metro's First Tuesday to be held at the Paradise Community Center 4775 McLeod Dr. on February 3, 2026 5:30pm-6:30pm the topic will be the unhoused population in the area.**

VI. Planning & Zoning

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

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

**BCC 1/21/26**

**HELD per applicant. Return to the February 10, 2026 Paradise TAB meeting**

2. **TM-25-500218-KAVISON HOMES, LLC:**

**TENTATIVE MAP** consisting of 22 multi-family residential units and common lots on 1.26 acres in an RM18 (Residential Multi-Family 18) Zone. Generally located east of Pecos Road and south of Oquendo Road within Paradise. JG/jam/xx (For possible action)

**PC 2/3/26**

**MOVED BY-Philipp**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

3. **UC-25-0851-FC INCOME PROPERTIES, LLC:**

**USE PERMIT** for a proposed kennel in conjunction with an existing commercial center on a 0.38 acre portion of a 2.87 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) and the Maryland Parkway (MPO) Overlays. Generally located north of Flamingo Road and east of Cambridge Street within Paradise. TS/my/kh (For possible action)

**PC 2/3/26**

**Motion failed**

4. **UC-25-0893-PACIFIC PLACE SITE, LLC:**

**USE PERMIT** for an instruction/tutoring facility within a commercial/industrial complex on a portion of 25.12 acres in an IL (Industrial Light) Zone. Generally located south of Spring Mountain Road and east of Polaris Avenue within Paradise. JJ/rp/cv (For possible action)

**PC 2/17/26**

**MOVED BY-Swartzlander**

**APPROVE- Subject to staff conditions**

**VOTE: 4-0 Unanimous**

5. **WS-25-0817-PATRICK IRA FAMILY TRUST & PATRICK IRA C TRS:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the rear setback in conjunction with an existing single-family residence on 0.15 acres in an RS5.2 (Residential Single-family 5.2) Zone. Generally located south of Cherokee Avenue and west of Rosewood Drive within Paradise. TS/ji/cv (For possible action)

**PC 2/17/26**

**MOVED BY-Williams**

**APPROVE- Subject to IF approved staff conditions**

**VOTE: 4-0 Unanimous**

6. **WS-25-0879-STONE LAND HOLDING, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate street landscaping; 2) increase retaining wall height; 3) increase accessory structure height; and 4) eliminate full off-site improvements.  
**DESIGN REVIEW** for a proposed single-family residential development on 4.28 acres in an RS10 (Residential Single-Family 10) Zone. Generally located east of Topaz Street and south of Oleta Avenue within Paradise. JG/jud/cv (For possible action) **BCC 2/18/26**

**MOVED BY-Philipp**

**APPROVE-** Waiver of Standards 2, 3, 4 a & b

**APPROVE-**Design Review Subject to IF approved staff conditions

**DENY-**Waiver of Standards 1a and 1b

**ADDED Condition**

- Neighborhood meeting before the 2/18/26 BCC meeting
- Updated drainage study

**VOTE: 3-0**

**Woitas opposed**

7. **TM-25-500214-DFA, LLC:**  
**TENTATIVE MAP** consisting of 10 single-family residential lots and common lots on 4.28 acres in an RS10 (Residential Single-Family 10) Zone. Generally located east of Topaz Street and south of Oleta Avenue within Paradise. JG/jud/cv (For possible action) **BCC 2/18/26**

**MOVED BY-Philipp**

**APPROVE-** Subject to staff conditions

**VOTE: 4-0 Unanimous**

8. **VS-25-0889-ROADRUNNER INVESTMENTS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Flamingo Road and Rochelle Avenue, and Channel 10 Drive and Eastern Avenue; and a portion of a right-of-way being Rochelle Avenue located between Channel 10 Drive and Eastern Avenue; and a portion of right-of-way being Eastern Avenue located between Flamingo Road and Rochelle Avenue within Paradise (description on file). TS/jud/cv (For possible action) **BCC 2/18/26**

**MOVED BY-Swartzlander**

**APPROVE-** Subject to staff conditions

**VOTE: 4-0 Unanimous**

9. **UC-25-0890-ROADRUNNER INVESTMENTS, LLC:**  
**USE PERMIT** for a vehicle wash.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) modify buffering and screening standards; 2) modify residential adjacency standards; and 3) alternative driveway geometrics.  
**DESIGN REVIEW** for a proposed vehicle wash on 0.97 acres in a CG (Commercial General) Zone. Generally located north of Rochelle Avenue and west of Eastern Avenue within Paradise. TS/jud/cv (For possible action) **BCC 2/18/26**

**MOVED BY-Swartzlander**

**APPROVE-** Subject to staff conditions

**Applicant withdrew Waiver #1**

**VOTE: 4-0 Unanimous**



VI. General Business (for possible action)

VII. Public Comment  
**None**

VIII. Next Meeting Date  
**The next regular meeting will be February 10, 2026**

IX. Adjournment  
**The meeting was adjourned at 8:15 p.m.**

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

**HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; 2) eliminate building separation; and 3) modified driveway geometrics in conjunction with an existing single-family residence on 0.14 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located south of Silver Falls Avenue and west of Silver View Street within Paradise, MN/tpd/cv (For possible action)

---

RELATED INFORMATION:

APN:

177-23-412-025

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce the side interior setback for an existing attached garage to 2 feet where 5 feet is required per Section 30.02.06 (a 60% reduction).
- b. Eliminate the side interior setback for existing storage sheds along the west property line where 5 feet is required per Section 30.02.06.
2. Eliminate the building separation between existing storage sheds where 6 feet is required per Section 30.02.06.
3. a. Eliminate the driveway distance from a property line to zero feet where 6 feet is the minimum required per Uniform Standard Drawing 222.
- b. Increase the residential driveway width to 30 feet where 28 feet is the maximum allowed per Uniform Standard Drawing 222 (a 7% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 1481 Silver Falls Avenue
- Site Acreage: 0.14
- Project Type: Setbacks, separation, and driveway geometrics
- Building Height (feet): 16 (existing attached garage)/9 (existing shed A)/6.5 (existing Shed B)
- Square Feet: 418 (existing attached garage)/70 (existing Shed A)/48 (existing Shed B)

### Site Plan & Request

The plan depicts an existing single-family residence with access provided via Silver Falls Avenue. There is an existing attached garage on the east side of the residence and is set back 36 feet from the front property line (north), and 2 feet from the east property line therefore necessitating a waiver of development standards. The existing accessory structures (Shed A and Shed B) are located on the west side of the single-family residence. Shed A is set back 3 feet from the single-family residence, zero feet from the west property line, and there is a zero foot building separation distance from Shed B. The second shed (Shed B) is set back zero feet from the west property line. The applicant is requesting waivers to reduce the setbacks of the sheds as well as eliminate the separate distance requirement of 6 feet between the sheds. Lastly, the applicant is requesting modified driveway geometrics related to the driveway distance, as well as the driveway width.

### Landscaping

There is no additional landscaping provided with this request.

### Elevations

The existing attached garage on the east side of the residence has a sloping roof line that angles down towards the adjacent parcel APN 177-23-412-026. The overall height of the existing attached garage is 16 feet at its tallest point. Furthermore, this structure features corrugated metal siding that has been painted to compliment the existing single-family residence. There are roll up doors on the north and south sides of the existing attached garage that provide access to the rear yard. Shed A is 9 feet in height and Shed B is 6.5 feet in height, both sheds are constructed of plastic materials. Shed A has a pitched roof and Shed B has a flat roof.

### Applicant's Justification

The applicant states that their existing attached garage was built to provide security and storage for tools, outdoor equipment, and other personal belongings. The structure was built to complement the existing architecture of the single-family residence. It is constructed of galvanized steel with paint that matches the existing residence. Additionally, the structure complies with all applicable building practices to minimize its impact on adjacent properties.

### Surrounding Land Use

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

### **Clark County Public Response Office (CCPRO)**

There is an active violation (CE25-0502) for an accessory structure (lean-to) that was built without permits.

### **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

Staff finds that setbacks are intended to promote safety and aesthetically pleasing neighborhoods. Even though the addition will be constructed to match the existing residence, staff finds the request to be a self-imposed hardship. The existing attached accessory structure may have a negative impact on the residents of the property in the event of an emergency and the adjacent property owners. Furthermore, the storage sheds in question could be moved to comply with setbacks and separation standards. Therefore, staff cannot support these requests.

### **Public Works - Development Review**

#### Waiver of Development Standards #3

Staff has no objection to the reduction in the distance from the driveway to the property line and the increase in the driveway width as the reduction will not impact pedestrian crossing the sidewalk.

### **Staff Recommendation**

Approval of waiver of development standards #3; denial of waivers of development standards #1 and #2.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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 an existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TAB/CAC:**

**APPROVALS: 2 cards**

**PROTESTS: 2 cards, 3 letters**

**COUNTY COMMISSION ACTION:** January 21, 2026 – HELD – To 02/04/26 – per the applicant.

**APPLICANT: JEREMY NELSON**

**CONTACT: JEREMY NELSON, 1481 SILVER FALLS AVENUE, LAS VEGAS, NV 89123**

DRAFT



03/03/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

**USE PERMITS** for the following: 1) recreational and entertainment facility; 2) outdoor dining, drinking, and cooking; 3) live entertainment; and 4) mobile food vendor in conjunction with an existing vehicle sales (motorcycles), rental, and repair facility on 5.46 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65 & AE-70) Overlay.

Generally located east of Las Vegas Boulevard South and south of Russell Road (alignment) within Paradise. JG/md/kh (For possible action)

---

RELATED INFORMATION:

**APN:**

162-33-101-007

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5191 Las Vegas Boulevard South
- Site Acreage: 5.46
- Project Type: Recreational and entertainment facility
- Number of Stories: 2 (existing building)
- Building Height (feet): 45 (existing building)/11 (proposed pop-up tents)
- Square Feet: 50,684 (existing building)/180 to 364 (proposed pop-up tents)
- Parking Required/Provided: 164/195

**History and Request**

Use permits for a vehicle (motorcycle) sales, rental, service, repair, and minor training facility (motorcycle riding) were previously approved via UC-0308-12 by the Board of County Commissioners in August 2012. A design review for the proposed facility was also approved with the use permits. The applicant is requesting use permits for a recreational and entertainment facility, outdoor dining, drinking, and cooking, live entertainment, to allow more than 1 mobile food vendor in conjunction with the existing vehicle sales facility. Title 30 presently allows a maximum of 6 special events per calendar year on the same property or in association with the licensed business. The use permits are requested as the applicant anticipates hosting approximately 2 to 3 special events per month. This request will eliminate the requirement for the applicant to submit individual Special Event (Temporary Use) Applications to the

Department of Comprehensive Planning. No proposed site improvements, modifications, or new construction is proposed with this request.

#### Site Plan

The plans depict an existing 2 story vehicle (motorcycle) sales and repair facility on a 5.46 acre site located on the east side of Las Vegas Boulevard South, across from Clark County Fire Station #11 and the Bali Hai Golf Club. Existing uses at the facility also include vehicle rental and a previously approved minor training facility for motorcycle riding. A use permit is also requested to permit multiple food vendors (if necessary) on-site during scheduled events at the facility. The components of the entertainment and recreation facility, consisting of 2 food vendor areas, 4 vendor booths, 2 stages, 1 bar, and 2 seating areas are located to the rear of the site and behind the existing building. These components, in addition to any temporary structures which consist of fabric membrane, will not be visible from Las Vegas Boulevard South. Portable trash and recycle bins will be dispersed throughout this area for the purposes of refuse collection. The proposed and existing uses require 164 parking spaces where 195 parking spaces are provided. Access to the facility is granted via an existing commercial driveway located at the southwest corner of the site along Las Vegas Boulevard South.

#### Landscaping

All street and site landscaping exists and no landscaping is required or proposed with this application.

#### Elevations

The plans depict an existing 1 story building with a maximum height of 45 feet. The building is divided into 3 sections with the height of each section varying as follows: 1) North section 20 feet; 2) South section 30 feet; and 3) Center section 45 feet. Each section of the building features a flat roof located behind a parapet wall. The public entrance is located at the center section of the building facing towards Las Vegas Boulevard South. The exterior of the north and south sections of the building consist of concrete and stucco panel systems, and the center will be a combination of glass and decorative metal.

The temporary structures (pop-up tents) utilized for the recreational and entertainment facility consist of fabric membrane material and measure up to 11 feet in height. The fabric membrane structures will be removed at the conclusion of each event.

#### Floor Plans

The plans depict an existing building measuring 50,684 square feet in area with the first floor consisting of offices, motorcycle display/sales area, retail sales, repair and service area, and a storage area. The second floor consists of a mezzanine level which includes offices, restrooms, a viewing lounge, and storage area.

Seating for the proposed facility will consist of fold out chairs. Below is a table reflecting the area, in square feet, of the various components and accessory structures associated with the recreational and entertainment facility:

Structure (number of structures)	Area (square feet)
Food vendor (2)	180
Vendor booth (4)	364
Stage (2)	228
Bar (1)	300
Seating (2)	228

#### Applicant's Justification

It is anticipated the subject property will host approximately 2-3 events per month. These events will be scheduled to offer diverse entertainment options for the community, including but not limited to live performances, outdoor dining experiences, and recreational activities. Events are expected to take place primarily on Fridays, Saturdays, and Sundays. In particular, live entertainment is expected on weekends, with additional events occasionally occurring on weekdays for special occasions or holidays. Outdoor dining, drinking, and cooking activities will occur between the hours of 10:00 am and 5:00 pm on event days. Live entertainment activities will typically occur between the hours of 11:00 am and 5:00 pm on event days, and all activities will conclude by 8:00 pm to ensure minimal impact on the surrounding neighborhood. A maximum of 300 attendees are anticipated per event. This capacity will ensure that events remain enjoyable while allowing us to maintain safety and compliance with fire codes, crowd control, and the overall guest experience.

The event center's on-site parking lot provides 195 standard vehicle spaces and 41 motorcycle spaces. Should additional parking be required for larger events, licensed, insured, and properly permitted third-party parking management companies will be contracted to provide off-site parking accommodation. When necessary, shuttle services operated by licensed and insured third-party providers will be utilized to transport attendees safely between designated off-site parking areas and the event center. Traffic management during event days will be coordinated by trained on-site staff responsible for directing vehicles, managing ingress and egress points, and maintaining orderly flow within the parking areas. Cones, barricades, and clear directional signage will be used to assist in guiding traffic and ensuring pedestrian safety.

Events will take place inside the dealership building and in the back lot area of the property. Live entertainment, including music and other performances, will take place inside the dealership building or in the designated back lot event area. These areas are configured to ensure appropriate crowd management, noise control, and safety compliance.

#### Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0563	A use permit for a temporary construction activities (office trailers) in conjunction with the previously approved resort hotel north of the site – expired	Approved by PC	December 2022

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-0551-14	A use permit for packaged liquor sales (beer and wine); convenience store; and retail sales in conjunction with a vehicle (motorcycle) sales facility	Approved by PC	August 2014
WS-0030-14	A waiver of development standards for a sign package in conjunction with a vehicle (motorcycle) sales facility	Approved by BCC	March 2014
VS-0456-13	Vacation and abandonment for a portion of right-of-way being Las Vegas Boulevard South - recorded	Approved by PC	October 2013
UC-0308-12	A use permit for vehicle (motorcycle) sales, rental, service, repair, and minor training facility (motorcycle riding) with a design review	Approved by PC	August 2012

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use (18 or more du/ac)	CR (AE-65)	Previously approved Resort Hotel with partial site improvements
South	Entertainment Mixed-Use (18 or more du/ac)	CR (AE-65 & AE-70)	Office buildings
East	Public Use	PF (AE-65 & AE-70)	Harry Reid International Airport
West	Public Use & Business Employment	PF (AE-65)	Clark County Fire Station #11 & Bali Hai Golf Club

### STANDARDS FOR APPROVAL:

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

#### Analysis

#### Comprehensive Planning

#### Use Permits

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

The project site is located within an area featuring a planned land use category of Entertainment Mixed-Use. The Entertainment Mixed-Use category encourages a mix of retail, entertainment,

gaming, lodging, and other tourist-oriented services. Policy 5.1.3 of the Master Plan emphasizes tourism, conventions, trade shows, and gaming as one of the region's economic pillars. Las Vegas Boulevard South is also designated and recognized as a national and international Scenic Byway; therefore, the proposed uses further promote this designation and are appropriate and compatible with the surrounding uses and area. Live entertainment, outdoor dining, drinking, and cooking, and mobile food vendors are common uses typically associated with outdoor recreational and entertainment facilities. Staff finds the proposed uses comply with the aforementioned policy from the Master Plan and should not have a negative or detrimental impact on the surrounding land uses or properties. Therefore, staff recommends approval of these requests.

#### **Department of Aviation**

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

If cranes are utilized onsite to erect stages, vendor booths, buildings, etc., they will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

This proposal abuts the border with Harry Reid International Airport's west side perimeter, which presents numerous safety and security concerns for the airport.

#### **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; applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; 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 - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Las Vegas Boulevard improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

### **Department of Aviation**

- 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.
- If cranes are to be utilized onsite, applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation (DOA) a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If cranes are to be utilized onsite and if applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates.
- When filing with the FAA, all cranes will require separate FAA airspace determinations that provide "Determinations of No Hazard to Air Navigation" and a finding of no significant impact on aircraft activity at Harry Reid International Airport. A Crane/Temporary Equipment plan that includes the separate FAA airspace determinations must be submitted and approved by the DOA ([airspace@lasairport.com](mailto:airspace@lasairport.com)) if requested by the Airspace Manager, prior to the use of said crane.
- All lighting to be shielded, directed downward, and away from the airfield.
- Lasers, flashing graphics, pyrotechnics, and other forms of potentially disruptive lighting are prohibited.
- Drones prohibited unless approval has been obtained by the FAA prior to each use.
- The use of balloons, kites and other similar lightweight items which may blow on to the airfield are prohibited.

- All outside dumpsters and trash cans must remain closed with a properly fitting lid to prevent debris from the receptacles from blowing onto the airfield and to prevent the attraction of hazardous wildlife.
- Proponents must provide to the Airspace Manager (airspace@lasairport.com) an onsite, point of contact (POC) that has full operational knowledge of every special event to be held onsite. Examples of an appropriate POC include, but are not limited to: Event Coordinator, Project Manager, Security Supervisor, etc. POC must be immediately available 24 hours a day, in the event of an emergency occurring at an event which impacts or could impact DOA operations.

**Fire Prevention Bureau**

- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316; to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification; and that any changes in occupancy classification may have impacts on both the site plan and construction.

**Clark County Water Reclamation District (CCWRD)**

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

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

**APPLICANT: MATTHEW VASQUEZ**

**CONTACT: MATTHEW VASQUEZ, LAS VEGAS HARLEY-DAVIDSON, 5191 LAS VEGAS BOULEVARD SOUTH, LAS VEGAS, NV 89119**



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): UC-26-0012

### TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Paradise TAB 7:00 pm

Date: Click to enter a date. 02/10/26

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

*Once on page, select appropriate TAB/CAC to view posted agenda and supporting material*

### PLANNING COMMISSION (PC)

Date: Click to enter a date. 03/03/26 Time: 7:00 PM

PM Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

### ~~BOARD OF COUNTY COMMISSIONERS (BCC)~~

Date: Click to enter a date. \_\_\_\_\_ Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

#### Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

**Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings**

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-100958

ASSESSOR PARCEL #(s): 162-33-101-007

PROPERTY ADDRESS/ CROSS STREETS: 5191 S. Las Vegas blvd. Las Vegas, NV 89119 / Las Vegas blvd. & Russel

## DETAILED SUMMARY PROJECT DESCRIPTION

The intended use of this property is designed to enrich the community by providing entertainment options while ensuring compliance with local ordinances. We anticipate hosting approximately 2-3 events per month. These events will be scheduled to offer diverse entertainment options for the community, including but not limited to live performances, outdoor dining experiences, and recreational activities.

## PROPERTY OWNER INFORMATION

NAME: DBJM Las Vegas Blvd 5.46 LLC

ADDRESS: 5191 S. Las Vegas blvd.

CITY: Las Vegas

TELEPHONE: 702.930.5042

CELL

STATE: NV

ZIP CODE: 89119

## APPLICANT INFORMATION (information must match online application)

NAME: Las Vegas Harley-Davidson - Erica Simpson

ADDRESS: 5191 S. Las Vegas Blvd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: 702-930-5042

CELL 760-688-6006

ACCELA REFERENCE CONTACT ID #

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Matthew Vasquez

ADDRESS: 5191 S. Las Vegas Blvd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: 725-550-5782

CELL 702-490-8216

ACCELA REFERENCE CONTACT ID #

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

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

Erica Simpson  
Property Owner (Signature)\*

Erica Simpson  
Property Owner (Print)

10/28/25  
Date

Matthew Vasquez  
5191 S Las Vegas Blvd  
Las Vegas, NV, 89119  
mvasquez@lvhd.com  
702.550.5782  
11/4/2025

Comprehensive Planning Department  
Las Vegas, NV

Subject: Justification Letter for Special Use Permit Application

To Whom It May Concern,

I hope this letter finds you well. I am writing to submit a justification letter in support of my application for a Special Use Permit for the following purposes at Las Vegas Harley-Davidson:

1. Entertainment or Recreational Facility
2. Live Entertainment
3. Outdoor Dining, Drinking, and Cooking

The intended use of this property is designed to enrich the community by providing entertainment options while ensuring compliance with local ordinances. Below is a detailed breakdown of how the requirements for the Special Use Permit will be met:

#### **1. Estimated Number of Events per Month**

We anticipate hosting approximately 2-3 events per month. These events will be scheduled to offer diverse entertainment options for the community, including but not limited to live performances, outdoor dining experiences, and recreational activities.

#### **2. Specific Days the Events Will Most Likely Occur**

Events are expected to take place primarily on Fridays, Saturdays, and Sundays to align with peak customer availability and to minimize any disruption to nearby residents. In particular, live entertainment is expected on weekends, with additional events occasionally occurring on weekdays for special occasions or holidays.

#### **3. Typical Hours of Operation for Events and Live Entertainment**

Our events will generally operate during the following hours:

2



- **Outdoor Dining, Drinking, and Cooking:** 10 am to 5 pm, with food and beverage service available throughout the event.
- **Live Entertainment:** The hours of live entertainment will typically occur between 11 am and 5 pm, and all activities will conclude by 8 pm to ensure minimal impact on the surrounding neighborhood.

#### **4. Maximum Number of Attendees per Event**

We estimate a maximum of 300 attendees per event. This capacity will ensure that events remain enjoyable while allowing us to maintain safety and compliance with fire codes, crowd control, and the overall guest experience.

#### **5. Traffic Control/Parking Plan**

To ensure efficient vehicular flow and minimize parking congestion during events, a comprehensive traffic control and parking plan has been developed as follows:

The event center's on-site parking lot provides a total of 240 parking spaces, consisting of 200 standard vehicle spaces and 41 motorcycle spaces. Should additional parking be required for larger events, licensed, insured, and properly permitted third-party parking management companies will be contracted to provide off-site parking accommodation. When necessary, shuttle services operated by licensed and insured third-party providers will be utilized to transport attendees safely between designated off-site parking areas and the event center.

Traffic management during event days will be coordinated by trained on-site staff responsible for directing vehicles, managing ingress and egress points, and maintaining orderly flow within the parking areas. Cones, barricades, and clear directional signage will be used to assist in guiding traffic and ensuring pedestrian safety.

All planned events will comply with applicable Clark County traffic laws and regulations. Currently, no parading, roadway blocking, or off-site traffic management is anticipated. However, if deemed necessary, coordination with local law enforcement and traffic control authorities will be established to ensure public safety and proper traffic flow around the event site.

#### **6. Specific Location of On-Site Event Areas**

- All events will be conducted within designated and controlled areas of the property to ensure safety, accessibility, and compliance with all applicable regulations. The following outlines the primary on-site event locations:

2

- **Entertainment / Recreational Facility:**

Events will take place inside the dealership building and in the back lot area of the property. All event-related activities are designed to remain fully within property boundaries, with primary entertainment and gathering activities occurring inside the building or within the designated back lot event space.

- **Outdoor Dining, Drinking, and Cooking:**

Outdoor dining and beverage service will occur on the back patio and within designated areas of the back lot, specifically arranged for guest comfort and safety. Cooking activities will be limited to approved and designated areas near the outdoor event space, typically conducted by licensed and permitted third-party food truck vendors. All food and beverage operations will comply with local health and safety requirements.

- **Live Entertainment:**

Live entertainment, including music and other performances, will take place inside the dealership building or in the designated back lot event area. These areas are configured to ensure appropriate crowd management, noise control, and safety compliance.

We have ensured that all activities will occur within designated boundaries on the property, minimizing noise and disturbance to surrounding properties.

We are dedicated to maintaining a safe, welcoming environment for all participants and to operating in full accordance with the terms and conditions of the Special Use Permit.

Please do not hesitate to contact me with any questions or if further clarification is needed.

Thank you for considering this application. I look forward to your favorable review.

Sincerely,

Matthew Vasquez

Marketing Manager

Las Vegas Harley-Davidson

2

03/03/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

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

RELATED INFORMATION:

APN:

177-02-816-007

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

**Project Description**

The applicant is requesting to vacate and abandon a portion of right-of-way being Warm Springs Road to accommodate detached sidewalks.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-25-0665	Use permit, waiver of development standards, and design review for a gas station	Approved by BCC	November 2025
UC-21-0206	Use permit for a supper club in conjunction with an existing restaurant	Approved by PC	June 2021
ZC-2039-95	Zone change to reclassify the project site to C-2 zoning	Approved by BCC	January 1996
VC-1782-95	Variance for on-premises consumption of alcohol in conjunction with an existing restaurant - expired	Approved by BCC	January 1996

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential
South	Public Use & Compact Neighborhood (up to 18 du/ac)	RS20 & RM18	Multi-family residential & place of worship

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Corridor Mixed-Use (less than 18 du/ac)	CG	Access drive to a multi-family residential
West	Corridor Mixed-Use (less than 18 du/ac)	CG	Tire sales & installation

**STANDARDS FOR APPROVAL:**

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

**Analysis****Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:****Comprehensive Planning**

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

**Public Works - Development Review**

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

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ACRE-WS 2520, LLC

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

DRAFT



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): VS-26-0002\_\_

### TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Paradise TAB Time: 7:00 p.m.

Date 02/10/2026

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

*Once on page, select appropriate TAB/CAC to view posted agenda and supporting material*

### PLANNING COMMISSION (PC)

Date: 3/3/2026 Time: 7:00 PM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 3/4/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

#### Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

**Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings**

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.





# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101883

ASSESSOR PARCEL #(s): 177-02-816-007

PROPERTY ADDRESS/ CROSS STREETS: 2250 E. Warm Springs Road

## DETAILED SUMMARY PROJECT DESCRIPTION

Vacation and abandonment of 5' of the existing 100' Right-of-Way located adjacent to APN: 177-02-816-007 comprised of 428 square feet, as shown on the attached exhibit. This ROW vacation is required to provide for the proposed detached sidewalk.

## PROPERTY OWNER INFORMATION

NAME: ACRE - WS 2520, LLC, A Nevada limited liability company

ADDRESS: 6725 S. Eastern Ave., Ste.2

CITY: Las Vegas

TELEPHONE: 702-868-7870

CELL

STATE: NV

ZIP CODE: 89119

## APPLICANT INFORMATION (information must match online application)

NAME: ACRE - WS 2520, LLC, A Nevada limited liability company

ADDRESS: 6725 S. Eastern Ave., Ste 2

CITY: Las Vegas

TELEPHONE: 702-868-7870

CELL

STATE: NV

ZIP CODE: 89119

ACCELA REFERENCE CONTACT ID #

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Marissa Francisco / GCW, INC.

ADDRESS: 1555 S. Rainbow Boulevard

CITY: Las Vegas

TELEPHONE: 702-628-2707

CELL

STATE: NV

ZIP CODE: 89146

ACCELA REFERENCE CONTACT ID #

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

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

Abdus Asif  
Property Owner (Signature)\*

Abdus Asif  
Property Owner (Print)

09/10/2025  
Date



**CIVIL 360**  
Planning & Engineering

INTEGRATED PLANNING // ENGINEERING // DESIGN SERVICES

November 17, 2025

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

**RE: Murphy USA @ 2250 E. Warm Springs Rd. (APN: 177-02-816-007)**  
**Justification Letter – Vacation of ROW**

To Whom It May Concern,

Please be advised that CIVIL 360 Planning & Engineering is representing the Applicant, Acre-WS 2520 LLC, on this request for vacation and abandonment of existing Right-of-Way along Warm Springs Road related to the conditions of approval for UC-25-0665. The project site is located at the NWC of Warm Springs Road and Wind Chime Way in Clark County.

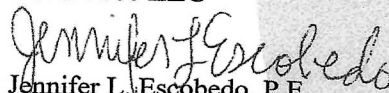
With this vacation application, we are requesting the following:

- Vacation and abandonment of 5' of the existing 100' Right-of-Way located adjacent to APN: 177-02-816-007 comprised of 428 square feet, as shown on the attached exhibit. This ROW vacation is required to provide for the proposed detached sidewalk.

On behalf of the Applicant, we respectfully request your review and approval of this application.

If you have any questions or require additional information, please contact me direct at (702) 899-6068 or via email [jescobedo@civil360lv.com](mailto:jescobedo@civil360lv.com).

Respectfully Submitted,  
**CIVIL 360 LLC**

  
Jennifer L. Escobedo, P.E.  
Principal

03/03/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the rear setback of an existing accessory living quarters in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located north of Hacienda Avenue and west of San Anselmo Street within Paradise. JG/bb/kh (For possible action)

---

RELATED INFORMATION:

**APN:**

161-29-612-029

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the rear setback of an existing accessory living quarters to 2 feet where a minimum of 5 feet is required per Section 30.02.06 B (a 60% reduction).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5289 San Anselmo Street
- Site Acreage: 0.16
- Project Type: Accessory living quarters
- Number of Stories: 1 (existing home)/1 (existing accessory living quarters)
- Building Height (feet): 20 (existing home)/13 (existing accessory living quarters)
- Square Feet: 1,671 (existing home)/661 (existing accessory living quarters)

**Site Plan**

The site plan depicts an existing single-family residential home with driveway access from San Anselmo Street. The existing residence is 1,671 square feet with 3 parking spaces on an existing driveway. A detached accessory living quarters was built on the north side of the existing home by expanding a previously constructed shed without building permits. The existing home has a 21 foot front setback, 6 foot south side setback, and 25 foot rear setback. The accessory living quarters is 10 feet from the existing home, 6 feet from the north property line, and 2 feet from the rear property line. Since the existing accessory living quarters does not meet the rear setback requirements per Title 30 a waiver of development standards is required.

### Landscaping

Landscaping is not a part of this request.

### Elevations

The accessory living quarters is constructed with stucco siding, tile roof, and will be painted to match the home color. Two sliding glass doors and 1 French style glass door is on the south side of the accessory living quarters. Single access doors are located on the east and north sides of the accessory living quarters. The overall height of the accessory living quarters is 13 feet, and the existing home is 20 feet in height.

### Floor Plans

The accessory living quarters has an overall area of 661 square feet. The existing residence has an overall area of 1,671.

### Applicant's Justification

The applicant is requesting a waiver to allow the accessory living quarters to remain with a 2 foot rear setback. The previous shed was expanded and constructed without a building permit. A building permit (BD25-37636) is currently being reviewed for the accessory living quarters. The nearest structure to the rear wall of the accessory living quarters is approximately 30 feet to the west. The adjacent neighbor to the west could construct an accessory structure 5 feet from the rear property line and still be at least 7 feet from this accessory structure and meet the required 6 foot separation distance.

### Surrounding Land Use

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

### Clark County Public Response Office (CCPRO)

CE24-11192 is an active code violation for building without a permit at this location.

### **STANDARDS FOR APPROVAL:**

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

### Analysis

#### Comprehensive Planning

##### Waiver of Development Standards

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

The lot has adequate space to accommodate required setbacks and maintain the same square foot area. The building was constructed without a permit and setback waiver is a self-imposed hardship with no physical justification for the decreased setback, other than the structure being built. Staff cannot support the waiver request.

### **Staff Recommendation**

Denial.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

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

#### **Public Works - Development Review**

- No comment.

#### **Fire Prevention Bureau**

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

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

**APPLICANT:** LARRY J SANCHEZ

**CONTACT:** LARRY SANCHEZ, SANCHEZ CIVIL ENGINEERING, 5550 PAINTED MIRAGE ROAD, SUITE 510, LAS VEGAS, NV 89149





# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101155

ASSESSOR PARCEL #(s): 161-29-612-029

PROPERTY ADDRESS/ CROSS STREETS: 5289 San Anselmo Street Las Vegas, NV 89120/ Mountain Vista St/E. Hacienda Ave

## DETAILED SUMMARY PROJECT DESCRIPTION

(1) Detached Accessory Living Quarters -RS5.2 (built) 661 SF, 6970 SF lot  
Apply for a waiver to allow 2 feet setback where 5 feet is required for an accessory living quarters

## PROPERTY OWNER INFORMATION

NAME: Ricardo Ramirez Donatien

ADDRESS: 5289 San Anselmo St

CITY: Las Vegas

STATE: NV ZIP CODE: 89120

TELEPHONE: 702-761-9369 CELL 702-761-9369

## APPLICANT INFORMATION (information must match online application)

NAME: Ricardo Ramirez Donatien

ADDRESS: 5289 San Anselmo St

CITY: Las Vegas

STATE: NV ZIP CODE: 89120

TELEPHONE: 702-761-9369 CELL 702-761-9369 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Larry Sanchez/SCE Consultants LLC

ADDRESS: 5550 Painted Mirage Rd S-510

CITY: Las Vegas

STATE: NV ZIP CODE: 89149

TELEPHONE: 702-340-7927 CELL 702-340-7927 ACCELA REFERENCE CONTACT ID # 133446

\*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.

Ricardo Ramirez Donatien  
Property Owner (Signature)\*

Ricardo Ramirez Donatien  
Property Owner (Print)

10/22/25  
Date

Department of Comprehensive Planning  
500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314  
<http://www.clarkcountynv.gov/comprehensive-planning>

06/24/2025

4



## Justification Letter

SCE Consultants LLC  
5550 Painted Mirage Road  
Suite 510  
Las Vegas, NV 89149  
Phone: (702) 340-7927  
larry7405@yahoo.com  
www.SCEConsultantsLLC.com

**Date:** January 1, 2026  
**Subject:** Justification Letter  
**Project #:** APR-25-101155  
**Property Owner:** Ricardo Ramirez Donatien  
**Project Name:** Donatien Detached Structure  
**Project Address:** 5289 San Anselmo Street  
Las Vegas, NV 89120  
161-29-612-029  
**Completed By:** Larry J Sanchez

---

The property owner is respectfully requesting a rear yard setback waiver associated with Permit Application BD25-37636 concerning one as-built detached accessory building constructed on the subject property.

The room addition in question was constructed without a permit and the existing permitted shed is now being converted to an accessory dwelling. Both room addition and shed conversion will be one detached accessory unit in the rear yard.

During the plan review process, it was determined that the detached accessory building encroaches 3 foot into the required 5 foot rear yard setback currently. The encroachment is due to the slanted configuration of the rear property line. If the property line was straight then the structure would have met the required setback.

The primary residence of the rear neighbor side is located approximately 30 feet from the shared rear property line. Per fire code, a minimum of 10 feet of building separation distance is required between structures on adjacent properties. This building separation distance is exceeding this requirement by a significant margin. Even if the neighbor placed an accessory building with a 5 foot setback it would still meet the 6 foot separation distance to this accessory living quarters. Therefore, a

reduced setback distance does not pose a fire safety hazard or negatively affect the rear neighbor's property.

In light of the unique property line geometry, non adverse impact to rear neighbor and life safety standards then we are respectfully requesting a waiver to allow the existing 2' rear yard setback in lieu of the required 5'.

Should you have any additional questions, request for documentation, plans, or clarifications, please do not hesitate to contact me at (702) 761-9369

Regards



Richard Ramirez Donatien  
Owner/Builder

03/04/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**SDR-26-0010-SG VEGAS OWNER, LLC:**

**SIGN DESIGN REVIEW** to increase the number of electronic signs in conjunction with a previously approved comprehensive sign plan for an existing shopping center on 9.46 acres in a CR (Commercial Resort) Zone.

Generally located east of Las Vegas Boulevard South and south of Harmon Avenue within Paradise. JG/rr/kh (For possible action)

---

RELATED INFORMATION:

**APN:**

162-21-318-001

**SIGN DESIGN REVIEW:**

Increase the number of electronic signs to 98 where 90 electronic sign were previously approved (an 8.9% increase).

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3747 Las Vegas Boulevard South
- Site Acreage: 9.46
- Project Type: Electronic signs, wall signs
- Square Feet: 781.85 (electronic signs)/931.85 (wall signs)

**Site Plan**

An existing shopping center was approved for this site in August 2022 via UC-22-0410. Access to the site is provided via existing driveways along Las Vegas Boulevard South. A comprehensive sign plan was approved in December 2023 via WS-23-0752 and was modified in January 2026 via SDR-25-0801. The applicant is now requesting to increase the number of wall signs and electronic signs. The signage is located along a portion of the Las Vegas Boulevard South façade of the shopping center and also on a portion of the north and south elevations of the third level (Netflix). The applicant is proposing to divide the previously approved 1,800 square feet electronic message unit, video signage on the west façade into 9 separate smaller electronic message unit, video wall signs. Additionally, 1 illuminated static wall sign will be located along the west elevation. This would add 9 wall signs, 8 of which are electronic message unit, video signs, to the previously approved 90 signs, for a total of 99 wall signs, and a total of 98 electronic signs. However, the

overall area of the wall signs and electronic signs are proposed to decrease compared to the previously approved application. Lastly, 2 illuminated wall signs were previously approved on the north and south sides of the tenant space on the third level. These signs are proposed to decrease in size.

### Sign Plan

- S1, S2, S6, & S9: Four electronic message unit, video wall signs each with an area of 54.92 square feet, located along the west side of the building.
- S3 & S7: Two electronic message unit, video wall signs each with an area of 34.98 square feet, located along the west side of the building.
- S4: One electronic message unit, video wall sign with an area of 347.94 square feet, located along the west side of the building.
- S5 & S8: Two electronic message unit, video wall signs each with an area of 72 square feet, located along the west side of the building.
- S10: Wall sign with an area of 50 square feet, located along the west side of the building.
- S11: Wall sign with an area of 50 square feet, located along the north side of the building on the third level.
- S12: Wall sign with an area of 50 square feet, located along the south side of the building on the third level.

Tables summarizing the signage are provided below:

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Percent Increase	# of Existing Signs	# of Proposed Signs	Total # of Signs
Freestanding	7,788.30	0	7,788.3	N/A	4	0	4
Wall	46,111.20	-2,068.15*	44,043.05	-4.49%	90	9	99
Directional	382.50	0	382.5	N/A	15	0	15
Monument	0	0	0	N/A	0	0	0
Projecting	1,040	0	1,040	N/A	20	0	20
Hanging	63	0	63	N/A	1	0	1
Roof	0	0	0	N/A	0	0	0
Canopy	89.5	0	89.5	N/A	5	0	5
Overall Total	55,474.30	-2,068.15	53,406.35	N/A	135	9	144
Electronic	29,745.30	-1,018.15**	28,727.15	-3.42%	90	8	98

\*The total sign area of the 9 new wall signs is 931.85 sq. ft., but the overall sign area is reduced by 2,068.15 square feet from the previous approvals of 1,800 sq. ft. along the west side and 1,200 square feet on the north and south sides combined.

\*\*The total sign area of the 9 new electronic message unit, video signs on the west side of the building is 781.85 sq. ft., but the overall electronic sign area is reduced by 1,018.15 sq. ft. from the previous approval of 1,800 sq. ft.

### Applicant's Justification

The applicant states that the proposed signage is integral to a new immersive experience proposed in the existing BLVD building. The animated signs on the west elevation display curated animations and visual moments from a variety of iconic Netflix shows, enhancing the cinematic atmosphere and reinforcing the experiential storytelling centra to the project. Similar digital and

animated display systems have been successfully used in comparable entertainment destinations throughout the Las Vegas strip, demonstrating compatibility with established design standards and community expectations. Approval of this request will elevate the overall visitor experience and contribute positively to the project area. The illuminated wall signs on the north, south, and west elevations are strategically positioned at the project's primary entry points to create a clear sense of arrival and welcome.

#### Prior Land Use Requests

Application Number	Request	Action	Date
SDR-25-0801	Modifications to a comprehensive sign plan for an existing shopping center by increasing the area of animated signs	Approved by BCC	January 2026
UC-25-0035	Recreation and entertainment facilities within an existing shopping center	Approved by PC	March 2025
WS-23-0752	Comprehensive sign package for a previously approved shopping center	Approved by BCC	December 2023
UC-23-0553	Retail sales (kiosks)	Approved by PC	October 2023
VS-22-0411	Vacated pedestrian access easements	Approved by BCC	August 2022
TM-22-500143	1 lot commercial subdivision	Approved by BCC	August 2022
UC-22-0410	Showcase 5 shopping center, with waivers for setbacks, alternative landscaping, non-standard improvements, and reduced parking	Approved by BCC	August 2022
UC-0476-17	Recreational facility (amusement ride/virtual reality motion machine)	Approved by BCC	July 2017
UC-0711-15	Outside dining and drinking associated with a supper club with direct access within existing an shopping center (Hawaiian Marketplace)	Approved by BCC	December 2015
UC-0375-11	Allowed various uses within H-1 zoning for a shopping center including restaurant, on-premises consumption of alcohol, and outside dining uses	Approved by PC	October 2011
DR-1705-04	Reviewed the sidewalk location and temporary structures	Approved by BCC	November 2004
UC-1096-03	Modified landscaping, permit temporary structures, and reduced setbacks in conjunction with the shopping center	Approved by BCC	February 2004

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-1227-02	Expansion and remodel of an existing shopping center, a banquet facility, and covered outdoor shopping area	Approved by PC	October 2002
UC-1226-02	Parking reduction for the Hawaiian Marketplace and an existing and proposed hotel timeshare development on adjacent parcels (Polo Towers)	Approved by PC	October 2002
UC-0235-02	Expansion to a shopping center, permit modular structure, reduced on-site parking, and allowed off-site parking on the adjacent parcel to the north (The Travelodge)	Approved by PC	June 2002
AR-17-400003 (WS-0332-15)	First application for review for a redesign of the site frontage (sidewalk and pedestrian access easement), a new plaza area with outside dining, and façade changes at an existing retail center (Cable Center) subject to removing the time limit	Approved by BCC	May 2018
WS-0815-16	Reduced the special setback to Las Vegas Boulevard South and allowed a roof sign	Approved by BCC	January 2017
WC-400072-16 (WS-0332-15)	Waived the minimum 5 foot high fence around the outside dining area	Approved by BCC	July 2016
WS-0332-15	Alternative landscaping and screening with reduced setbacks and non-standard improvements within the right-of-way for a new plaza area, and façade changes to a portion of the existing retail center	Approved by BCC	July 2015
UC-0095-14	Amusement/theme park with waivers and design review for an amusement park with associated buildings and structures	Denied by BCC	November 2014
WS-0044-13	Outside retail sales structures in conjunction with an existing shopping center - expired	Approved by BCC	March 2013
RS-500025-08	Record of Survey	Reviewed by staff	February 2008

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Parking lot & undeveloped
South	Entertainment Mixed-Use	CR (AE-60)	Showcase Mall
East	Entertainment Mixed-Use	CR	MGM Resort Hotel
West	Entertainment Mixed-Use	CR	City Center Resort Hotel complex & Park MGM 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.

Previously approved signs within this shopping center are harmonious with existing signage along the Resort Corridor and within the immediate area along Las Vegas Boulevard South. Staff finds the proposed wall signs and electronic wall signs are complementary to the previously approved comprehensive sign plan for the shopping center. The previously approved electronic signage along the west façade is being divided into smaller signs, increasing the number of signs, but decreasing the overall square footage. The previously approved static wall signs on the third level of the shopping center will also decrease in area. Staff does not anticipate the proposed signage having any adverse effects on surrounding signage or other properties in the vicinity. Therefore, staff recommends approval.

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

- 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:** CHRISTIAN NELSON

**CONTACT:** CHRISTIAN NELSON, MOSER ARCHITECTURE, 5975 EDMOND STREET,  
LAS VEGAS, NV 89118

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-26-0021-GALKOS, LLC:**

**VACATE AND ABANDON** a portion of a right-of-way being Windy Road located between Teco Avenue and Sunset Road; and a portion of right-of-way being Sunset Road located between Windy Road and Ensworth Street within Paradise (description on file). MN/md/kh (For possible action)

RELATED INFORMATION:

**APN:**

162-32-810-004

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of rights-of-way along the southeast portion of the site, adjacent to Windy Road, and the south property line, adjacent to Sunset Road. The vacation of rights-of-way is necessary to accommodate the required detached sidewalks along the public streets.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-900665-02	Parking lot APN 162-32-810-004 and warehouse addition APN 162-32-810-006	Approved by ZA	August 2002

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL (AE-70)	Office/warehouse
South	Entertainment Mixed-Use	CR (AE-65 & AE-70)	Town Square
East	Business Employment	IL (AE-65 & AE-70)	Industrial & warehouse buildings
West	Business Employment	IL (AE-65 & AE-70)	Office/warehouse

**Related Applications**

Application Number	Request
UC-26-0020	Use permits, waiver of development standards, and design review for outdoor storage and display and truck parking or staging is a companion item on this agenda.
TM-26-500002	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Public Works - Development Review**

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

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:****Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 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**

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GALKOS, LLC

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

DRAFT

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**UC-26-0020-GALKOS, LLC:**

**USE PERMITS** for the following: 1) outdoor storage and display; and 2) truck parking or staging.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) non-decorative fence; 2) increase fence height; and 3) reduced approach distance.

**DESIGN REVIEW** for an industrial development consisting of a proposed outdoor storage and display, and a proposed truck parking or staging on a 3.57 acre portion of a 6.91 acre site in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & AE-70) Overlay.

Generally located north of Sunset Road and west of Windy Road within Paradise. MN/md/kh  
(For possible action)

---

**RELATED INFORMATION:**

**APN:**

162-32-810-004

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Allow an proposed non-decorative fence (chain-link) along Windy Road where in the urban area all fences and walls along a street shall be decorative per Section 30.04.03B.
- b. Allow proposed non-decorative fence (chain-link) along Sunset Road where in the urban area all fences and walls along a street shall be decorative per Section 30.04.03B.
2. Increase the height of a proposed chain-link fence along Windy Road to 8 feet where a maximum fence or wall height of 3 feet is permitted within the front setback in industrial districts per Section 30.04.03B (a 166.67% increase).
3. Reduce the approach distance to the intersection of Windy Road and Sunset Road to 49 feet where a minimum of 150 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 67.3% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 6427 Windy Road
- Site Acreage: 3.57 (project site)/6.91 (overall)
- Project Type: Outdoor storage and display/truck parking or staging



- Parking Required/Provided: 9/9
- Sustainability Required/Provided: 7/0

#### History & Request

ADR-9000665-02 was administratively approved in August 2002 for outdoor storage for the northern half of the project site, which is not a part of this request. No modifications or changes are proposed to the northern portion of the site. The applicant is requesting use permits, waiver, and design reviews for outdoor storage and truck parking for the southern half of the site consisting of 3.97 acres.

#### Site Plan

The plans depict a project site consisting of 6.91 acres, with the northern half of the site previously approved and developed as outdoor storage. The southern half of the site, consisting of 3.57 acres, will function as an outdoor storage yard and truck parking lot. Access to the southern half of the site is granted via single, proposed driveways along Windy Road and Sunset Road, respectively. The driveways will be secured by access gates, which will be set back a minimum of 18 feet from the property line and will remain open during business hours. Nine parking spaces are required where 9 parking spaces are provided within the central portion of the outdoor storage and truck parking lot. Five foot wide detached sidewalks are proposed along the east and south portions of the project site, adjacent to Windy Road and Sunset Road, respectively. Cross-access will not be provided between the existing outdoor storage area to the north and the proposed outdoor storage and truck parking area to the south. The perimeter of the project site will be screened by a 8 foot high chain-link fence with mesh screening. A waiver of development standards is required to increase the height of the proposed chain-link fence to 8 feet along Windy Road, in addition to a waiver request to allow a non-decorative fence along Windy Road and Sunset Road. A third waiver of development standards is requested to reduce the approach distance from a proposed driveway along Windy Road to the intersection of Windy Road and Sunset Road.

#### Landscaping

The plans depict a proposed street landscape area, including two, 5 foot wide landscape strips provided on each side of the detached sidewalk, located along the east and south portions of the project site, along Windy Road and Sunset Road, respectively. Trees, shrubs, and groundcover are planted within the street landscape areas. The required parking lot landscape is centrally located within the project site.

#### Applicant's Justification

The site will be screened with a 8 foot high chain-link fence with mesh screening. Nothing will be stacked above the chain link fence as the site will be utilized for truck parking and outdoor storage. There is minimal traffic entering and exiting the site. The trucks' length prevents immediate turns into the site, minimizing traffic conflicts. Windy Road is approximately 1,300 feet long, reducing traffic and conflicts on site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-900665-02	Parking lot APN 162-32-810-004 and warehouse addition APN 162-32-810-006	Approved by ZA	August 2002

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL (AE-70)	Office/warehouse
South	Entertainment Mixed-Use	CR (AE-65 & AE-70)	Town Square
East	Business Employment	IL (AE-65 & AE-70)	Industrial & warehouse buildings
West	Business Employment	IL (AE-65 & AE-70)	Office/warehouse

**Related Applications**

Application Number	Request
VS-26-0021	A vacation and abandonment of rights-of-way is a companion item on this agenda.
TM-26-500002	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning****Use Permits**

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

**Use Permit #1**

The perimeter of the proposed outdoor storage yard will be secured by a 6 foot high chain-link fence with mesh screening along Windy Road and Sunset Road. Outdoor storage is a conditional use in the IL zoning district subject to meeting the applicable zoning district setbacks and screening outdoor storage from any adjacent nonindustrial use with an 8 foot high screened fence or wall. The expectation for outdoor storage yards is to meet these conditions; however, since they are not being met with this proposal, a use permit is required. The outdoor storage yard has

445 linear feet of street frontage adjacent to Sunset Road, an arterial street, which experiences a high volume of vehicular traffic. Staff is cognizant of the existing industrial uses to the north, east, and west of the site. The expectation for outdoor storage yards is to meet the setback and screening requirements to mitigate any impact on surrounding land uses and adjacent public streets. Staff is concerned with the proximity of the outdoor storage yard to an arterial street, Sunset Road, which is a major thoroughfare. Staff also finds the mesh screening may not adequately screen the outdoor storage, along Sunset Road and Windy Street. Furthermore, since staff is not supporting the waivers of development standards, staff recommends denial of this request.

#### Use Permit #2

A use permit is required to permit truck parking or staging within the industrial zoning districts. A condition of the use permit requires this type of use to construct a minimum of 1 building for the purpose of monitoring on-site activities and controlling access to the facility. Staff finds the truck parking on the site should have minimal to no impact on the surrounding land uses. However, the lack of an on-site building for controlling access and monitoring on-site activities is a self-imposed burden; therefore, staff recommends denial of this request.

#### Waivers of Development Standards

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

#### Waiver of Development Standards #1

Staff finds the request to allow a non-decorative fence (chain-link) adjacent to Sunset Road and Windy Road is a self-imposed burden and the applicant could have selected a decorative material to comply with the Code. The area surrounding the project site is beginning to develop and allowing chain-link fencing would set a precedent for future development that staff cannot support. Therefore, staff recommends denial of this request.

#### Waiver of Development Standards #2

Staff understands the intent of the height increase to the existing chain-link fence is to secure the storage yard and truck parking lot from theft and vandalism. Fences and walls measuring 8 feet in height are not uncommon within industrial areas. Staff does not have an objection to the height increase, but rather the location of the existing chain-link fence within the front setback along Windy Road. Locating the fence within the front setback is a self-imposed burden; therefore, staff recommends denial.

#### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and other architectural and aesthetic features are not unsightly or

undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff is not supporting the waivers of development standards and use permit requests associated with this application; therefore, staff recommends denial of the design review.

### **Public Works - Development Review**

#### **Waiver of Development Standards #3**

Staff cannot support the reduction in approach distance for the Windy Road commercial driveway. There is no reason why applicant cannot meet the minimum requirements as the site is a raw parcel.

### **Department of Aviation**

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

### **Staff Recommendation**

Denial.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 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; applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

### **Public Works - Development Review**

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

- 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**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

#### **Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0291-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: GALKOS, LLC**

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





# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

**APPLICATION NUMBER(s):** UC-26-0020; VS-26-0021; and TM-26-500002

### TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

**TAB/CAC:** Paradise TAB 7:00 pm

**Date:** Click to enter a date. 02/10/26

**Location:** Refer to listing on other side

**Draft staff reports:** Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

*Once on page, select appropriate TAB/CAC to view posted agenda and supporting material*

### ~~PLANNING COMMISSION (PC)~~

**Date:** Click to enter a date. \_\_\_\_\_ **Time:** ~~7:00 PM~~

**PM Location:** 500 S. Grand Central Pkwy, Commission Chambers

**Staff reports:** Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

**Date:** Click to enter a date. 03/04/26 **Time:** 9:00 AM

**Location:** 500 S. Grand Central Pkwy, Commission Chambers

**Staff reports:** Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

#### Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

**Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings**

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

7





# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101152

ASSESSOR PARCEL #(s): 162-32-810-004

PROPERTY ADDRESS/ CROSS STREETS: 6427 WINDY RD

## DETAILED SUMMARY PROJECT DESCRIPTION

One lot tentative map

## PROPERTY OWNER INFORMATION

NAME: Galkos, LLC

ADDRESS: 200 Satin Mist Court

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_

## APPLICANT INFORMATION (information must match online application)

NAME: TAB Contractors, Inc.

ADDRESS: 6600 Amelia Earhart Court, #B

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: LAS Consulting

ADDRESS: 1930 Village Center Circle Bldg 3-577

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

TELEPHONE: \_\_\_\_\_ CELL 702-499-6469 ACCELA REFERENCE CONTACT ID # 165577

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

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

Property Owner (Signature)\*

Property Owner (Print)

Date

*LAS Consulting*  
1930 Village Center Circle 3 #577  
Las Vegas, NV. 89134  
(702) 499-6469-cell

September 10, 2025

Clark County Planning Department  
500 Grand Central Parkway, 1<sup>st</sup> floor  
Las Vegas, NV 89155

RE: APR 25-101152/ APN:162-32-810-004

Dear Sir or Madam:

Please accept this letter as our request for a one lot tentative map. This request is for an outside storage facility for trucks. There is an adjacent storage lot that is being expanded onto this portion of a lot. We respectfully request approval of this tentative map. Thank you for your consideration in this matter.

Yours truly,

*Lucy Stewart*

Lucy Stewart

*LAS Consulting*  
1930 Village Center Circle 3 #577  
Las Vegas, NV. 89134  
(702) 499-6469-cell

January 7, 2026

Mr. Mark Donohue, Principal Planner  
Clark County Planning Department  
500 Grand Central Parkway, 1<sup>st</sup> floor  
Las Vegas, NV 89155

RE: APR 25-101152/: APN:162-32-810-004

Dear Mr. Donohue:

Please accept this letter as our request for a Design Review, a Use Permit, and a Waiver of Development Standards. The property is zoned Industrial Light (IL), Planned Land Use: Business Employment (BE), Winchester Paradise. The property is located at the Northwest corner of Sunset Road and Windy Road. The property has an existing storage facility for trailers, and this request is an expansion of that facility, including truck parking and storage. There are no proposed buildings on the site.

### **Background**

The northern half of the site was approved for overflow parking under ADR 0556-02 and developed for overflow parking for Bonanza Beverage trucks. There was never a building on the site, but there is an existing building on parcel 006, and the site monitors the coming and going on this site, as it has since the site was developed over 20 years ago.

### **Requested applications:**

Special Use Permit: Request for a Special Use Permit for Outdoor Storage and

Display: Title 30 requires

Outdoor storage and display shall meet the zoning district setback requirements of Chapter 30.03.07D4, *Zoning Districts*. Outdoor storage and display not meeting the zoning district setbacks shall be screened from view by an 8'-high screened fence or wall. *There is a screened chain-link fence around the site. We are requesting a height waiver for a 6-foot screened chain link fence.*

**(b)** Outdoor storage and display shall be screened from any arterial or collector street, or right-of-way and from any adjacent nonindustrial use with an 8'-high screened fence or wall. *There is a screened chain-link fence around the site. We are requesting a waiver for the height to allow the existing chain-link 6 fence to remain.*

**(c)** Outdoor storage and display shall not be stacked or piled above the height of any screen fence or wall. This standard shall not be waived or varied in the CG, CR, or IP districts. *This is for truck/vehicle parking; nothing will be stacked above the fence.*

**(d)** In the IP district, shall be accessory to an indoor primary use, located behind the front face of the primary building, and shall not obstruct any pedestrian walkways. NA

Special Use Permit: Request for a Special Use Permit for Truck Staging/Parking within an industrial district. There is a requirement for, "i. Layout and Design A minimum of one building shall be constructed or erected for the purpose of monitoring onsite activities and controlling access." We are requesting a waiver to the requirement for a building on the site.

Title 30 Defines Commercial Vehicles as, "Commercial Vehicle Any vehicle requiring a Commercial Driver's License to operate which may include the following, but not any manufactured or tiny home or recreational vehicle.

1. A single vehicle or combination of motor vehicles with a gross vehicle weight rating (GVWR) of more than 26,000 pounds
2. A single truck tractor or trailer with a GVWR of more than 10,000 pounds, such as semi- or tow-trucks;
3. A vehicle designed to transport 16 or more passengers, including the

driver; or

4. Any size vehicle that requires hazardous material placards.

All vehicles will meet this definition.

Special Use Permit: Request for a Special Use Permit to Title 30.03.07D5. There is a requirement for, "i. Layout and Design- A minimum of one building shall be constructed or erected for the purpose of monitoring onsite activities and controlling access." *In 2002, an ADR was approved for the adjacent parcel (APN: 162-32-810-006) and for this subject parcel to allow truck parking and storage. There is an existing building on parcel 006, and the site monitors the coming and going on this site, as it has since the site was developed over 20 years ago.*

Special Use Permit: Request for a Special Use Permit for Title 30.03.07.4 **Requires,** "Outdoor storage and display shall be screened from any arterial or collector street, or right-of-way, and from any adjacent nonindustrial use with an 8'-high screened fence or wall. *There is an existing 6' screened chain-link fence around the site to the north. We are requesting a height waiver to allow a 6-foot screened chain link fence to match the existing 6-foot chain-link fence, ensuring consistency along the parcel perimeter.*

Waiver of Development Standards: Request for a waiver of development standards on Windy Road, to allow an approach distance for the Windy Road commercial driveway of 49 feet, where the minimum requirement is 150 feet per Uniform Standard Drawing 222.1. *There is a traffic signal at Windy and Sunset that controls traffic on Sunset. There is minimal traffic entering and exiting the site. The trucks' length prevents immediate turns into the site, minimizing traffic conflicts. Windy Road is approximately 1,300 feet long, reducing traffic and conflicts on site.*

A companion tentative map and vacation and abandonment of right-of-way applications are companion applications.

This request is for the expansion of an outdoor truck parking or staging. We are landscaping along the street frontage and a detached sidewalk. This is an expansion of the existing facility. We request a waiver of the on-site automobile/vehicle parking requirement, as parking is already provided on the existing site and adjacent parcel 006.

We respectfully request approval of the request. Please contact me with any questions you may have.

Yours truly,

*Lucy Stewart*

Lucy Stewart



APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-26-500002-GALKOS, LLC:**

**TENTATIVE MAP** consisting of 1 commercial lot on 6.91 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & AE-70) Overlay.

Generally located north of Sunset Road and west of Windy Road within Paradise. MN/md/kh (For possible action)

RELATED INFORMATION:

**APN:**

162-32-810-004

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 6427 Windy Road
- Site Acreage: 6.91
- Project Type: Commercial subdivision

**Project Description**

The plans depict a proposed 1 lot commercial subdivision located on the north side of Sunset Road and the west side of Windy Road. Access to the site is granted via existing driveways along Teco Avenue, an existing and proposed driveway adjacent to Windy Road, and a proposed driveway along Sunset Road. Existing attached sidewalks are located on the northern half of the site, adjacent to Teco Avenue and a portion of Windy Road. Detached sidewalks are proposed on the south half of the site, along Windy Road and Sunset Road.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ADR-900665-02	Parking lot APN 162-32-810-004 and warehouse addition APN 162-32-810-006	Approved by ZA	August 2002

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL (AE-70)	Office/warehouse

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Entertainment Mixed-Use	CR (AE-65 & AE-70)	Town Square
East	Business Employment	IL (AE-65 & AE-70)	Industrial & warehouse buildings
West	Business Employment	IL (AE-65 & AE-70)	Office/warehouse

**Related Applications**

Application Number	Request
UC-26-0020	Use permits, waiver of development standards, and design review for outdoor storage and display and truck parking or staging is a companion item on this agenda.
VS-26-0021	A vacation and abandonment of rights-of-way is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

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

**Staff Recommendation****Approval**

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

**PRELIMINARY STAFF CONDITIONS:****Comprehensive Planning**

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

**Public Works - Development Review**

- Drainage study and compliance;
- 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**

- No comment.

**Fire Prevention Bureau**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0291-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GALKOS, LLC

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-26-0022-WIGWAM AND EASTERN, LLC:**

**ZONE CHANGE** to reclassify 1.13 acres from an RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located north of Wigwam Avenue and west of Eastern Avenue within Paradise (description on file). MN/rk (For possible action)

---

RELATED INFORMATION:

**APN:**

177-14-602-012

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 2220 E. Wigwam Avenue
- Site Acreage: 1.13
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant is requesting a zone change from RS20 (Residential Single-Family 20) Zone to an RS5.2 (Residential Single-Family 5.2) Zone. The subject site is proposed for a 5 lot single-family residential subdivision with a density of 4.42 dwelling units per acre. According to the applicant, although the subject parcel abuts properties zoned RS20 (Rural Estates Residential District), there is a development to the south with an RS3.3 (Single Family Residential District) zoning category. The presence of this adjacent RS3.3 zoning, coupled with the conformity to the current land use category, underscores the appropriateness of this requested zoning change for the area. Furthermore, there are subdivisions within the immediate area which have already been approved for the RS5.2 zone, indicating the area is changing in favor of higher density residential developments.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-22-400080 (UC-19-0696)	First extension of time for a proposed place of worship - expired	Approved by BCC	August 2022

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-22-400081 (WS-20-0176)	Waiver of development standards for a place of worship - expired	Approved by BCC	August 2022
VS-21-0273	Vacated and abandoned a portion of Wigwam Avenue to accommodate detached sidewalks	Approved by PC	July 2021
WS-20-0176	Place of worship with waivers	Approved by BCC	June 2020
UC-19-0696	Place of worship	Approved by PC	October 2019
ZC-0354-03	Reclassified the project site from R-E to C-P zoning for an office complex	Denied by BCC	May 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20 & RS10	Single-family residential & undeveloped
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Single-family residential

**Related Applications**

Application Number	Request
WS-26-0024	A waiver of development standards and design review for a single-family residential subdivision is a companion item on this agenda.
TM-26-500003	A tentative map for a 5 lot single-family residential subdivision is a companion item on this agenda.
VS-26-0023	A vacation and abandonment of easements is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds the proposed conforming zone boundary amendment is within the range of residential densities anticipated for the site by the Master Plan. The proposed RS5.2 zoning on the site is compatible with the surrounding neighborhoods and is in harmony with the development trends along Wigwam Avenue between Eastern Avenue and the

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-22-400081 (WS-20-0176)	Waiver of development standards for a place of worship - expired	Approved by BCC	August 2022
VS-21-0273	Vacated and abandoned a portion of Wigwam Avenue to accommodate detached sidewalks	Approved by PC	July 2021
WS-20-0176	Place of worship with waivers	Approved by BCC	June 2020
UC-19-0696	Place of worship	Approved by PC	October 2019
ZC-0354-03	Reclassified the project site from R-E to C-P zoning for an office complex	Denied by BCC	May 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20 & RS10	Single-family residential & undeveloped
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Single-family residential

**Related Applications**

Application Number	Request
WS-26-0024	A waiver of development standards and design review for a single-family residential subdivision is a companion item on this agenda.
TM-26-500003	A tentative map for a 5 lot single-family residential subdivision is a companion item on this agenda.
VS-26-0023	A vacation and abandonment of easements is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds the proposed conforming zone boundary amendment is within the range of residential densities anticipated for the site by the Master Plan. The proposed RS5.2 zoning on the site is compatible with the surrounding neighborhoods and is in harmony with the development trends along Wigwam Avenue between Eastern Avenue and the



215 Beltway. Therefore, the area has transitioned more towards residential suburban type development, particularly the areas west of Eastern Avenue which have been developed as RS10, RS5.2 and RS3.3 zoned single-family residential subdivisions. The request complies with Policy 1.4.4 of the Master Plan which encourages in-fill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for RS5.2 zoning appropriate for this location.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Fire Prevention Bureau**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required and to contact Fire Prevention for further information at (702) 455-7316.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0169-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: A DEVCO**

**CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118**



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

**APPLICATION NUMBER(s):** ZC-26-0022; VS-26-0023; WS-26-0024; & TM-26-500003

### TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Paradise TAB 7:00 pm

Date: Click to enter a date. 02/10/26

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

*Once on page, select appropriate TAB/CAC to view posted agenda and supporting material*

### PLANNING COMMISSION (PC)

Date: Click to enter a date. \_\_\_\_\_ Time: 7:00 PM

PM Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 03/04/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

#### Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

**Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings**

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101369  
ASSESSOR PARCEL #(s): 177-14-602-012

PROPERTY ADDRESS/ CROSS STREETS: Wigwam & Little

## DETAILED SUMMARY PROJECT DESCRIPTION

5-lot Single Family Residential Subdivision

## PROPERTY OWNER INFORMATION

NAME: Wigwam and Eastern LLC, a Nevada limited liability company  
ADDRESS: 1007 Sojourn Ct  
CITY: Henderson STATE: NV ZIP CODE: 89074  
TELEPHONE: 702-580-2515 CELL: \_\_\_\_\_

## APPLICANT INFORMATION (information must match online application)

NAME: Andrew Acuna  
ADDRESS: 8460 Warbonnet Way  
CITY: Las Vegas STATE: NV ZIP CODE: 89113  
TELEPHONE: 702-580-2515 CELL: \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: Taney Engineering Attn: Emily Sidebottom  
ADDRESS: 6030 S. Jones Blvd  
CITY: Las Vegas STATE: NV ZIP CODE: 89118  
TELEPHONE: 702-362-8844 CELL: \_\_\_\_\_ ACCELA REFERENCE CONTACT ID # RCI # 217076

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

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

[Signature]  
Property Owner (Signature)\*

[Signature]  
Property Owner (Print)

9-25-25  
Date

9-25-25

03/04/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-26-0023-WIGWAM AND EASTERN, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Wigwam Avenue and Camero Avenue, and Eastern Avenue and Spencer Street within Paradise (description on file). MN/md/kh (For possible action)

RELATED INFORMATION:

**APN:**

177-14-602-012

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of a pedestrian access easement and government patent easements within the site. The vacation of the easements is necessary to facilitate the development of residential project.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-22-400080 (WS-19-0696)	First extension of time for a proposed place of worship - expired	Approved by BCC	August 2022
ET-22-400081 (WS-20-0176)	Waiver of development standards for a place of worship - expired	Approved by BCC	August 2022
VS-21-0273	Vacated and abandoned a portion of Wigwam Avenue to accommodate detached sidewalks	Approved by PC	July 2021
WS-20-0176	Place of worship with waivers	Approved by BCC	June 2020
UC-19-0696	Place of worship	Approved by PC	October 2019
ZC-0354-03	Reclassified the project site from R-E to C-P zoning for an office complex	Denied by BCC	May 2003

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Single-family residential
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Single-family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-26-0022	A zone change to reclassify the site from RS20 to RS5.2 is a companion item on this agenda.
WS-26-0024	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
TM-26-500003	A tentative map for a 5 lot single-family residential subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Public Works - Development Review**

Staff has no objection to the vacation of 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 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;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** A DEVCO

**CONTACT:** TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-26-0024-WIGWAM AND EASTERN, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setbacks; and 2) increase retaining wall height.

**DESIGN REVIEWS** for the following: 1) proposed single-family residential development; and 2) allow alternative yards on 1.13 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located north of Wigwam Avenue and west of Eastern Avenue within Paradise. MN/md/kh (For possible action)

---

RELATED INFORMATION:

**APN:**

177-14-602-012

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Reduce the side interior setback for Lot 4 to 4 feet where a minimum setback of 5 feet is required per Section 30.02.06B (a 20% reduction).
  - b. Reduce the rear setback for Lot 3 to 15 feet where a minimum setback of 20 feet is required per Section 30.02.06B (a 25% reduction).
2.
  - a. Increase the height of the retaining wall along the north property line to 6 feet where 3 feet is the maximum allowed per Section 30.04.03C (a 100% increase).
  - b. Increase the height of the retaining wall along the east property line to 6 feet where 3 feet is the maximum allowed per Section 30.04.03C (a 100% increase).
  - c. Increase the height of the retaining wall along the west property line to 5 feet where 3 feet is the maximum allowed per Section 30.04.03C (a 66.7% increase).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 2220 E. Wigwam Avenue
- Site Acreage: 1.13
- Project Type: Single-family residential development
- Number of Lots: 5
- Density (du/ac): 4.42
- Minimum/Maximum Lot Size (square feet): 5,497/9,563
- Number of Stories: 1 to 2 stories

- Building Height (feet): Up to 20 (1 story)/26.5 (2 story)
- Square Feet: Up to 3,028 (1 story)/Up to 2,340 (2 story)

### Site Plan

Access to the proposed development is granted via a proposed north/south public street, measuring 48 feet in width, that connects to Wigwam Avenue. A 5 foot wide attached sidewalk is proposed along the north/south public street, terminating in a cul-de-sac bulb. A 5 foot wide detached sidewalk is proposed along Wigwam Avenue. A waiver of development standards is requested to reduce the rear and side interior setbacks for Lot 3 and Lot 4, to 15 feet and 4 feet, respectively, in addition to allowing alternative yards for Lot 1. Alternative yards are proposed for Lot 1 that will maintain the following setbacks: 1) front and garage (typical side) - 20 feet from the north property line; 2) rear (typical side street) - 20 feet from the south property line along Wigwam Avenue; 3) side street (typical front) - 10 feet from the west property line adjacent to the north/south public street; and 4) side interior (typical rear) - 5 feet from the east property line. A waiver of development standards is requested to increase the retaining wall height up to 6 feet along the north and east property lines of the development, and up to 5 feet along the west property line.

### Landscaping

The plans depict a proposed street landscape area, including two, 5 foot wide landscape strips provided on each side of the detached sidewalk, located along Wigwam Avenue. Trees, shrubs, and groundcover are planted within the street landscape area.

### Elevations

The plans depict 1 to 2 story model homes with a maximum height ranging between 18 feet to 26.5 feet. The proposed models consist of a pitched, concrete tile roof featuring stucco siding, decorative foam for trim, and accents.

### Floor Plans

The single-story models measure between 2,593 square feet to 3,028 square feet and feature a dining room, multiple bedrooms, kitchen, den, and bathrooms. The 2 story models measure between 2,090 square feet to 2,340 square feet and include a great room, dining room, kitchen, loft, multiple bedrooms, and bathrooms. All models include a 2 car garage.

### Applicant's Justification

The proposed rear setback reduction for Lot 3 remains functional and maintains adequate separation between structures while accommodating the overall site design. Additionally, the adjacent properties are not negatively affected, as the reduced rear setback does not introduce privacy concerns, and does not create noise or light impacts. The waiver request allows for efficient site design while still preserving the character and integrity of the surrounding area. The minor reduction to the side interior setback for Lot 4 is minimal in nature. The side interior waiver request will ensure that the house fits properly within the lot boundaries while still meeting the design intent. The increase in retaining wall height is necessary so that the site maintains adequate drainage. Alternative yards are requested for Lot 1 due to the configuration of the lot.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-22-400080 (WS-19-0696)	First extension of time for a proposed place of worship - expired	Approved by BCC	August 2022
ET-22-400081 (WS-20-0176)	Waiver of development standards for a place of worship - expired	Approved by BCC	August 2022
VS-21-0273	Vacated and abandoned a portion of Wigwam Avenue to accommodate detached sidewalks	Approved by PC	July 2021
WS-20-0176	Place of worship with waivers	Approved by BCC	June 2020
UC-19-0696	Place of worship	Approved by PC	October 2019
ZC-0354-03	Reclassified the project site from R-E to C-P zoning for an office complex	Denied by BCC	May 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Single-family residential
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Single-family residential

**Related Applications**

Application Number	Request
ZC-26-0022	A zone change to reclassify the site from RS20 to RS5.2 is a companion item on this agenda.
TM-26-500003	A tentative map for a 5 lot single-family residential subdivision is a companion item on this agenda.
VS-26-0023	A vacation and abandonment of easements is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Comprehensive Planning**

#### Waivers of Development Standards

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

#### Waiver of Development Standards #1

The intent of building setbacks is to prevent the massing of buildings, provide an adequate buffer between structures, maintain a uniform development pattern, and minimize impacts to neighboring properties. Staff finds the request to reduce setbacks is inconsistent and incompatible with the adjacent single-family residential development, and may potentially impact the adjacent properties. The request to reduce the side interior and rear setbacks is a self-imposed burden; therefore, staff recommends denial.

#### Waiver of Development Standards #2

The purpose of reviewing increased retaining wall height and fill is to ensure there are no negative impacts to the surrounding properties. Although the applicant indicates the increase in retaining wall height is a result of these drainage and sewer design considerations, there are alternatives that could be provided to lessen the impact of the proposal, such as stepping the retaining walls. The request may potentially impact the adjacent properties. Therefore, staff recommends denial.

#### Design Reviews

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.

#### Design Review #1

Staff finds the proposed single-family residential development is functional and has compatible density with the surrounding residential development. This request complies with Policy 1.4.4 of the Master Plan which encourages in-fill development in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. However, since staff is not supporting the waivers of development standards requests associated with this development, staff recommends denial of the design review.

#### Design Review #2

Staff finds the alternative yards requested for Lot 1, located at the southeast corner of the site, should not impact the existing single-family residence to the east. The house orientation proposed for Lot 1 will mimic the site layout for the house on Lot 2. The alternative yard

configuration is necessary due to the rectangular configuration of the lot, in addition to the front of the residence facing towards the north (interior) property line of the development. However, since staff is not supporting the associated waivers of development standards and the design review, staff recommends denial of this request.

### **Staff Recommendation**

Denial.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 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;
- Full off-site improvements.

#### **Fire Prevention Bureau**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required and to contact Fire Prevention for further information at (702) 455-7316.

#### **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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0169-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** A DEVCO

**CONTACT:** TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV  
89118

DRAFT



APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-26-500003-WIGWAM AND EASTERN L L C:**

**TENTATIVE MAP** consisting of 5 single-family residential lots and common lots on 1.13 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located north of Wigwam Avenue and west of Eastern Avenue within Paradise. MN/md/kh (For possible action)

RELATED INFORMATION:

**APN:**

177-14-602-012

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 2220 E. Wigwam Avenue
- Site Acreage: 1.13
- Project Type: Single-family residential development
- Number of Lots: 5
- Density (du/ac): 4.42
- Minimum/Maximum Lot Size (square feet): 5,497/9,563

**Project Description**

Access to the proposed development is granted via a proposed north/south public street, measuring 48 feet in width, that connects to Wigwam Avenue. A 5 foot wide attached sidewalk is proposed along the north/south public street, terminating in a cul-de-sac bulb. A 5 foot wide detached sidewalk is proposed along Wigwam Avenue.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-22-400080 (WS-19-0696)	First extension of time for a proposed place of worship - expired	Approved by BCC	August 2022
ET-22-400081 (WS-20-0176)	Waiver of development standards for a place of worship - expired	Approved by BCC	August 2022
VS-21-0273	Vacated and abandoned a portion of Wigwam Avenue to accommodate detached sidewalks	Approved by PC	July 2021

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-20-0176	Place of worship with waivers	Approved by BCC	June 2020
UC-19-0696	Place of worship	Approved by PC	October 2019
ZC-0354-03	Reclassified the project site from R-E to C-P zoning for an office complex	Denied by BCC	May 2003

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Single-family residential
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS10	Single-family residential

**Related Applications**

Application Number	Request
ZC-26-0022	A zone change to reclassify the site from RS20 to RS5.2 is a companion item on this agenda.
WS-26-0024	A waiver of development standards and design review for a single-family residential development is a companion item on this agenda.
VS-26-0023	A vacation and abandonment of easements 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. However, since staff is not supporting the accompanying waivers of developments standards for reduced setbacks and retaining wall height, staff is unable to support this request due to the possibility of changes to the layout of the map because of possible modifications needed to address staff's concerns.

**Staff Recommendation**

Denial.

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

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Comprehensive Planning**

If approved:

- Applicant is advised within 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;
- Full off-site improvements.

##### **Building Department - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes;
- Street suffixes shall be spelled out;
- The street shown as Green Valley Ranch on the vicinity map shall be shown as Green Valley Parkway.

##### **Fire Prevention Bureau**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required and to contact Fire Prevention for further information at (702) 455-7316.

##### **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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0169-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** A DEVCO

**CONTACT:** TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118

03/04/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-26-0019-2151 SUNSET, LLC:**

**VACATE AND ABANDON** a portion of a right-of-way being Sunset Road located between Surrey Street and Eastern Avenue; and a portion of right-of-way being Surrey Street located between Sunset Road and Helm Drive (alignment) within Paradise (description on file). JG/md/kh (For possible action)

RELATED INFORMATION:

**APN:**

177-02-501-035

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of rights-of-way along Sunset Road and Surrey Street. The vacation of right-of-way is necessary to accommodate the required detached sidewalks along the public streets.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-23-0681	Recreational facility with a waiver of development standards to reduce parking and design reviews for an office/warehouse complex and finished grade - expired	Approved by BCC	November 2023
ZC-22-0543	Reclassified 2.4 acres from C-2 to M-D zoning for an office/warehouse complex (waiver and design review expired)	Approved by BCC	November 2022
WS-0860-07	Allowed commercial access to a minor residential collector street with design review for a motel	Approved by PC	October 2007
ZC-0990-01	Reclassified to C-2 zoning for a hotel and restaurants	Approved by BCC	September 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF (AE-70, AE-75, & RPZ)	Harry Reid International Airport
South	Business Employment	CG (AE-65 & AE-70)	Motel
East	Business Employment	RM32 (AE-65 & AE-70)	Multi-family residential
West	Business Employment	IP (AE-65 & AE-70)	Office/warehouse

**Related Applications**

Application Number	Request
WS-26-0018	A waiver of development standards and a design review for an office/warehouse complex 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.

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

**PRELIMINARY STAFF CONDITIONS:****Comprehensive Planning**

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

**Public Works - Development Review**

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

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:****APPROVALS:****PROTESTS:****APPLICANT:** 2151 SUNSET, LLC**CONTACT:** LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,  
BUILDING 3, SUITE 577, LAS VEGAS, NV 89134





# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): WS-26-0018 & VS-26-0019

### TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Paradise TAB 7:00 pm

Date: Click to enter a date. 02/10/26

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

### PLANNING COMMISSION (PC)

Date: Click to enter a date. \_\_\_\_\_ Time: 7:00 PM

PM Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the PC meeting on the following website

<https://clarkcountynv.gov/agendas>

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: Click to enter a date. 03/04/26 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

#### Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

**Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings**

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

13



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-101895

ASSESSOR PARCEL #(s): 177-02-501-035

PROPERTY ADDRESS/ CROSS STREETS: 2151 E. Sunset Rd.

## DETAILED SUMMARY PROJECT DESCRIPTION

Vacate 5 feet of right of way on Sunset & Surrey for a detached sidewalk

## PROPERTY OWNER INFORMATION

NAME: 2151 Sunset LLC

ADDRESS: 2700 Richmar Avenue, OFC

CITY: Las Vegas

TELEPHONE: 702-444-4795

CELL 702-292-9213

STATE: NV

ZIP CODE: 89123

## APPLICANT INFORMATION (information must match online application)

NAME: same as owner

ADDRESS:

CITY:

STATE:

ZIP CODE:

TELEPHONE:

CELL

ACCELA REFERENCE CONTACT ID #

## CORRESPONDENT INFORMATION (information must match online application)\*

NAME: LAS Consulting

ADDRESS: 1930 Village Center Circle Bldg 3-577

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

TELEPHONE:

CELL 702-499-6469

ACCELA REFERENCE CONTACT ID # 165577

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

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

Property Owner (Signature)

Mike Ochoa

Property Owner (Print)

Date

12-8-25

*LAS Consulting*  
1930 Village Center Circle 3 #577  
Las Vegas, NV. 89134  
(702) 499-6469-cell

December 22, 2025

Mr. Mark Donohue, Principal Planner  
500 Grand Central Parkway  
Las Vegas, NV 89155

RE: APR-25-101895/APN: 177-02-501-035

Dear Mr. Donohue:

Please accept this letter as our request for a Vacation and abandonment in conjunction with a Use Permit and Design Review for an office-warehouse development. There is an existing attached sidewalk along Sunset Road and Surrey. The county has adopted an ordinance requiring detached sidewalks and redevelopment of attached sidewalks. We are requesting the vacation of 5 feet of right-of-way on Sunset Road and Surrey to accomplish the detached sidewalk. We respectfully request approval of this vacation and abandonment.

Thank you for your attention to this matter.

Yours truly,

*Lucy Stewart*

Lucy Stewart

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

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

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

**DESIGN REVIEW** for a proposed office/warehouse complex with accessory outdoor storage yards on 2.46 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-70) Overlay.

Generally located south of Sunset Road and east of Surrey Street within Paradise. JG/md/kh  
(For possible action)

---

**RELATED INFORMATION:**

**APN:**

177-02-501-035

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Allow an existing 6 foot high non-decorative block wall and an existing 6 foot high wrought iron fence along the east property line where an 8 foot decorative screen wall is required per Section 30.04.02C.
  - b. Eliminate buffering and screening along the south property line where buffering and screening shall consist of a 15 foot landscape buffer with an 8 foot decorative screen wall per Section 30.04.02C.
2. Allow accessory outdoor storage yards where not permissible where residential adjacency standards apply per Section 30.04.06E.

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 2151 E. Sunset Road
- Site Acreage: 2.46
- Project Type: Office/warehouse complex
- Number of Stories: 2
- Building Height (feet): 35 (Buildings 1 through 6)
- Square Feet: 7,091 (Building 1)/6,654 (Building 2)/7,898 (Building 3)/8,231 (Building 4)/6,751 (Building 5)/6,674 (Building 6)
- Parking Required/Provided: 43/51
- Sustainability Required/Provided: 7/7

### History and Request

The project site was reclassified to an IP zoning district via ZC-22-0543 by the Board of County Commissioners (BCC) in November 2022. This application included a waiver request to reduce the landscape width along the east property line, adjacent to the existing multi-family development, in addition to design reviews for an office/warehouse complex and to increase finished grade. The waiver of development standards and design review portions of that application expired in November 2024. A subsequent application was filed, UC-23-0681, for a recreational facility that was approved by the BCC in November 2023. A waiver of development standards to reduce parking in conjunction with design reviews for an office/warehouse complex and to increase finished grade were also approved with that application, however expired in November 2025. The applicant is now proposing an office/warehouse complex consisting of 6 buildings with 4 accessory outdoor storage yards with this request.

### Site Plan

The plans depict a proposed office/warehouse complex consisting of 6 buildings on a 2.46 acre site. Buildings 1 and 2, which are attached and function as one building, are located on the west portion of the site. Buildings 3 and 4 are centrally located within the development while buildings 5 and 6 are located on the east portion of the development. Two accessory outdoor storage yards (1 and 2) are located in an east/west direction between building 2 and 4. A third outdoor storage yard (3) is located between buildings 5 and 6, while the fourth yard is located immediately south of building 6. All storage yards are screened from public view and the right-of-way with an 8 foot high CMU block wall with access to the yards controlled by individual gates. A waiver of development standards is required to allow accessory outdoor storage yard uses where the residential adjacency standards apply. The proposed development requires 43 parking spaces where 51 parking spaces are provided. The primary access to the site is granted via a single proposed driveway located at the northeast corner of the site along Sunset Road. A secondary access point to the site is granted via a single proposed driveway located at the southeast corner of the site, along an existing access easement.

Below is a table reflecting the building setbacks from the north, south, east, and west property lines of the site:

Building #:	Building Setback from Property Lines (in feet)			
	North	East	South	West
1 & 2*	63	308	34	20
3	20	153	193	161
4	153	172	40	150
5	20	20	176	307
6	136	20	63	301

\*Building 1 and 2 are attached and function as one building.

### Landscaping

The plans depict a proposed street landscape area, including two, 5 foot wide landscape strips provided on each side of the detached sidewalk along Sunset Road and Surrey Street. The street landscape area consists of trees, shrubs, and groundcover. A 15 foot wide landscape area with a double-row of evergreen trees is located behind a 5 foot wide drainage easement, along the east



property line adjacent to an existing multi-family development. An existing 6 foot high non-decorative block wall is located along the majority of the east property line that eventually transitions into a 6 foot high wrought iron fence located at the northeast corner of the site. The existing non-decorative block wall and wrought iron fence require a waiver of development standards in lieu of the required 8 foot high decorative block wall along the east property line. A second waiver is required to eliminate buffering and screening along the south property line as there is an existing motel within a CG zoning district immediately south of the project site. There is an existing access easement, consisting of a paved vehicle drive aisle, that bisects the project site and the CG zoned property to the south. A total of 8 trees are required within the interior of the parking lot where 29 trees are provided.

#### Elevations

Buildings 1 through 6 each measure up to 35 feet in height to the top of the parapet walls. The exterior of the buildings will consist of CMU block and an aluminum storefront window systems with metal awnings located over the entrances to the buildings. The buildings will be painted with neutral colors consisting of white and valley tan. All rooftop mounted equipment will be screened from public view and the right-of-way by parapet walls.

#### Floor Plans

The floor plans for each building consist of shell space with the future interior configuration to be determined by the needs of the individual tenant. Each building will contain a second floor mezzanine level, which is included within the total area for each building. Below is a table reflecting the area of Buildings 1 through 6.

<b>Building Area (in square feet)</b>	
1	7,091
2	6,654
3	7,898
4	8,231
5	6,751
6	6,674
<b>Total Building Area</b>	<b>43,299</b>

<b>Outdoor Storage Yards (in square feet)</b>	
1	1,750
2	1,750
3	2,552
4	2,560
<b>Total Outdoor Storage Yard Area</b>	<b>8,612</b>

#### Applicant's Justification

The applicant cannot increase the existing wall height along the east property line because additional footings would be required, which cannot be placed within the easement, nor can a redundant wall be placed within the drainage easement. The trees are set back 5 feet due to the easement, but the required 15 foot wide landscape buffer is being provided. Street photographs depict an existing 6 foot tall, non-decorative, painted CMU wall with an existing wrought-iron



fence at the northeast property line, resulting in a portion of the wall being a 6 foot fence rather than a wall. However, a landscape buffer is provided along the southern portion of the site. Fifty-three trees are required on the site, and 74 are provided. The buildings are oriented internally, so an entrance facing the street would serve no purpose, as it cannot provide public access to the back of the house. The project shares an access drive along the southern boundary with the motel to the south, making it impossible to build a wall and screening along the southern boundary. An access easement provides access to the motel to the south. A wall and landscaping would impact the motel's only access if a wall and landscape buffer were provided. Landscaping is placed along the southern boundary where possible, but it does not meet the buffer requirement. The previous plan was approved for outdoor storage along the eastern boundary, with a 10 foot landscaped buffer (in addition to the drainage easement), and a single row of trees. Title 30 now requires a 15 foot buffer with a double row of trees, which is being provided. The landscape plan provides better screening than the previous plan. Outdoor storage should have minimal impact on the multi-family development.

#### Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0681	Recreational facility with a waiver of development standards to reduce parking and design reviews for an office/warehouse complex and finished grade expired	Approved by BCC	November 2023
ZC-22-0543	Reclassified 2.4 acres from C-2 (now CG) to M-D (now IP) zoning for an office/warehouse complex (waiver and design review expired)	Approved by BCC	November 2022
WS-0860-07	Allowed commercial access to a minor residential collector street with design review for a motel	Approved by PC	October 2007
ZC-0990-01	Reclassified to C-2 zoning for a hotel and restaurants	Approved by BCC	September 2001

#### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF (AE-70, AE-75, & RPZ)	Harry Reid International Airport
South	Business Employment	CG (AE-65 & AE-70)	Motel
East	Business Employment	RM32 (AE-65 & AE-70)	Multi-family residential
West	Business Employment	IP (AE-65 & AE-70)	Office/warehouse

### Related Applications

Application Number	Request
VS-26-0019	A vacation and abandonment of rights-of-way is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

##### 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 #1a

The intent of buffering and screening adjacent to a less intensive use, in this particular case the multi-family development to the east, is to mitigate any impact a non-residential development may have on such existing use. Staff typically does not support requests to waive the screening and buffering requirement; however, the applicant is only requesting to waive the required 8 foot high decorative block wall requirement along the east property line. This is due to the existing drainage easement as a redundant wall cannot be constructed within the easement. The required 15-foot wide landscape buffer, with a double-row of evergreen trees, is provided along the east property line of the site. Staff finds the existing fence and wall along with the proposed landscaping provide sufficient screening, and the requested waiver should have minimal to no impact on the multi-family development. However, since staff is not supporting waiver of development standards #2 and the design review, staff recommends denial of this request.

##### Waiver of Development Standards #1b

Staff typically does not support requests to eliminate buffering and screening adjacent to less intensive uses. However, this case is unique in nature as there is an existing, paved access easement that separates the proposed development with IP zoning and the CG zoned site to the south, developed with an existing motel. The previous 2 approvals for an office/warehouse complex, ZC-22-0543 and UC-23-0681 which have since expired, were not required by Title 30 to provide landscaping along the south property line between the CG and IL zoned parcels. Staff finds the absence of buffering and screening along the south property line should have minimal to no impact on the existing motel as the existing access easement creates sufficient separation between the two properties. However, since staff is not supporting waiver of development standards #2 and the design review, staff recommends denial of this request.

### Waiver of Development Standards #2

The intent of the residential adjacency standards, which include limiting principal and accessory outdoor storage uses adjacent to residential development, is to prevent any adverse or negative impact on such less intensive uses. Staff is cognizant that outdoor storage yards have previously been approved with ZC-22-0543 (office/warehouse complex) and UC-23-0681. The 2 accessory outdoor storage yards approved with UC-23-0681 (office/warehouse complex) consisted of 1,100 square feet and 2,700 square feet, respectively. The yard measuring 2,700 square feet was located at the southeast corner of the project site. The cumulative outdoor storage yard area with this application, measuring 8,612 square feet, is significantly more than the previous approval in 2023. Furthermore, the 2 outdoor storage yards (3 and 4) located on the east portion of the site have a cumulative area of 5,112 square feet. Although the accessory outdoor storage yards will be screened with an 8-foot high decorative block wall, staff is concerned the accessory uses may impact the adjacent multi-family development to the east. Therefore, staff recommend denial of this request.

### Design Review

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

The design of the office/warehouse buildings consist of contrasting colors and exterior materials. The layout of the office/warehouse complex and parking lot is functional, and the overall design of the site is compatible with warehouse development to the west, across Surrey Street and the existing land uses within the surrounding area. The development also complies with Policy 6.2.2 which encourages sustainable site design and development practices. Sustainability measures have been integrated into the design of the site and buildings, including but not limited to water efficient landscaping, cool roof materials, and low-emissivity glass. However, since staff is not supporting the request to allow accessory outdoor storage yards, staff recommends denial of this request.

### Department of Aviation

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

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

### Staff Recommendation

Denial.

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

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; 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.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

##### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.

- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

**Fire Prevention Bureau**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0370-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** 2151 SUNSET, LLC

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



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

**ZONE CHANGE** to reclassify 0.46 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone.

Generally located east of Topaz Street and north of Dustin Avenue within Paradise (description on file). JG/gc (For possible action)

---

RELATED INFORMATION:

**APN:**

162-36-203-003

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5936 Topaz Street
- Site Acreage: 0.46
- Existing Land Use: Undeveloped

**Applicant's Justification**

The applicant states that the proposed zone change to IP will allow the property to be utilized productively and harmoniously with adjacent parcels that are all planned for Business Employment (BE) uses. There are already a number of industrial and warehouse developments in the area.

**Prior Land Use Requests**

Application Number	Request	Action	Date
VS-2011-04	Vacate and abandon a portion of right-of-way being Dustin Avenue	Denied by BCC	February 2025

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	RS20 (AE-60 & AE-65)	Undeveloped
South & West	Business Employment	IP (AE-65)	Office/warehouses



**Related Applications**

Application Number	Request
WS-26-0026	Waivers of development standards and a design review for an office/warehouse building is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for IP zoning is conforming to the Business Employment (BE) land use category on the site and is compatible with the surrounding area. The area has been slowly transitioning from residential to industrial uses. The surrounding adjacent and abutting properties are all planned for Business Employment (BE) uses. The abutting properties to the south and west are already zoned IP. Furthermore, the adjacent undeveloped RS20 zoned properties to the north and east are owned by the Department of Aviation, and therefore, will be deed restricted to not allow residential uses if auctioned for private ownership. With Harry Reid International Airport located nearby, the request complies with Policy 5.5.1 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 zoning is appropriate for this location.

**Department of Aviation**

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

**Staff Recommendation**

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:****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**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0371-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: RAO CONSTRUCTION AND DEVELOPMENT**

**CONTACT: RAO CONSTRUCTION AND DEVELOPMENT, 7375 S. PECOS ROAD, SUITE 101, LAS VEGAS, NV 89120**



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ZC-26-0025 & WS-26-0026

### TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Paradise TAB Time: 7:00 p.m.

Date: 2/10/26

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

*Once on page, select appropriate TAB/CAC to view posted agenda and supporting material*

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 3/4/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

#### Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

**Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings**

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

### TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.

15



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-36 203-003

PROPERTY ADDRESS/ CROSS STREETS: 5936 S Topaz Las Vegas Nevada 89120

### DETAILED SUMMARY PROJECT DESCRIPTION

Build New CMU Industrial Warehouse approximately 6624 sq. ft. Building will be grey shell. No tenant improvement until after construction for future tenant.

### PROPERTY OWNER INFORMATION

NAME: Strike Industries LLC

ADDRESS: 5936 Topaz Ct.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

TELEPHONE: \_\_\_\_\_

CELL 949.351.7117

EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

NAME: RAO Construction and Development

ADDRESS: 7375 S Pecos Suite 101

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702.448.3336

CELL 702.343.3286

EMAIL: \_\_\_\_\_

### CORRESPONDENT INFORMATION (must match online record)

NAME: Rao Construction and Development

ADDRESS: 7375 S Pecos Suite 101

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702.448.3336

CELL 702.343.3286

EMAIL: \_\_\_\_\_

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

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

Howard Chien

Property Owner (Signature)\*

Howard Chien

Property Owner (Print)

2/14/2025

Date

### DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER \_\_\_\_\_

APPLICATION # (s) \_\_\_\_\_

PC MEETING DATE \_\_\_\_\_

BCC MEETING DATE \_\_\_\_\_

TAB/CAC LOCATION \_\_\_\_\_

ACCEPTED BY \_\_\_\_\_

DATE \_\_\_\_\_

FEES \_\_\_\_\_

DATE \_\_\_\_\_

## **Justification Letter**

RAO Construction And Development

7375 S Pecos Rd Suite #101

Las Vegas, Nevada

January 02, 2026

Clark County Zoning

500 S. Grand Central Parkway

Subject: Justification Letter - Rezoning

To Whom,

This property is currently zoned residential RS20 Residential. We would like to change the zoning to match the surrounding area and request the new zoning to be IP Industrial Park. The building will be a grey shell with no tenant improvement. For development only. We are applying for zoning change to IP, with a companion design review and waivers for a warehouse.

Rezoning to IP will allow the property to be utilized productively and harmoniously with adjacent parcels which are all planned for Business Employment, so they will likely develop with industrial uses. It will be compatible with the existing land uses in the immediate area, which include other industrial, warehouse, and commercial developments. The project complements the surrounding Industrial Park uses along Topaz Street and Dustin Avenue and maintains appropriate setbacks and design features consistent with Clark County's Comprehensive Plan. This will also encourage compatible industrial infill development in appropriate areas.

The design and layout promote efficient land use, minimize traffic conflicts, and contribute to the continued development of a cohesive industrial corridor.

We respectfully request favorable consideration of this application.

Sincerely,

Rick Offley

RAO Construction and Development

15

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) allow attached sidewalks; 2) waive off-site improvements (streetlights); and 3) alternative driveway geometrics. **DESIGN REVIEW** for a proposed office/warehouse building on 0.46 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay.

Generally located north of Dustin Avenue and east of Topaz Street within Paradise. JG/mh/kh  
(For possible action)

---

RELATED INFORMATION:

APN:

162-36-203-003

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Allow an attached sidewalk along Topaz Street where a detached sidewalk is required per Section 30.04.08C.
  - b. Allow an attached sidewalk along Dustin Avenue where a detached sidewalk is required per Section 30.04.08C.
2.
  - a. Waive off-site improvements (streetlights) along Topaz Street where required per Section 30.04.08C.
  - b. Waive off-site improvements (streetlights) along Dustin Avenue where required per Section 30.04.08C.
3.
  - a. Reduce throat depth to 8 feet for a driveway along Oleta Avenue where a minimum of 25 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 68% reduction).
  - b. Reduce the departure distance from the intersection of Dustin Avenue and Topaz Street to the driveway along Topaz Street to 43 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 77% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5936 Topaz Street
- Site Acreage: 0.46
- Project Type: Office/warehouse building
- Number of Stories: 1



- Building Height (feet): 30
- Square Feet: 6,624
- Parking Required/Provided: 7/9 (including 2 accessible spaces)
- Sustainability Required/Provided: 7/7

### Site Plans

The plans depict a proposed 6,624 square foot office/warehouse building located on the northeast corner of Dustin Avenue and Topaz Street. The site is accessed via a 2-way commercial driveway along Topaz Street. The building is located in the northeast corner of the site, set back 1 foot from the north and east property lines, 43 feet from the south property line, and 77 feet from the west property line. Parking is located on the west side of the building, with 9 parking spaces provided where 7 are required. Pedestrian walkways connect the parking area to the building entrance. A trash enclosure is located along the north property line.

### Landscaping

The plans depict attached sidewalks with 11 foot wide street landscape areas along Dustin Avenue and Topaz Street, consisting of medium trees, shrubs, and groundcover. The parking area features medium trees and shrubs, with landscape islands provided within the parking area.

### Elevations

The plans depict a 30 foot high building featuring a flat, metal roofline. All 4 sides of the building feature CMU block wall and metal siding, which will be gray and orange in color, respectively. The south elevation features an overhead roll-up door, standard door, aluminum canopies, and aluminum storefront windows. The west elevation features the main building entrance, aluminum storefront windows, aluminum canopies, and an additional door.

### Floor Plans

The plans depict a 6,624 square foot warehouse building with an open layout. Restrooms and the overhead roll-up door are located on the south side of the building.

### Applicant's Justification

The applicant states that attached sidewalks are consistent with developments to the south and west and will maintain uniformity in the streetscape. The throat depth and departure distance reductions are necessary due to site constraints, while still maintaining safe and efficient vehicular circulation. The overhead roll-up door facing Dustin Avenue will be screened with landscaping to minimize its impact.

### Prior Land Use Requests

Application Number	Request	Action	Date
VS-2011-04	Vacation and abandonment for a portion of right-of-way being Dustin Avenue	Denied by BCC	February 2005

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	RS20 (AE-60 & AE-65)	Undeveloped
South	Business Employment	IP (AE-65)	Office-warehouse complex
West	Business Employment	IP (AE-65)	Distribution center

**Related Applications**

Application Number	Request
ZC-26-0025	A zone change from RS20 to IP zoning is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**Waiver of Development Standards

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

Design Review

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

Staff finds that the proposed warehouse is suitable for the site and compatible with the surrounding area, which features existing industrial uses. The site is generally well designed, providing adequate landscaping, parking, and pedestrian walkways in accordance with Title 30 standards. The one roll-up overhead door on the south side of the building will be screened by the dense street landscaping along that portion of Dustin Avenue, mitigating potential adverse effects on the right-of-way and other properties in the area. The building features articulations and sustainability measures that will also enhance the site. However, since staff cannot support the waivers of development standards, staff cannot support the design review.

## **Public Works - Development Review**

### **Waiver of Development Standards #1**

Staff cannot support the request to allow an attached sidewalk in place of a detached sidewalk along Topaz Street and Dustin Avenue. The site is new construction; there is no reason detached sidewalks cannot be installed. Additionally, detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

### **Waiver of Development Standards #2**

Staff cannot support the request to not install streetlights along Topaz Street and Dustin Avenue as there are existing streetlights adjacent to the site. Streetlights not only provide safety for motorists, but they also assist in improving security. Additionally, staff finds that with new technology, the light pollution from the streetlights can be mitigated so that the light does not impede into the adjacent parcels.

### **Waiver of Development Standards #3a**

Staff cannot support the request to reduce the throat depth for the commercial driveway on Topaz Street. Staff finds vehicles entering the site will come into conflict with the parking stalls opposite the commercial driveway. Furthermore, the sanitation bin enclosure adjacent to the commercial driveway will create stacking in the right-of-way when a sanitation truck is present.

### **Waiver of Development Standards #3b**

Staff has no objection to the reduction in the departure distance for the Topaz Street commercial driveway. The applicant placed the driveway as far north as the site will allow. However, since staff cannot support this application in its entirety, staff cannot support this request.

## **Department of Aviation**

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

## **Staff Recommendation**

**Denial.**

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of

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

#### **Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include spandrel at the intersection of Topaz Street and Dustin Avenue in the southwest corner of the site;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Applicant to remove all parking spaces opposite of the Topaz Street commercial driveway;
- Applicant to relocate the sanitation bin enclosure away from the Topaz Street commercial driveway.

#### **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**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

#### **Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0371-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: RAO CONSTRUCTION AND DEVELOPMENT**

**CONTACT: RAO CONSTRUCTION AND DEVELOPMENT, 7375 S. PECOS ROAD,  
SUITE 101, LAS VEGAS, NV 89120**

DRAFT



# APPLICATION MEETING INFORMATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): ZC-26-0025 & WS-26-0026

### TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)

TAB/CAC: Paradise TAB Time: 7:00 p.m.

Date: 2/10/26

Location: Refer to listing on other side

Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website

<https://clarkcountynv.gov/TABCACInformation>

*Once on page, select appropriate TAB/CAC to view posted agenda and supporting material*

### BOARD OF COUNTY COMMISSIONERS (BCC)

Date: 3/4/2026 Time: 9:00 AM

Location: 500 S. Grand Central Pkwy, Commission Chambers

Staff reports: Available 3 business days prior to the BCC meeting on the following website

<https://clarkcountynv.gov/agendas>

#### Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
- You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
- The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
- You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This includes, but is not limited to:

**Site plans - Landscape plans - Elevations - Floor plans - Photos - Renderings**

- If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
- If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

## TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:

- 1) To receive information pertaining to the neighborhood (long-term planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.
- 2) To forward the concerns or problems of residents for resolution by County staff.

*4/16*





## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-36 203-003

PROPERTY ADDRESS/ CROSS STREETS: 5936 S Topaz Las Vegas Nevada 89120

### DETAILED SUMMARY PROJECT DESCRIPTION

Build New CMU Industrial Warehouse approximately 6 624 sq. ft. Building will be grey shell. No tenant improvement until after construction for future tenant.

### PROPERTY OWNER INFORMATION

NAME: Strike Industries LLC

ADDRESS: 5936 Topaz Ci.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

TELEPHONE: \_\_\_\_\_ CELL 949.351.7117 EMAIL: \_\_\_\_\_

### APPLICANT INFORMATION (must match online record)

NAME: RAO Construction and Development

ADDRESS: 7375 S Pecos Suite 101

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702.448.3336 CELL 702.343.3286 EMAIL: \_\_\_\_\_

### CORRESPONDENT INFORMATION (must match online record)

NAME: Rao Construction and Development

ADDRESS: 7375 S Pecos Suite 101

CITY: Las Vegas

STATE: NV

ZIP CODE: 89120

REF CONTACT ID # \_\_\_\_\_

TELEPHONE: 702.448.3336 CELL 702.343.3286 EMAIL: \_\_\_\_\_

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

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

Howard Chien

Property Owner (Signature)\*

Howard Chien

Property Owner (Print)

2/14/2025

Date

### DEPARTMENT USE ONLY:

☐ AC

☐ AR

☐ ET

☐ PUDD

☐ SN

☐ UC

☐ WS

☐ ADR

☐ AV

☐ PA

☐ SC

☐ TC

☐ VS

☐ ZC

☐ AG

☐ DR

☐ PUD

☐ SDR

☐ TM

☐ WC

OTHER \_\_\_\_\_

APPLICATION # (s) \_\_\_\_\_

ACCEPTED BY \_\_\_\_\_

PC MEETING DATE \_\_\_\_\_

DATE \_\_\_\_\_

BCC MEETING DATE \_\_\_\_\_

FEES \_\_\_\_\_

TAB/CAC LOCATION \_\_\_\_\_

DATE \_\_\_\_\_

## Justification Letter

RAO Construction and Development

7375 S Pecos Rd, Suite #101

Las Vegas, Nevada

Date: January 5, 2026

Clark County Zoning

500 S. Grand Central Parkway

Las Vegas, Nevada

**Subject:** Justification Letter – Waivers of Development Standards & Design Review

This letter is submitted in support of a request to approve the associated Waivers of Development Standards (WS) and Design Review (DR) applications, as outlined in Title 30 of the Clark County Unified Development Code.

### **Project Description and Intent:**

The proposed development involves constructing a single-story industrial shell building designed for future industrial or warehouse use. The building will be finished as a grey shell with no interior tenant improvements other than restrooms and required utilities.

The site improvements and design will comply with Title 30 development standards where feasible. All public utilities are available adjacent to the site, and the project will not create additional strain on public infrastructure or services. Any potential impacts to adjacent parcels will be minimized through compliance with screening, access, and drainage requirements.

### **Land Use Application Types:**

- Waivers of Development Standards (WS): Four Waivers
- Design Review (DR): For construction of the new shell warehouse building consistent with IP zoning standards

B&I/b

### **Requested Waivers of Development Standards (WS):**

1. Waiver of Development Standards (30.04.08) – To allow attached sidewalks where detached sidewalks are required along Topaz St and Dustin Ave. This condition matches developments to the south and west and maintains uniformity in the streetscape.
2. Waiver of Development Standards (30.04.08) – To eliminate streetlights along Topaz Street and Dustin Avenue.
3. Waiver of Development Standards (Uniform Standard 222.1) – To allow an 8-foot throat depth where 25 feet are required to match the provided site plan due to limited property size while maintaining safe and efficient circulation.
4. Waiver of Development Standards (Uniform Standard 222.1) - To reduce the commercial approach distance from the corner, consistent with the distances shown on the provided plans and proportional to the property dimensions. Reduce the departure distance to 43 feet where 190 feet are required per USD 222.1

Each waiver is requested to accommodate site-specific constraints while maintaining compliance with the intent of the County's development standards and ensuring that the overall design remains safe, efficient, and compatible with the area.

### **Requested Design Review (DR)**

With this justification letter, we would like to request a Design Review. The development consists of a single-story, 30 foot high, and 6,624 sq. ft. industrial shell building designed for future industrial or warehouse use. The building will be finished as a grey shell with no interior tenant improvements other than restrooms and required utilities.

The site plan provides code-compliant parking, service access, and maneuvering areas, with vehicular entry from Dustin Avenue and appropriate setbacks along Topaz Street. Landscape areas and buffers are incorporated to meet municipal requirements while maintaining operational efficiency.

Roll-Up Overhead Doors and Service/Loading Areas Service/loading areas, and/or buildings with roll-up overhead doors are required to be at the rear of the property. The proposed overhead door is located facing South towards Dustin Ave. which is the side of the building and it is screened to block the view from public rights-of-way or along a side property line farthest from any residential use or zone.

The proposed overhead door faces a side street to the South. Because of the size/ dimensions of the site, the setbacks restrict the building setting location. The door shall be screened with landscape to block the view from public rights-of-way or along a side property line farthest from any residential use or zone.

*BS 4/16*

**Consistency with Title 30 and Comprehensive Plan**

The proposed development is consistent with the goals of Title 30 and the Clark County Comprehensive Plan to encourage compatible industrial infill development in appropriate areas. The design and layout promote efficient land use, minimize traffic conflicts, and contribute to the continued development of a cohesive industrial corridor.

**Conclusion**

For the reasons stated above, approval of the WS and DR applications is justified. The proposal meets the intent of Clark County's Title 30 development regulations, aligns with the Comprehensive Plan, and supports compatible industrial growth in the area.

We respectfully request favorable consideration of this application.

Sincerely,

Rick Offley

RAO Construction and Development

BS 416